

**FOR LEASE**

Affordable Medical  
Or Office Space

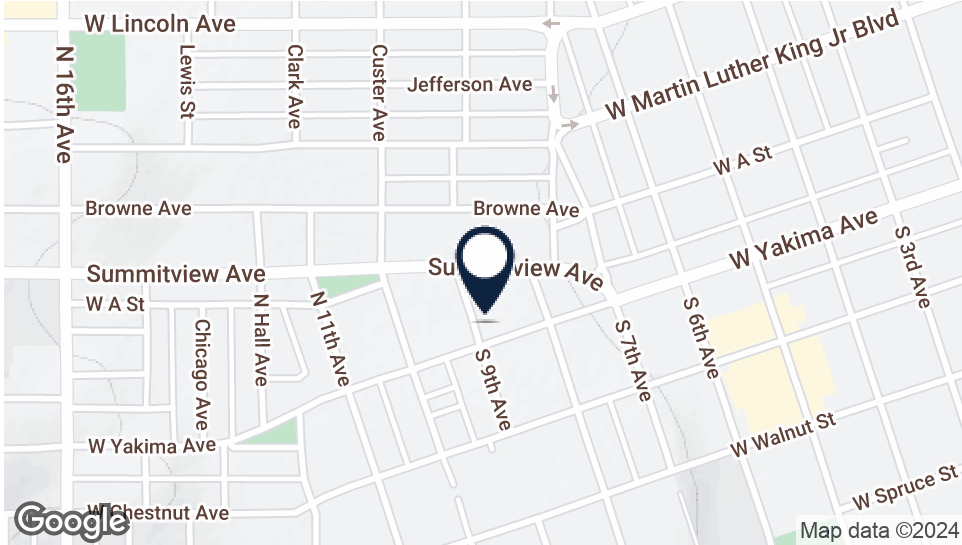


Offered at: \$9/SF, NNN  
Available: 2,116SF +/-

811 W Yakima Ave, Suite 104  
Yakima, WA 98902

218 S Sgt Pendleton Way 509.966.3800: O  
Yakima, WA 98901 509.961.7575: C  
Bill Almon, Jr. wcalmon@almoncommercial.com

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$9/SF, NNN
Available SF:	2,116SF +/-
Monthly Base Rent:	\$1,587/month, NNNF
CAM's/NNN's:	\$3.23/SF +/-
Zoning:	CBD
Parcel Number:	181324-31410

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease an affordable medical or office space near downtown Yakima.

Located in a recognizable and well-known mixed-use retail/office building shared with the Haberdasher, Legal Couriers and an insurance brokerage, the space is configured with a reception area, nurse’s station, 3-4 exam rooms, private offices, conference rooms and storage areas.

The building has a Yakima Ave address with exposure and visibility from each of Yakima Ave, 8th Ave and Summitview Ave, plus has plentiful dedicated parking.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- Affordable medical or office space configured with a reception area, 3-4 exam rooms, private offices, nurse's station, conference rooms and storage areas.
- Located in a well-known building shared with the Haberdasher, Legal Courier's and an insurance brokerage.
- Building has a prominent Yakima Ave address while being visible from each of Yakima Ave, 8th Ave and Summitview Ave.
- Plentiful dedicated parking that far exceeds municipal requirements.
- CAM's/NNN's include water, sewer and garbage.

# Additional Photos



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## Additional Photo

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