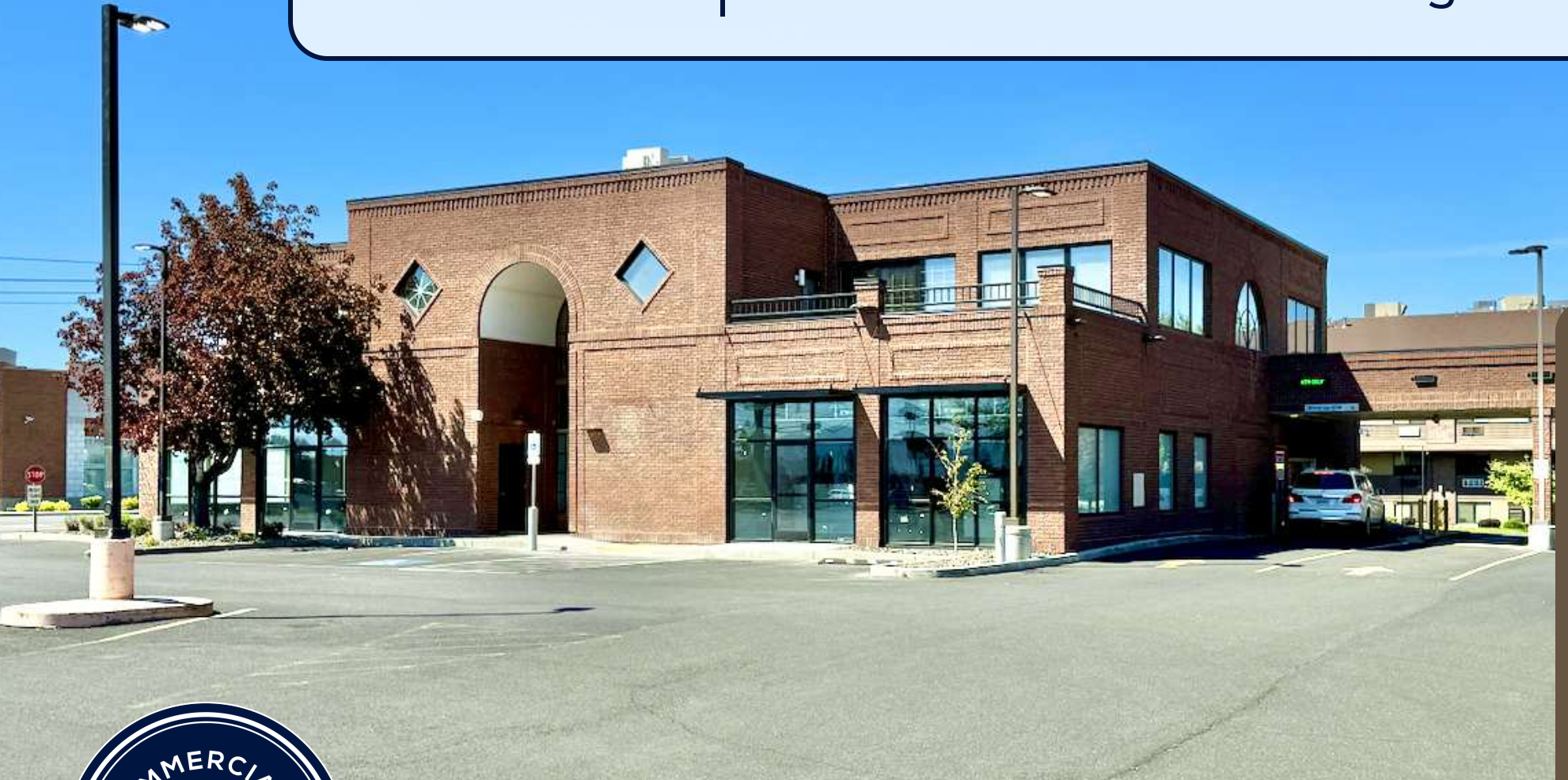


**FOR LEASE**

Professional Office Or Retail Space  
Includes 2 Lane Drive Through



Offered at:  
Available:

