

3911 CASTLEVALE ROAD

3911 CASTLEVALE ROAD, YAKIMA, WA 98902

FOR LEASE



PROPERTY DESCRIPTION

Suite 201 and 209 at 3911 Castlevale Rd in Yakima, Washington offers 9,681 square feet of professional office space available at \$18.50 per square foot on the main level. The layout includes over 20 private offices with exceptional views, two conference rooms, large area for bullpen workspace and large office supply/Printing area. Located in a well-maintained building with convenient access and ample parking in a high-traffic commercial area, this space is ideal for office, medical, or other professional uses. An additional suite priced at \$16.50 consisting of 1470SF on the lower level serves as a break room and IT Area that is separate from the main work area.

PROPERTY HIGHLIGHTS

9,681-11151 SF THAT CAN BE DEMISED

\$18.50 PER SF

20 PLUS PRIVATE OFFICES WITH EXCEPTIONAL VIEWS

TRIPLE NET LEASE

MIKE ABRAMS

Commercial Real Estate Broker
509.949.1389
mikea@johnlscott.com

OFFERING SUMMARY

Lease Rate:	\$18.50 per month (NNN)
Available SF:	9,681-11,151 SF
Lot Size:	3.5AC
Building Size:	35,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,400	4,630
Total Population	477	2,670	10,304
Average HH Income	\$63,941	\$75,858	\$87,057

