

FOR LEASE

Union Gap
Office Space

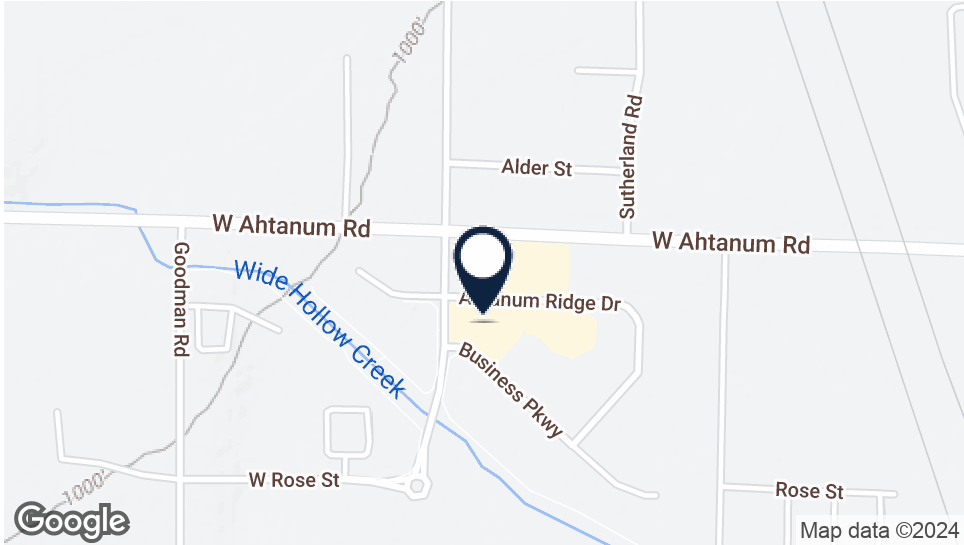


Offered at: \$14.50/SF, NNN
Available: 4,000SF +/-

1242 Ahtanum Ridge Dr
Union Gap, WA 98903

Bill Almon, Jr. wcalmon@almoncommercial.com
218 SSgt Pendleton Way Yakima, WA 98901
509.966.3800: O 509.961.7575: C

Executive Summary



OFFERING SUMMARY

| | |
|--------------------|--------------------|
| Lease Rate: | \$14.50/SF, NNN |
| Available SF: | 4,000SF |
| Monthly Base Rent: | \$4,833/month, NNN |
| CAM's/NNN's: | \$4.00/SF +/- |
| Zoning: | w/w |
| Parcel Number: | 191206-31424 |