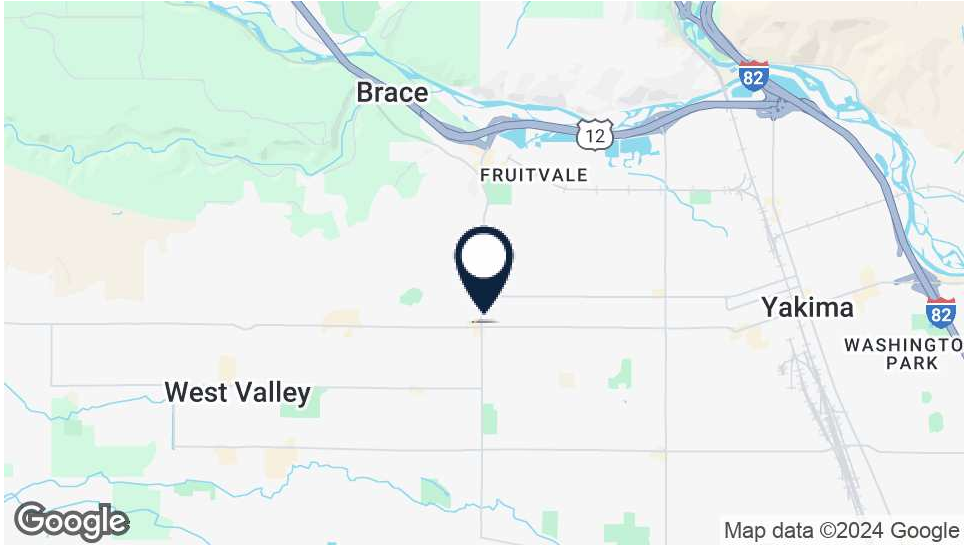
\$15.00 - 19.00/SF, NNN  
2,300-3,300SF

205 N 40th Ave - Suite 100  
Yakima, WA 98902

218 SSGT Pendleton Way  
Yakima, WA 98901  
509.966.3800: O  
509.969.8747: C

Chris Sentz  
csentz@almoncommercial.com

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$15.00 - 19.00/SF, NNN
NNN	\$6.27/SF (Includes Utilities)
Building Size:	12,405SF
Available SF:	2,300-3,300SF
Lot Size:	1.07 acres
Number of Units:	5
Year Built:	1986
Renovated:	2024
Zoning:	SCC

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a recently updated professional office building on one of the most prominent corners in Yakima. Built out originally for a bank, this ground floor offering features a double drive-thru, parking lots to the north and south along with multiple egress/ingress access points. With 50,000+ vehicles per day this site has a huge capture rate of both 'going to work' and 'going home' vehicles. With convenient access to various shops and services, the location seamlessly blends convenience with elegance, making it an ideal setting for a thriving office space.

## PROPERTY HIGHLIGHTS

- Large lobby/work area, private office, storage, two walk in vaults (include safety deposit boxes), multiple ATM rooms, drive through service area, break room and two ADA bathrooms.
- Newly installed retail glass fronting Summitview Ave and 40th Ave.
- Updated interior improvements have been completed in the common areas of the building.
- Prominent monument signage in place and available for Suite 100.
- Plentiful parking on the north and south side of the building.

# Lease Spaces

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,300 - 3,300 SF	Lease Rate:	\$15.00 - \$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100 (A)	Available	2,300 SF	NNN	\$19.00 SF/yr
Suite 100 (B)	Available	3,300 SF	NNN	\$19.00 SF/yr
Suite 203	Available	2,468 SF	NNN	\$15.00 SF/yr

# Floor Plan/First Floor - Suite 100 (A&B)



371 NW Gilman Blvd.  
Suite 140  
Issaquah, WA 98027  
425-877-7511

This drawing is an instrument of service and is the sole property of the client listed. Any alteration of this drawing without removal of references to 2-D As-Built Floor Plans, Inc. is prohibited.

Drawing scale and dimensions are provided for reference only. Refer to CAD files for exact measurements.

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Area Analysis performed in accordance with ANSIBOMA Z65.1 - 2017 Method A Standard.

