

# FOR LEASE

## Creekside Medical Office Space



Offered at:  
Available:

\$17/SF, NNN  
3,308SF +/-

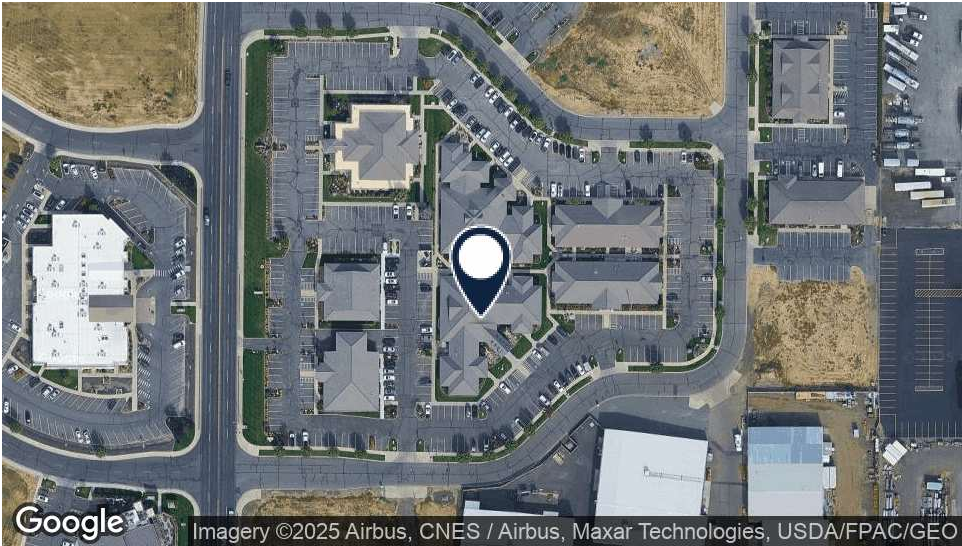
3907 Creekside Loop, Suite 100  
Yakima, WA 98902

509.966.3800: O  
509.961.7575: C

218 SSgt Pendleton Way  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$17/SF, NNN
Available SF:	3,308SF +/-
Monthly Base Rent:	\$4,686/month, NNN
Estimated CAM's/NNN's:	\$4.60/SF +/-
Year Built:	2005
Zoning:	GC
Parcel Number:	181334-12024

## PROPERTY OVERVIEW

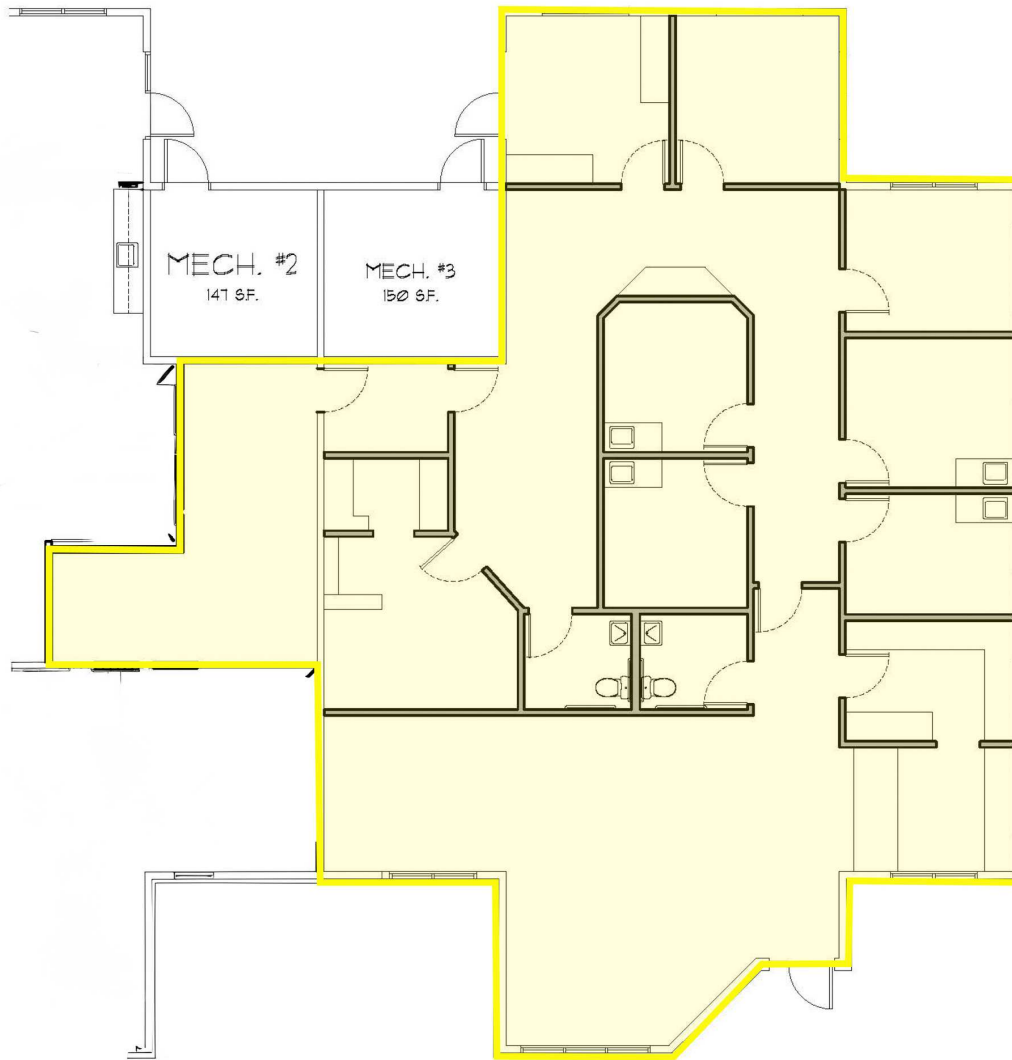
THIS OFFERING is for the opportunity to lease a first-class medical office space at below market rent in Yakima’s pre-eminent office park, Creekside Business Park.

