

**FOR LEASE**

**RAINIER MEDICAL CENTER**  
Medical Office Space



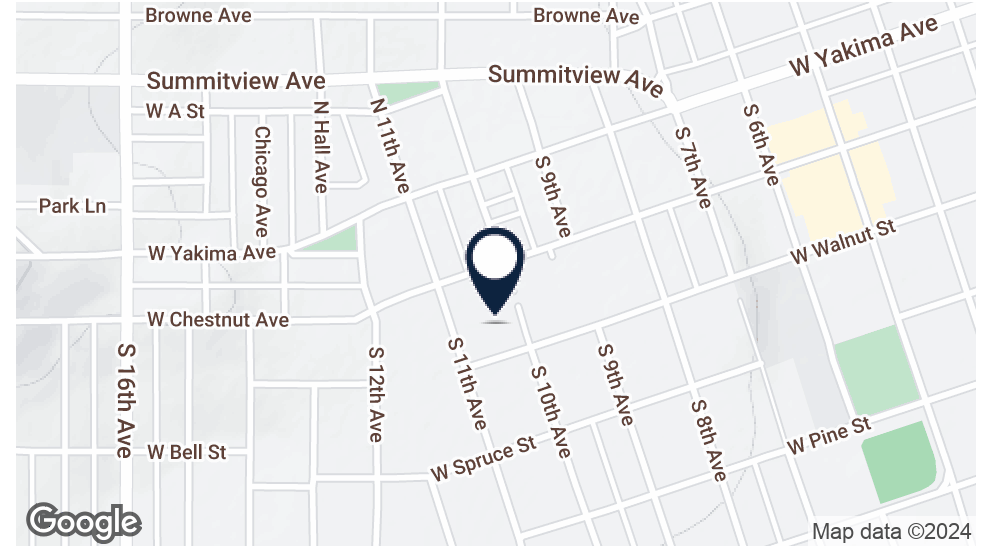
Offered at: \$19/SF, NNN  
Available: 3,334SF +/-

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Yakima, WA 98902

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Yakima, WA 98901  
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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$19/SF, NNN
Available Space:	3,334SF +/-
Expandable to:	6,601SF or 9,908SF +/-
CAM's/NNN's:	\$7/SF +/-
Zoning:	B-1
Parcel Numbers:	181343-31416 & 31468-31477

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a medical office space last utilized for vascular medicine on the 2nd floor of Yakima's preeminent and largest medical office building, Rainier Medical Center and Ambulatory Surgical Center.

The space is configured with a lobby and secured reception area with significant built-ins, 6 exam rooms (5 plumbed), 1 procedure room and 3 private offices, and can easily be expanded to consist of either approximately 6,601SF or 9,908SF.

Rainier Medical Center was recently acquired as a vacant building out of bankruptcy and has undergone a massive repurposing by way of capital improvements, façade and aesthetic updates and significant leasing activity, which has combined to result in a vibrant and dynamic tenant mix consisting of a prominent orthopedic group and outpatient surgery center consisting of three operating rooms.

# Floor Plan (& Expansion Options)



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# Highlights

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## PROPERTY HIGHLIGHTS

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- Space can be expanded to consist of either approximately 6,601SF or 9,908SF.
- Yakima's preeminent and largest multi-tenant medical office building, which is 77% occupied by MultiCare Health Systems as an orthopedic clinic and surgery center.
- High traffic building with vibrant co-tenancy and strong credibility.
- Significant recent capital improvements to the property include a new roof, new parking lots, updated HVAC and façade and common area updates.
- Plentiful parking that far exceeds municipal requirements, plus secured underground parking garage is potentially available for staff.
- Additional on-site storage space included.
- Some use restrictions in place. Contact listing broker for details.

# Interior Photos



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# Additional Photo

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## Additional Photo

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## Additional Photo

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