Project: C24-477

Date	Project	Action
11/11/2019	100	Final
11/11/2019	100	Final

Client:  
Westpark Est. LLC  
503 Freestyle Lane  
Yakima, WA 98908

Site:  
Office Building  
201 North 40th Avenue  
Yakima, WA 98908

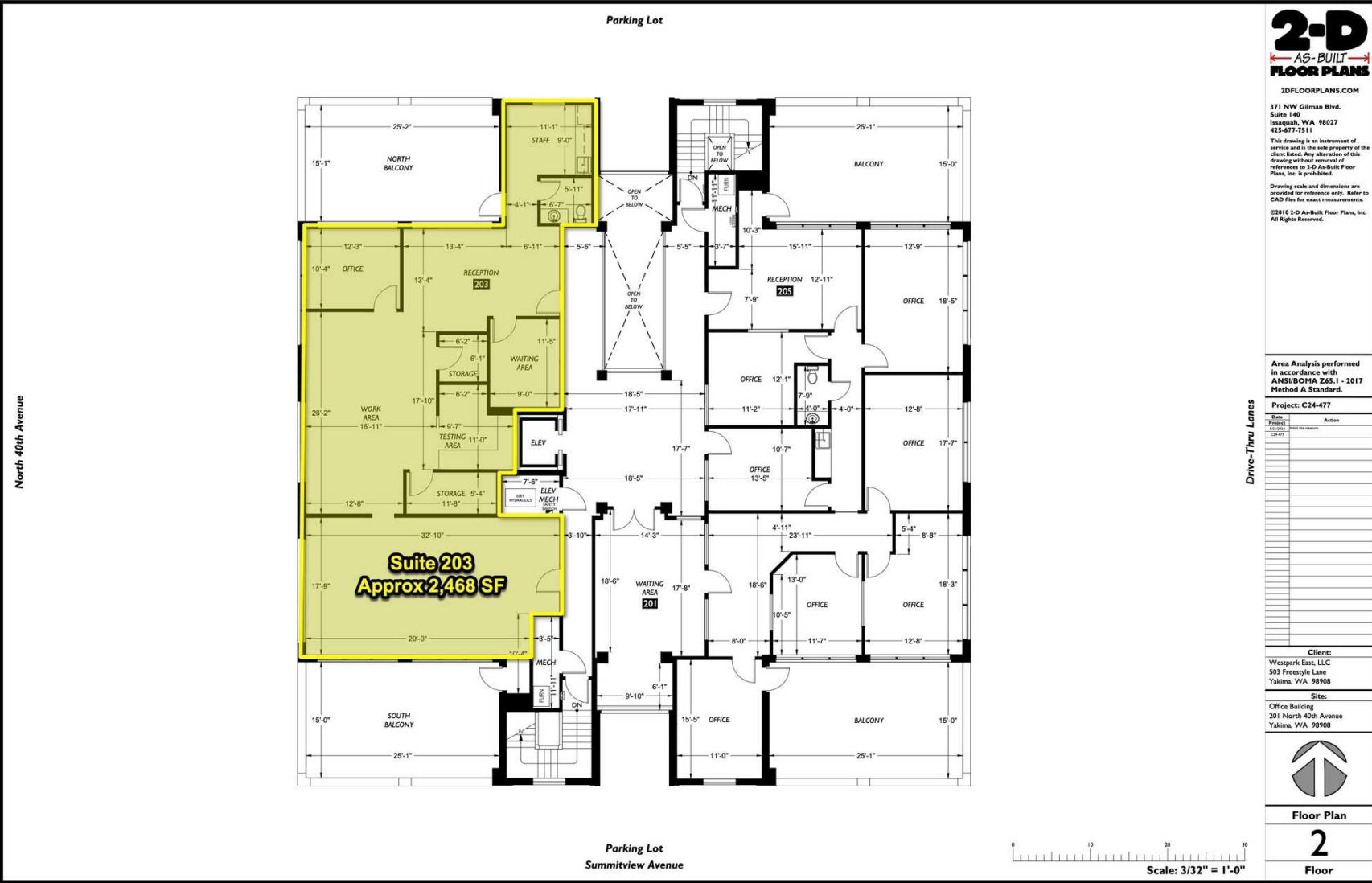


Floor Plan



Floor

# Floor Plan/Second Floor - Suite 203



**2-D**  
AS-BUILT  
FLOOR PLANS

2DFLOORPLANS.COM  
371 NW Gilman Blvd.  
Suite 140  
Issaquah, WA 98027  
425-877-7511  
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Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Project: C24-477

