

FOR LEASE

AVAILABLE FOR LEASE

CALL CHAD CARPER

509.991.2222



Office DEPOT

BEST
BUY

Best Buy/Office Depot Building

2319 S 1st Street, Suite 101, Yakima, WA 98903

CHAD CARPER, BROKER

CELL | 509.991.2222

chad.carper@kiemlehgagood.com

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

KIEMLEHAGOOD

BEST BUY/OFFICE DEPOT BUILDING

2319 S 1st Street, Suite 101
Yakima, WA 98903

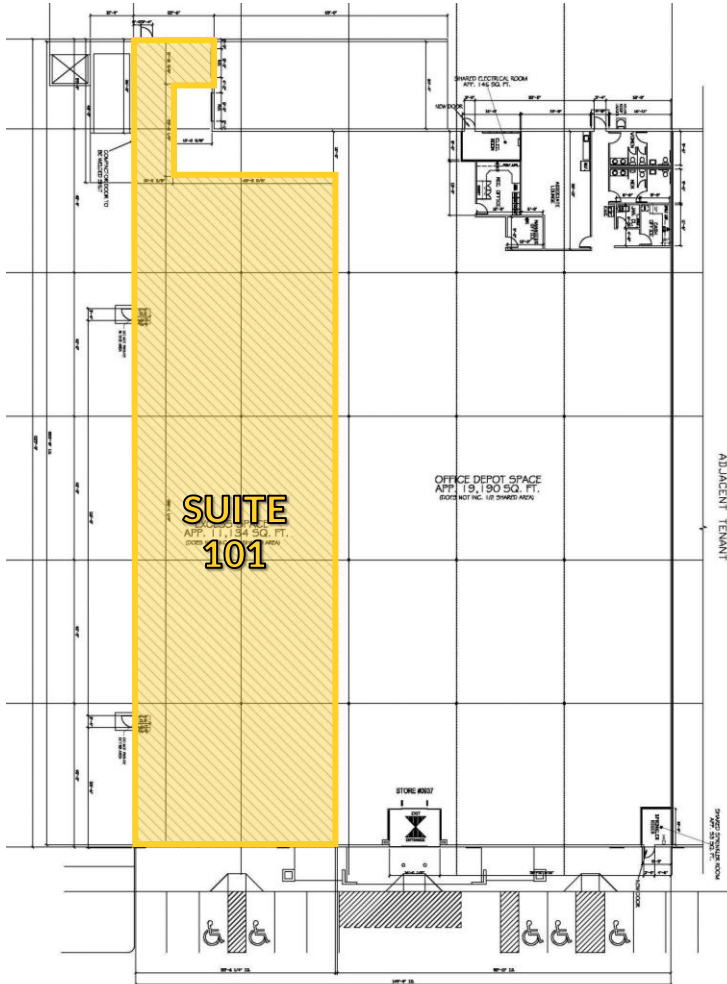
LEASE DETAILS

SUITE 101

Available Space: ±11,134 SF

Lease Price: \$14.00 PSF/ YR, NNN

NNN Expense: \$5.00 PSF



DOWNSIZE ASSUMPTIONS:
1. PROPOSED DOWNSIZE PLAN WILL REQ.
2. NEW SHARED ELECTRICAL ROOM WESTERIOR ACCESS
3. NEW SHARED SPRINKLER ROOM WESTERIOR ACCESS
4. COMPACT OFFICE FLOOR TO BE WELDED SHUT

ADJACENT TENANT

YAKIMA, WA - STORE #007
Bldg. 10000 20000 SQ. FT. (APPROX.)
OFFICE SPACE: 11,134 SQ. FT. (APPROX.)
OFFICE SPACE: 11,134 SQ. FT. (APPROX.)
OFFICE SPACE: 11,134 SQ. FT. (APPROX.)
SHARED SPACE: 200,000 SQ. FT. (APPROX.)



SURROUNDING RETAILERS

2319 S 1st Street, Suite 101
Yakima, WA 98903

- Applebee's
- At Home
- AT&T
- Best Buy
- Burlington
- Cabela's
- Carl's Jr.
- Costco
- Costco Gasoline
- Dairy Queen
- Dick's Sporting Goods
- Do It Best
- Famous Footwear
- Fastenal
- GameStop
- Hobby Lobby Store
- Jack in the Box
- JCPenney
- KFC
- Krispy Kreme
- Mongolian Grill
- NAPA Auto Parts
- Nordstrom Rack
- Office Depot
- Old Navy
- Outback Steakhouse
- Panera Bread
- Plato's Closet
- Ross Stores
- Sally Beauty Supply
- Sherwin-Williams
- Sleep Number
- Starbucks
- Subway
- T.J. Maxx
- Taco Bell
- ULTA Beauty
- WinCo Foods
- Yakima Lowe's



BEST BUY/OFFICE DEPOT BUILDING

2319 S 1st Street, Suite 101
Yakima, WA 98903



DEMOGRAPHIC BREAKDOWN

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population 2024	4,298	48,485	97,830
Average HHI	\$70,068	\$72,949	\$84,918
Est. Households	1,448	16,375	35,151
Daytime Demos	6,848	45,034	78,907

CHAD CARPER
509.991.2222
chad.carper@kiemlehagood.com

**KIEMLE
HAGOOD**

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.