

FOR LEASE

Creekside Medical
Office Space



Offered at: \$17/SF, NNN
Available: 2,125SF

3901 Creekside Loop, Suite 100
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$17/SF, NNN
Monthly Base Rent:	\$3,010/month, NNN
Available SF:	2,125SF
Estimated CAM's/NNN's:	\$4.40/SF +/-
Year Built:	2004
Zoning:	GC

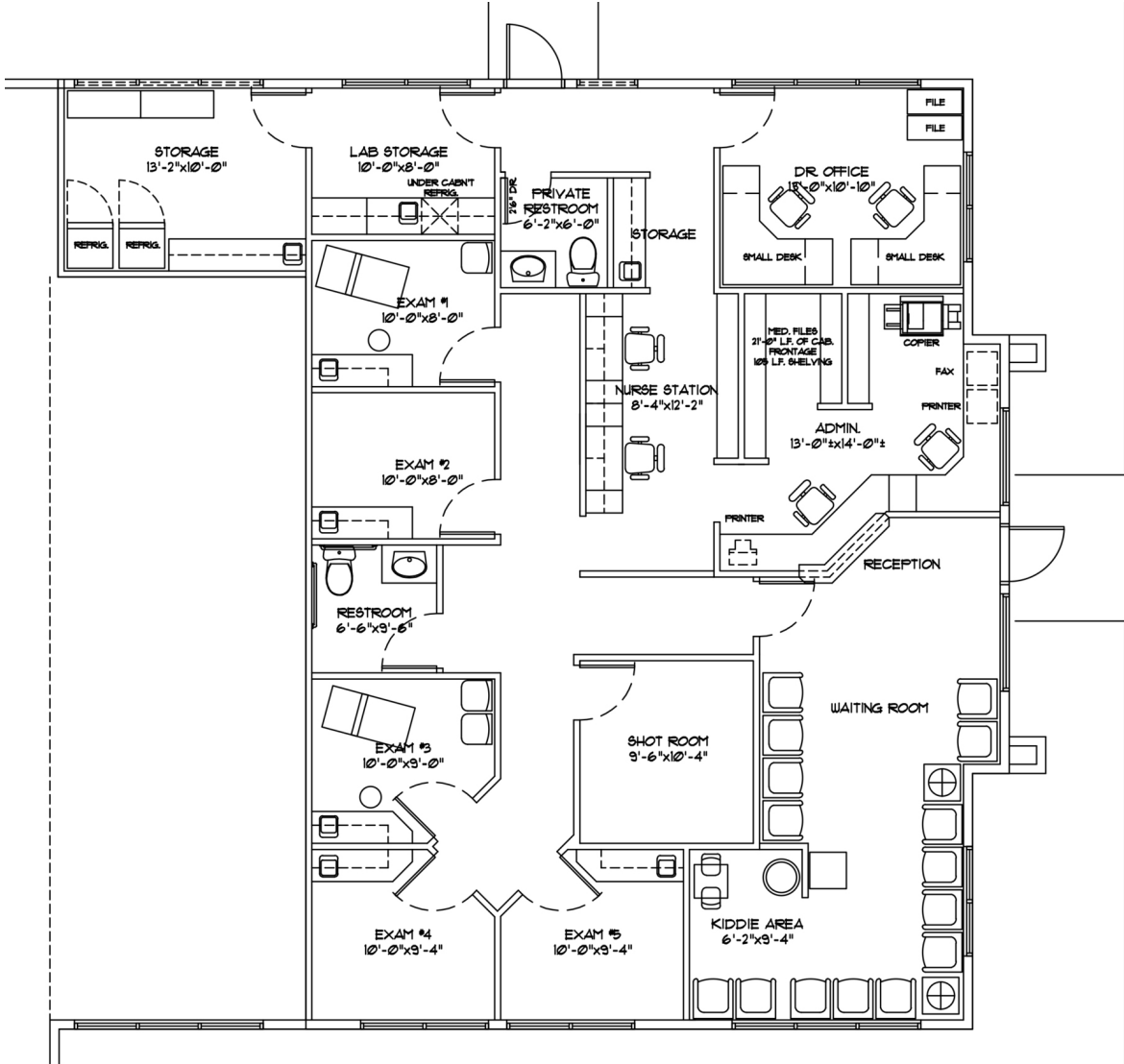
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a first-class, turnkey medical space in Yakima's preeminent office park, Creekside Business Park.

