

FOR LEASE

**Liberty Building
Office Space**



Offered at:
Available:

\$12.00/SF, NNN
1,095SF, 2,586SF or 3,618SF

**32 N 3rd St, Suite 320
Yakima, WA 98901**

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$12/SF, NNN
Available SF:	3,618SF
Can be Demised to:	1,095SF or 2,586SF
Estimated CAM's/NNN's:	\$4/SF
Zoning:	CBD
Renovated:	2019
Parcel Number:	191319-22470

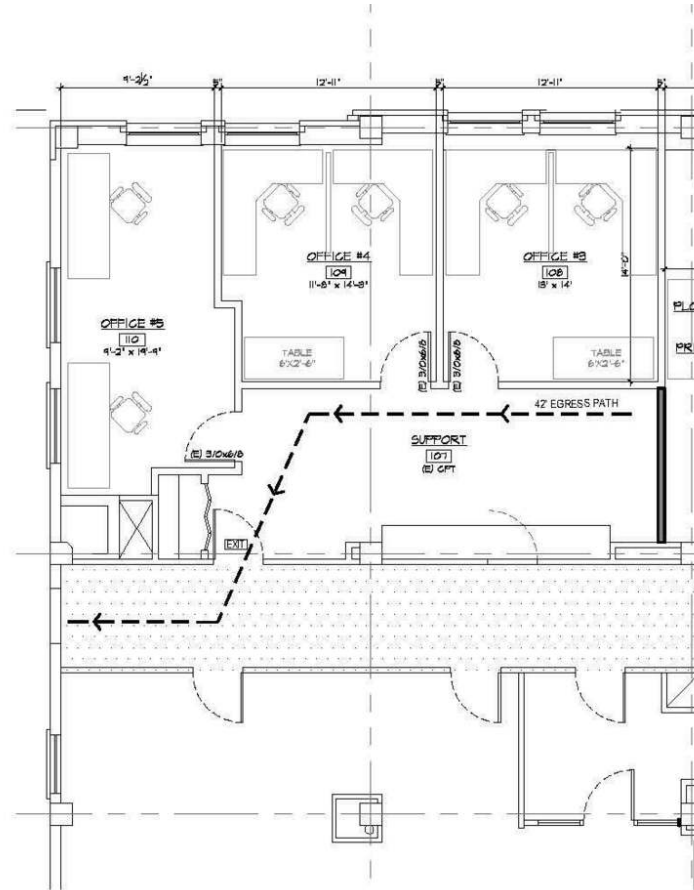
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease space within the popular and revitalized Liberty Building, a 4-story office building located in the heart of the downtown core area's vibrant walking corridor where nearby amenities are in abundance, including a large public parking lot adjacent to the building, numerous popular restaurants, brewpubs, tasting rooms and coffee houses.

The spaces within the building have been remodeled to first-class levels with unique contemporary finishes and amenities unlike most anything else within the downtown marketplace.

Suite 320 is on the 3rd floor with northerly facing windows. It was remodeled from the studs approximately 5 years ago and consists of 5 private offices, a conference room, break room with kitchen and bullpen space. The space can be demised to suites of 1,095SF or 2,586SF.

Floor Plan Demised To 1,095SF



PARTIAL THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

■ The Liberty Building

32 North Third Street
Yakima, WA 98901

ALMON COMMERCIAL

REAL ESTATE

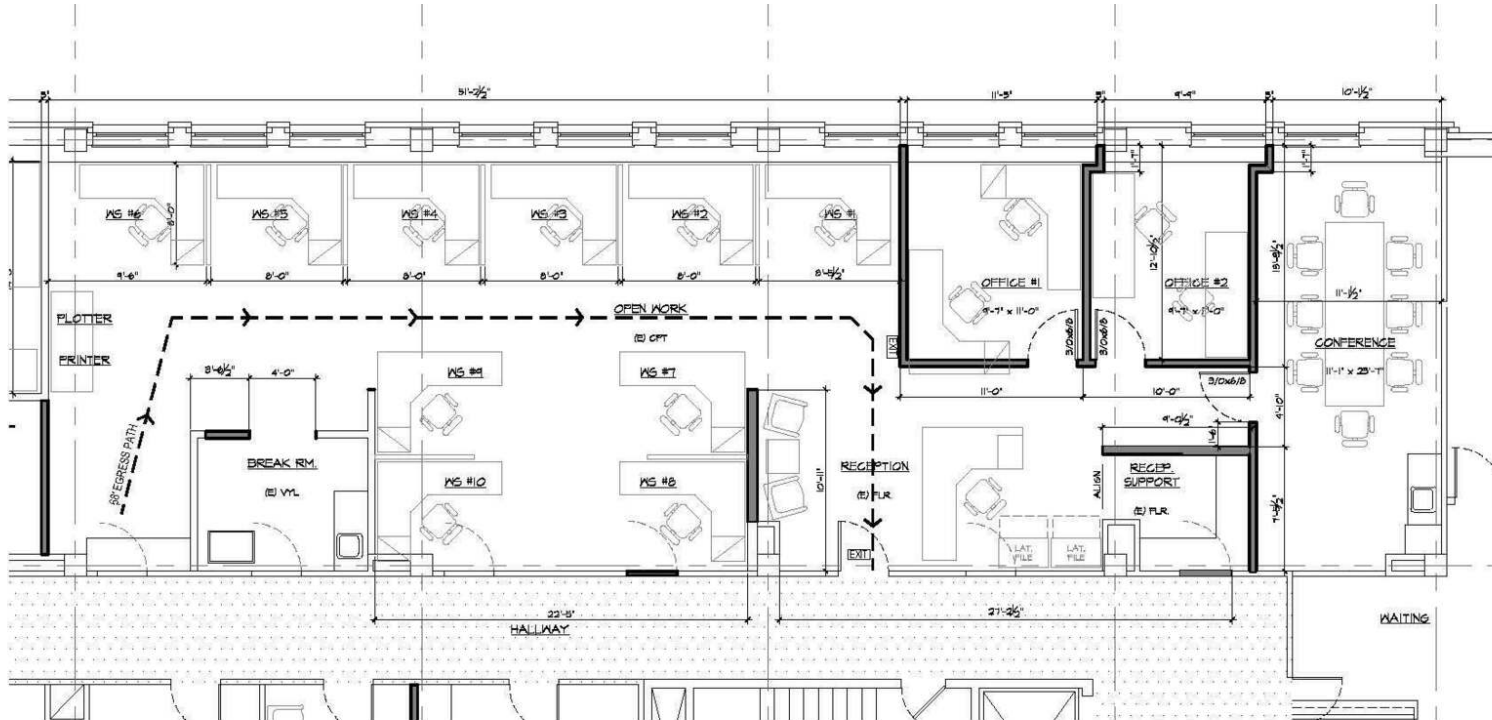


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Suite 3--

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Floor Plan Demised To 2,586SF



PARTIAL THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

■ The Liberty Building

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ALMON COMMERCIAL

REAL ESTATE



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Suite 320

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Highlights



PROPERTY HIGHLIGHTS

- On-site management.
- Landlord provides the ability to relocate to larger or smaller space within the building mid lease term.
- Some underground secured parking is available, while parking passes in the public lot are available at Landlord's direct cost.
- High-end finishes throughout the spaces and common areas unlike anything else within the marketplace.
- Building has undergone significant remodeling.
- 'B' level rents at 'A' level finishes.
- Listing broker is minority principal of owner and is a licensed real estate broker in the state of Washington.

Additional Photos



Additional Photo

