

# FOR LEASE | Sunnyside Office Building



Offered at:  
Available:

\$11.50/SF, NNN  
2,808-4,340SF

105 South 6th Street  
Sunnyside, WA 98944

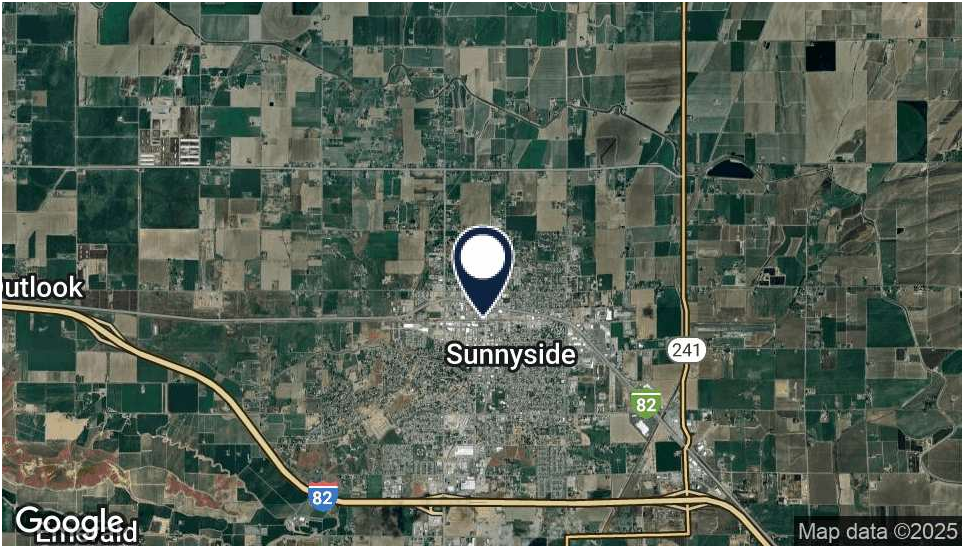
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218 SSgt Pendleton Way  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

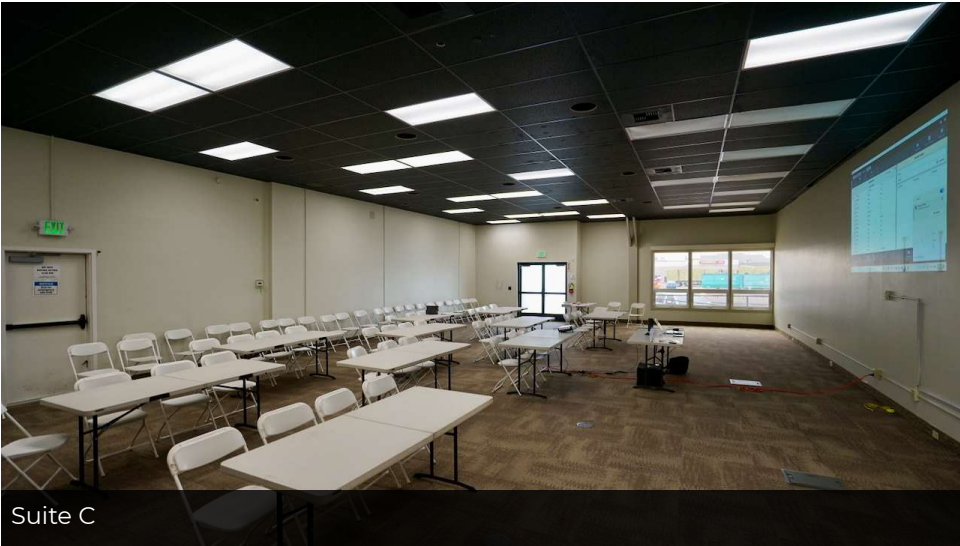
Lease Rate:	\$11.50/SF, NNN
NNN:	Estimated at \$3.00/SF
Building Size:	14,002SF
Range of Available SF:	2,808-4,340SF
Lot Size:	0.9 acres
Parcel Number:	221025-24614
Parking Ratio:	3:1

## PROPERTY OVERVIEW

THIS OFFERING is in the heart of downtown Sunnyside, WA, featuring a commercial office building at 105 South 6th Street offering a prime leasing opportunity for businesses seeking professional office space in a central, high-visibility location. This building features four separate suites totaling 13,220 square feet, providing flexible options for a variety of tenants—from growing startups to established enterprises. Each suite is designed to support efficient workflows, with ample natural light, private offices, conference areas, and modern infrastructure to accommodate today’s business needs.