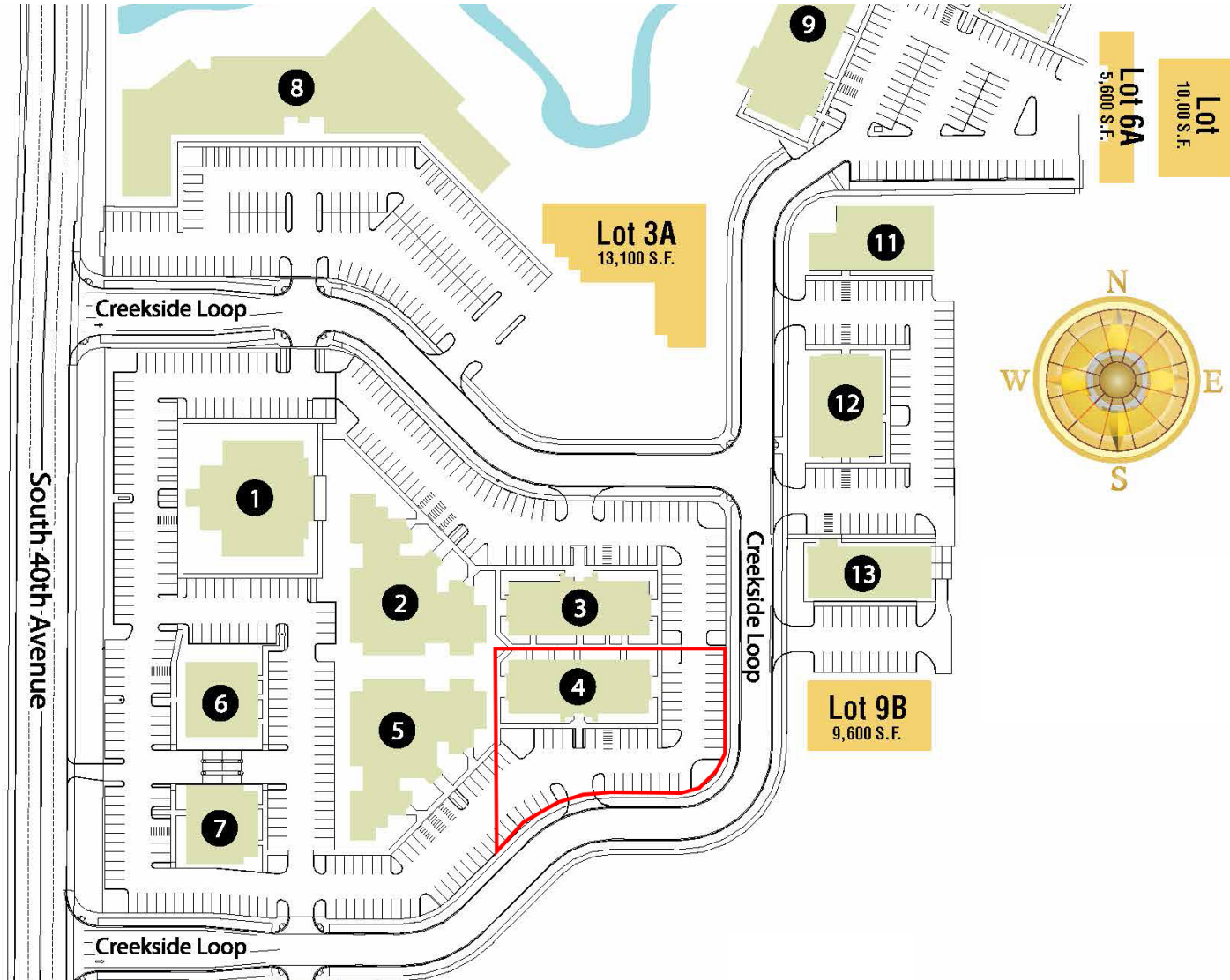
The space was originally designed for NW Allergy and is efficiently laid out with 5 plumbed exam rooms, 1 large private office, nurse's station, reception area with significant built-ins, a large waiting area, lab space, kitchen and storage areas.

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

Floor Plan



Site Plan



Highlights



PROPERTY HIGHLIGHTS

- Traditional medical space with 5 exam rooms, 1 private office, nurse's station, reception with large waiting room, kitchen and storage areas.
- High-end finishes used throughout both the interior and exterior of the building.
- Space includes its own dedicated exterior entrance (no shared common areas) at a prominent, easy-to-find location.
- Plentiful dedicated parking that far exceeds municipal code requirements.
- Remodeling allowance of \$2/SF/year available to qualified tenants.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	592	2,989	6,960
Total Population	1,578	7,306	17,479
Average HH Income	\$74,114	\$74,395	\$73,527

Additional Photos

