

FOR LEASE

West Yakima
Office Space



Offered at: \$15.50/SF, NNN
Available: 1,910SF +/-

603 N 39th Ave, Suite 102
Yakima, WA 98902

218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15.50/SF, NNN
Available SF:	1,910SF +/-
Monthly Base Rent:	\$2,467/month, NNN
CAM's/NNN's:	\$5/SF +/-
Zoning:	B-1
Parcel Number:	181315-43015

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease nicely appointed office space within a well-known building shared with Alegria Advisors at a desirable west Yakima location that is only 1 block from 40th Ave and Englewood Ave.

Originally built-to-suit for a national insurance and consulting firm and most recently occupied as administrative office space for a home builder, the space is configured with a large open bullpen area, a conference room, reception area and full kitchenette.

It offers an abundance of natural daylight and includes some bullpen office furniture.

Highlights



PROPERTY HIGHLIGHTS

- Prominent west Yakima location one block east of N 40th Ave with exposure from each of Englewood Ave, N 39th Ave and Fairbanks Ave.
- Configured as mostly open bullpen space with a dedicated reception area, conference room and full kitchenette.
- Some existing bullpen office furniture available to use at no additional expense.
- Abundance of natural daylight through the northerly facing windows.
- Monument signage at the corner of N 39th Ave and Fairbanks Ave.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,448	28,974	45,312
Total Population	12,834	76,589	122,994
Average HH Income	\$89,146	\$80,165	\$82,296

Interior Photos



Additional Photo



Additional Photo