Positioned just steps away from local restaurants, retail shops, and public services, this property benefits from strong foot traffic and convenient access for clients and employees alike. With ample on-site parking and proximity to major roadways, 105 South 6th Street is both accessible and highly functional. Whether leasing a single suite or occupying the full building, tenants will enjoy a professional environment tailored for success in the heart of Sunnyside’s thriving business district.

# Highlights



## PROPERTY HIGHLIGHTS

- Plenty of onsite parking, 3:1 ratio
- Four separate suites available... Suite A – 2,808SF | Suite B – 4,340SF | Suite C – 2,828SF | Suite D – 4,026SF
- Private bathrooms in all four suites
- Security alarm system in the building
- Included is a fenced outdoor seating/patio area
- Locally owned and managed property

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	1,028	3,350
Total Population	312	3,634	11,866
Average HH Income	\$57,930	\$70,870	\$70,124



# Lease Spaces



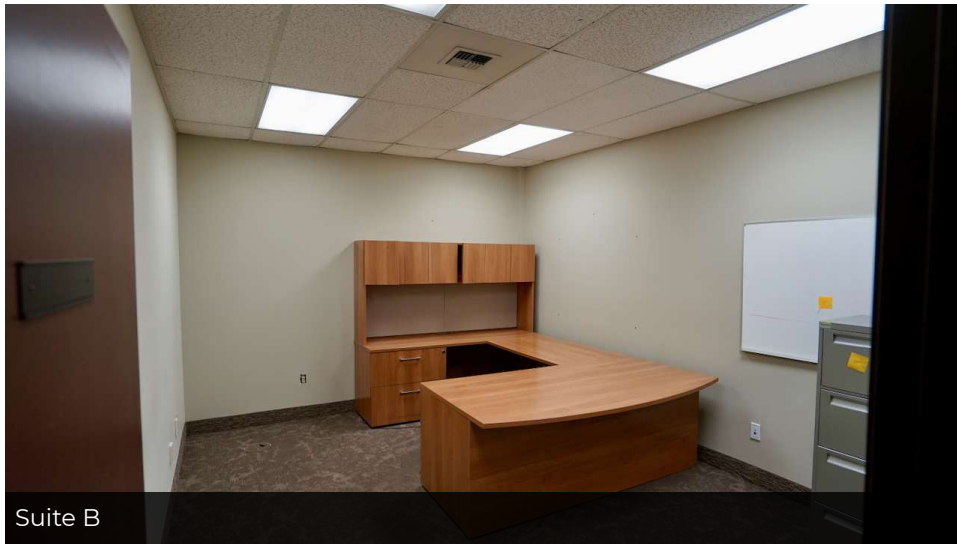
## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,808 - 4,340 SF	Lease Rate:	\$11.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	2,808 SF	NNN	\$11.50 SF/yr	4 Private Offices, 2 Conference Rooms, Kitchenette, 2 Bathrooms & Reception Area
Suite B	Available	4,340 SF	NNN	\$11.50 SF/yr	7 Offices, Conference Room, Kitchenette, 2 Bathrooms, Storage Room & File Room
Suite C	Available	2,828 SF	NNN	\$11.50 SF/yr	Large Open Meeting Room, Storage Closet, 1 Private Office & 2 Bathrooms
Suite D	Available	4,026 SF	NNN	\$11.50 SF/yr	9 Private Offices, Conference Room, Kitchenette, 1 Bathroom and Reception Desk/Area

## Additional Interior Photos



## Meet The Team



**CHRIS SENTZ**

Broker

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