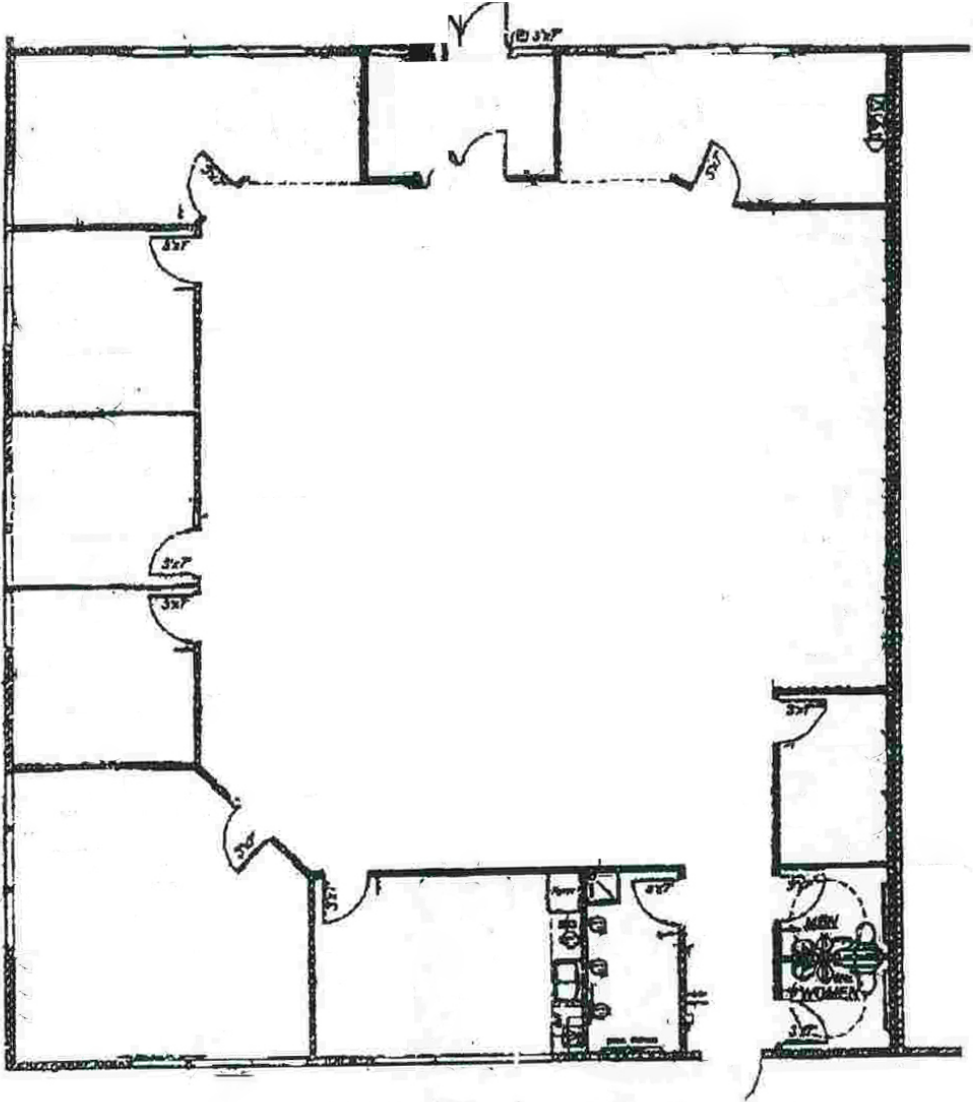
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease affordable office space in Union Gap with prominent exposure from Ahtanum Rd, strong freeway access and located near the heart of the retail core area.

