

FOR LEASE

Affordable Downtown
Office Space



Offered at:
Available:

\$1,727/month, fully serviced
1,594SF +/-

2 S 1st Ave, Suite 1
Yakima, WA 98902

218 S Sgt Pendleton Way
Yakima, WA 98901
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Bill Almon, Jr.

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$13/SF, Gross
Available SF:	1,594SF +/-
Monthly Rent:	\$1,727/month, Gross
Zoning:	CBD
Parcel Number:	181324-14427

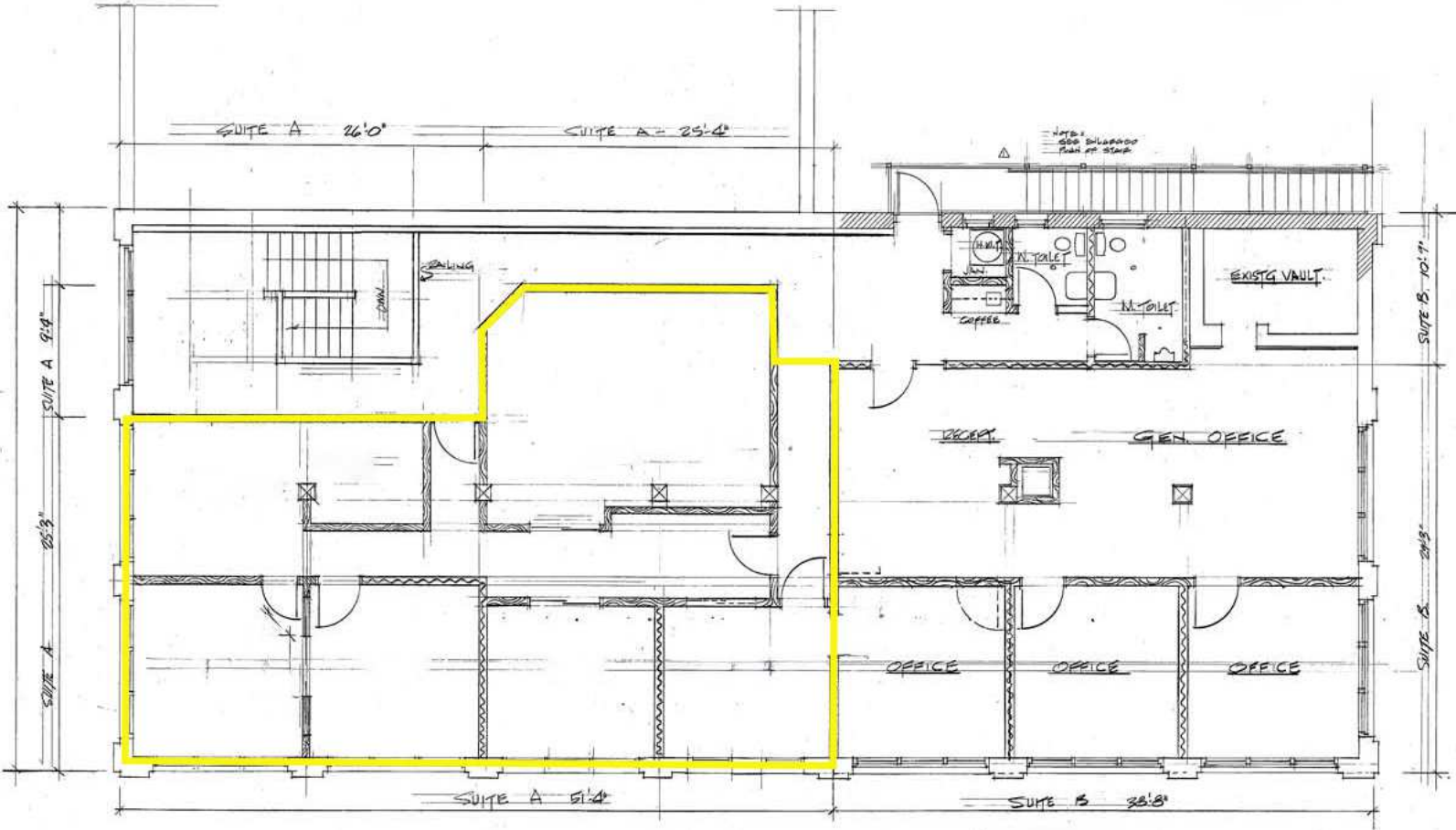
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease highly visible office space on the 2nd floor of the historic Union Pacific Building overlooking Yakima Ave at a below market rate.

The space was last occupied by a law firm and is comprised of a reception area, 4 private offices and a large conference room. The finishes include an extensive use of original wood trim and molding while the space is flooded with natural daylight through original leaded windows.

The advertised rental rate is full service gross, including utilities (tenant is responsible only for phone, data and interior maintenance), which might translate closer to approximately \$9.50/SF/year if concerted to a triple-net or NNN lease.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Prominent location on the 2nd floor of the historical Union Pacific Building that overlooks both Yakima Ave and 1st Ave.
- Previously occupied by a law firm, the space is configured with a reception area, 4 private offices and a conference room.
- Advertised rate is full service gross, including utilities, but excluding phone, data and interior maintenance.
- Abundance of character and charm through extensive original wood trim and leaded windows.
- Second floor space is not serviced by an elevator, therefore is not ADA accessible.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,120	29,160	45,894
Total Population	20,523	81,331	125,428
Average HH Income	\$48,342	\$68,283	\$78,633

Additional Photos