Date	Action
05/20/2024	Issue for review
06/11/2024	Final

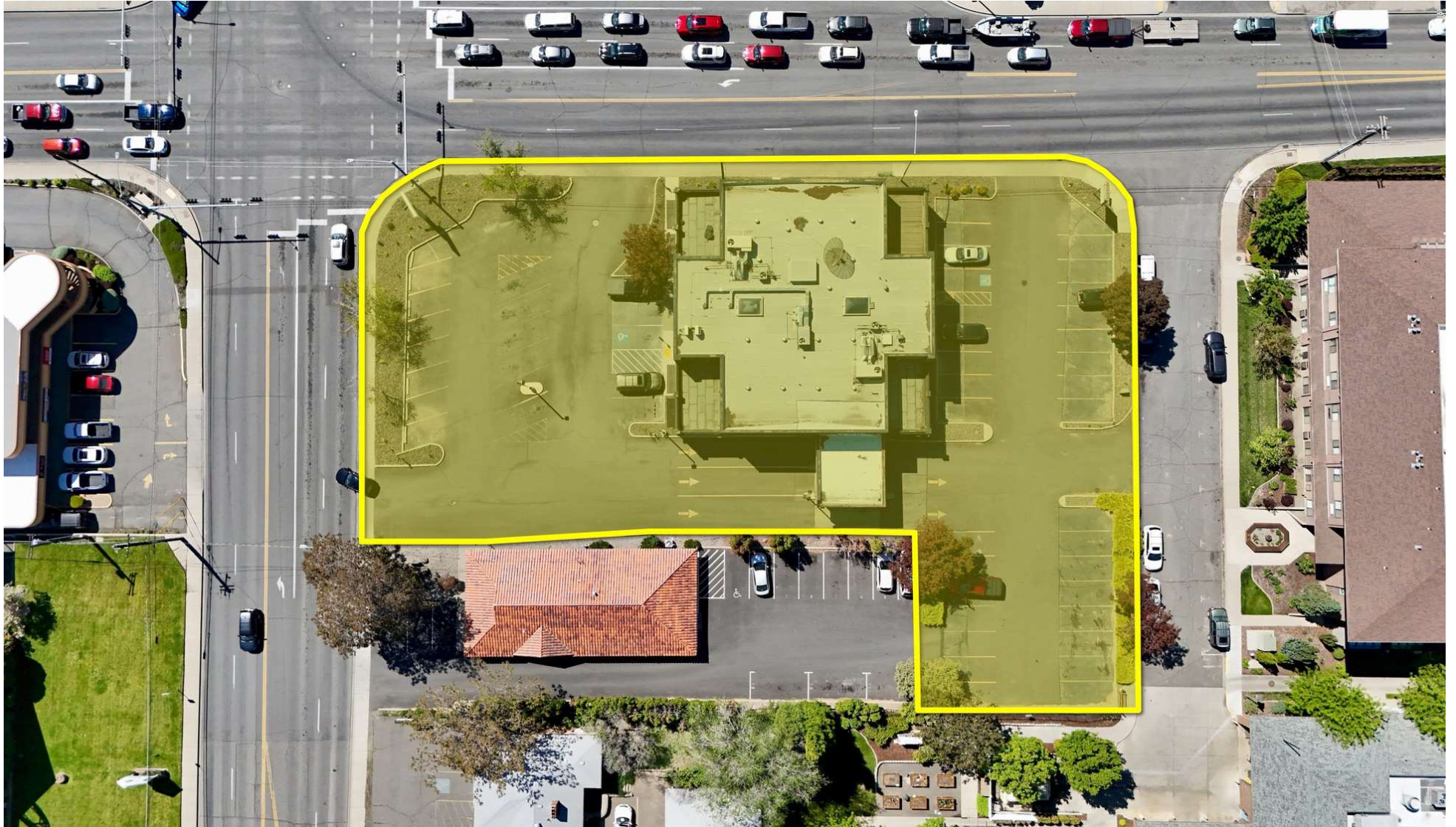
Client:  
Westpark East, LLC  
503 Freestyle Lane  
Yakima, WA 98908

Site:  
Office Building  
201 North 40th Avenue  
Yakima, WA 98908



Floor Plan  
**2**  
Floor

# Aerial / Site Plan



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# Additional Photos

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## Meet The Team

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**CHRIS SENTZ**

Broker

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csentz@almoncommercial.com