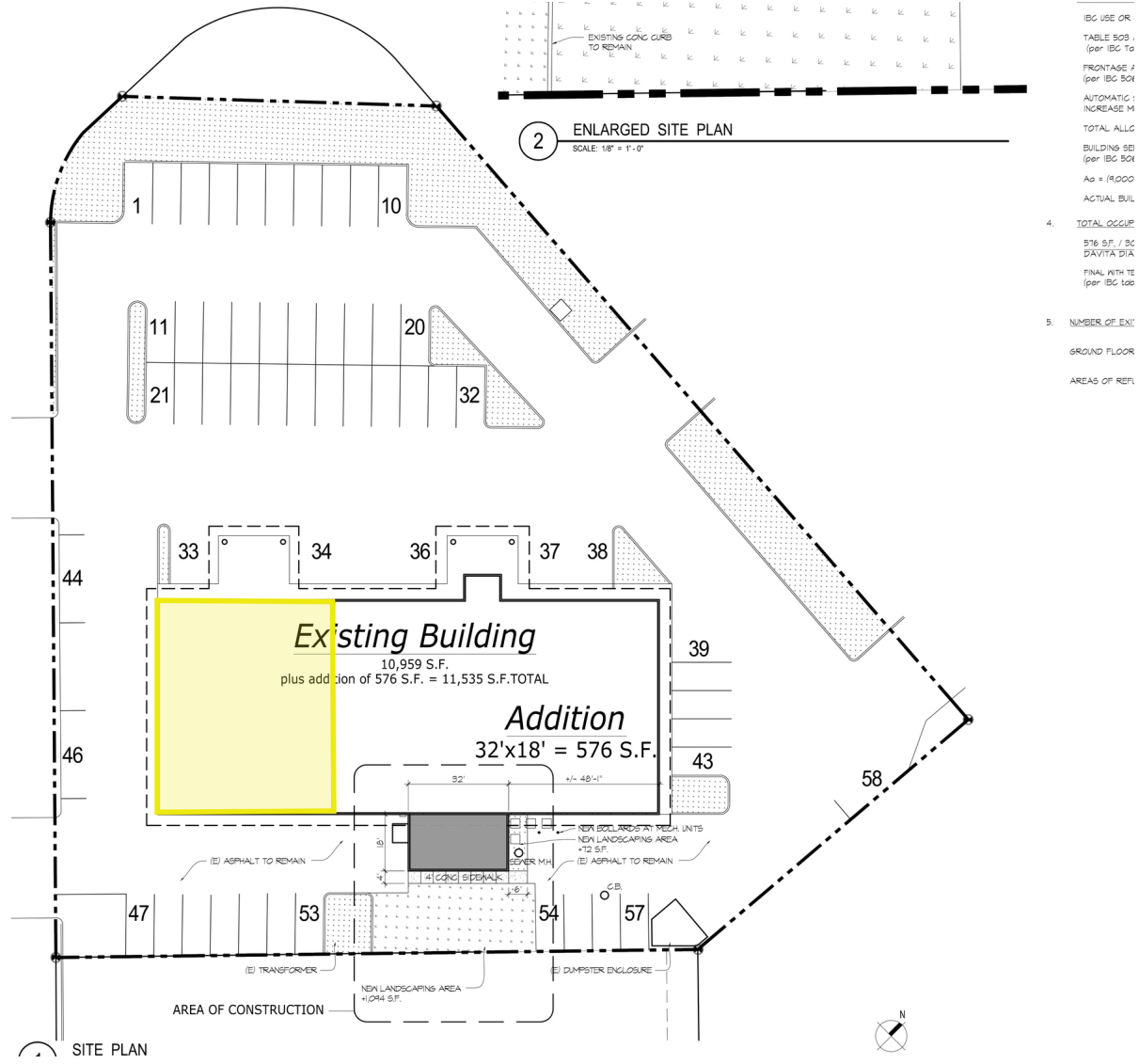
Situated at the entrance to Ahtanum Ridge Business Park, a rapidly expanding and vibrant professional development that is Union Gap's primary professional park, the building is shared with DaVita and the space is configured as mostly open bullpen area with 5 private offices, a conference room, kitchen/breakroom, storage areas and multiple restrooms.

Historically occupied by a software company, a fruit brokerage and a commercial contractor, the space is suitable for a wide variety of traditional office users.

Floor Plan



Site Plan



- IBC USE OR
- TABLE 509.1
- (per IBC To
- FRONTAGE #
- (per IBC 501
- AUTOMATIC
- INCREASE 14
- TOTAL ALLG
- BUILDING SEI
- (per IBC 501
- A₀ = (9,000
- ACTUAL BUIL
- 4. TOTAL OCCUP
- 576 S.F. / BG
- DAYITA DIA
- FINAL WITH TE
- (per IBC 502
- 5. NUMBER OF EXI
- GROUND FLOOR
- AREAS OF REFL

Highlights



PROPERTY HIGHLIGHTS

- Prominent location at the entrance to Ahtanum Ridge Business Park with presence and visibility from Ahtanum Rd.
- Ahtanum Ridge Business Park is Union Gap’s preeminent professional office park and is rapidly expanding.
- Configured with mostly open bullpen, 5 private offices, a conference room, kitchen/breakroom, storage areas and multiple restrooms.
- Situated on an oversized lot with plentiful parking that exceeds municipal requirements.
- Quick freeway access and located at the entrance to the Union Gap Beltway Connector.

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,087 | 34,530 | 58,290 |
| Total Population | 2,589 | 92,395 | 154,016 |
| Average HH Income | \$47,644 | \$59,665 | \$68,513 |

Interior Photos



Additional Photo