The space has historically been occupied by a family medicine clinic and chiropractor, and is traditionally configured and is efficiently laid out with a large reception area with built-in counter, 5 exam rooms (4 plumbed), 1 procedure room and 2 private offices.

Remodeling allowance of \$2/SF/year available to qualified tenants.



# Floor Plan



# Highlights

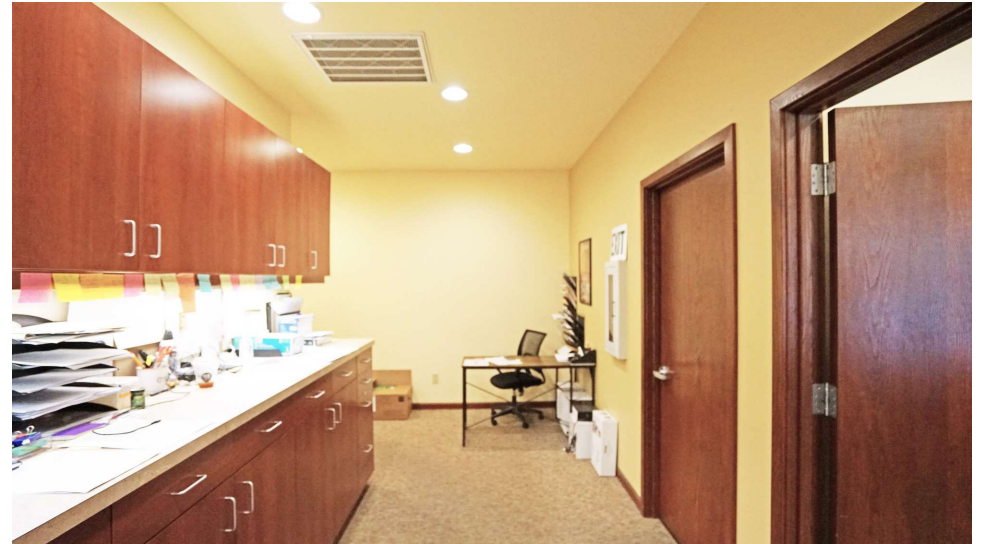
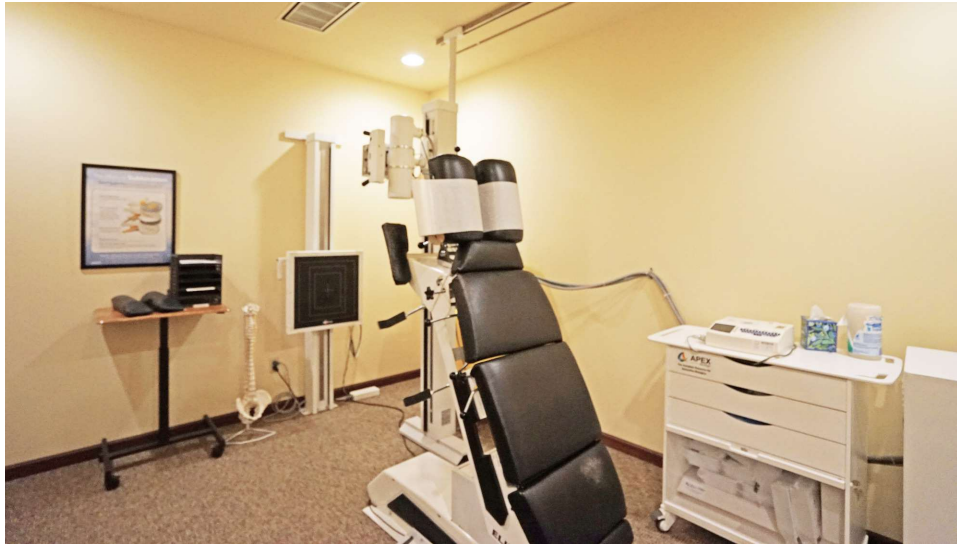


## PROPERTY HIGHLIGHTS

- Below market rent of \$17/SF, whereas similar medical office space tends to lease between \$19- \$21/SF.
- Traditional medical office space with a reception area, 5 exam rooms (4 plumbed), 1 procedure room and 2 private offices.
- Space includes its own dedicated entrance (no shared common areas) at a prominent, easy-to-find location.
- Plentiful dedicated parking that exceeds municipal code requirements.
- Remodeling allowance of \$2/SF/year available to qualified tenants.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	638	3,147
Total Population	266	1,698	7,885
Average HH Income	\$79,527	\$81,978	\$82,890

## Interior Photos





## Additional Photo





## Additional Photo