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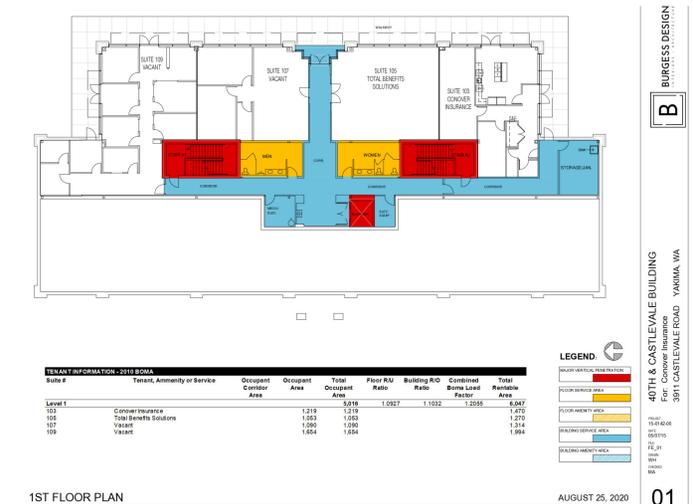
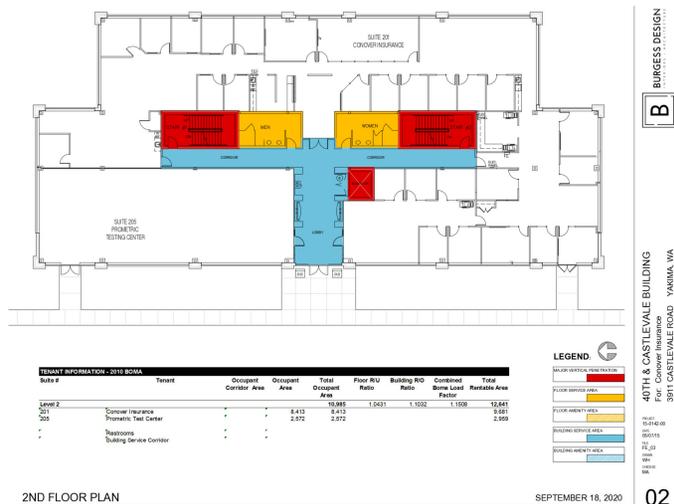
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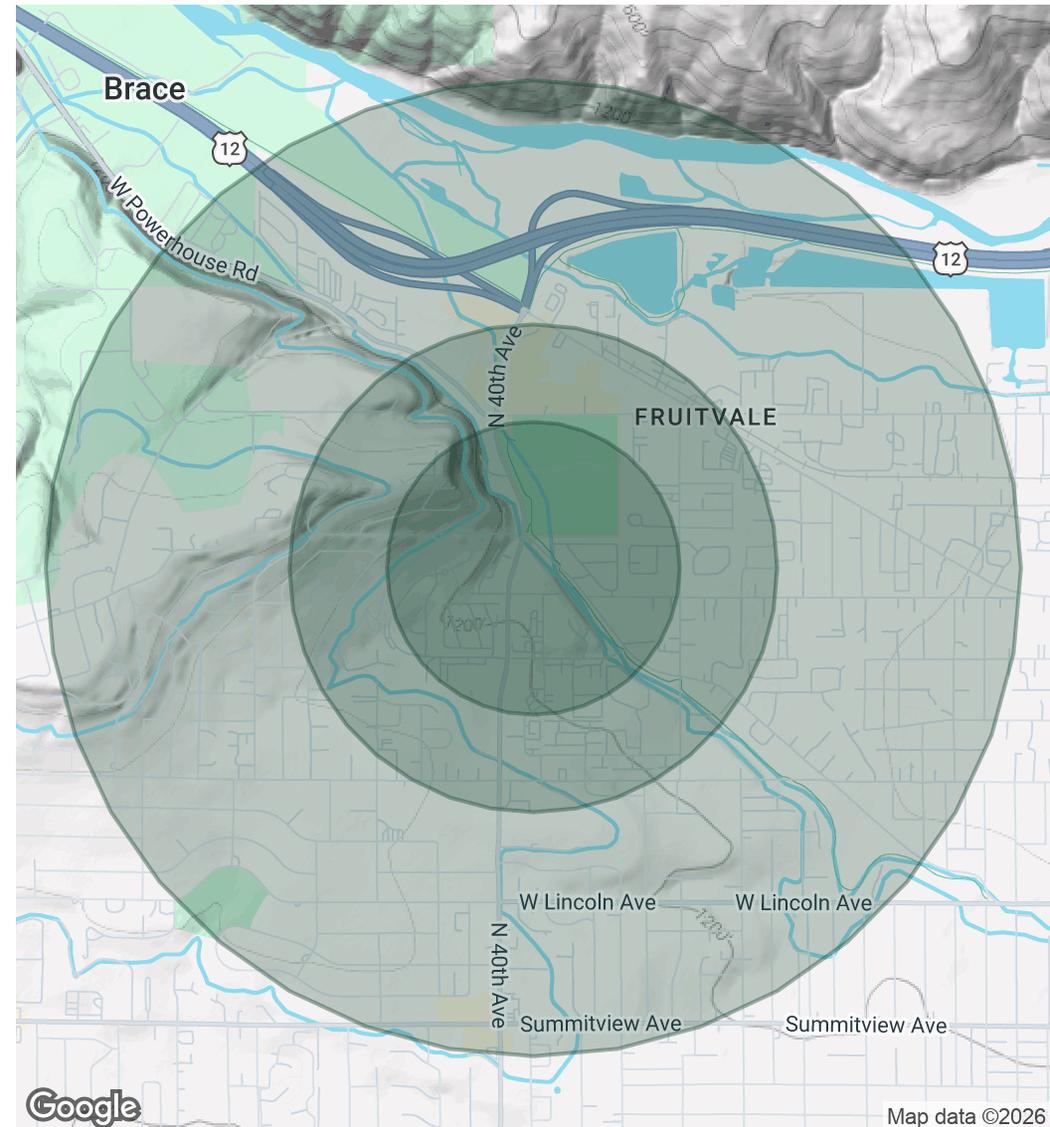
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	477	2,670	10,304
Average Age	50	54	48
Average Age (Male)	48	51	46
Average Age (Female)	51	56	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,400	4,630
# of Persons per HH	2.1	1.9	2.2
Average HH Income	\$63,941	\$75,858	\$87,057
Average House Value	\$241,277	\$308,118	\$351,897

Demographics data derived from AlphaMap



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