

300 OKANOGAN AVE, WENATCHEE, WA 98801

OFFICE BUILDING FOR LEASE | MLS 286845

**Naitri-Cities**



**Todd Sternfeld**

Principal / Commercial Broker |

C: 509.539.3998

todd@naitcc.com

89 Gage Blvd

Richland, WA 99352

509.943.5200 | [naitri-cities.com](http://naitri-cities.com)

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# PROPERTY OVERVIEW



## 300 OKANOGAN AVE WENATCHEE, WASHINGTON 98801

### PROPERTY OVERVIEW

MLS 286845 - Charming historical office building located in the heart of central Wenatchee. This 1,500-square-foot property offers a spacious and well-equipped professional environment. The layout includes four private offices, a conference room, reception area, kitchen/breakroom, and an additional flexible office space.

Designed to accommodate both established and growing businesses, the building provides versatility and functionality. Ample parking ensures convenience for tenants and their clients, while the property also offers excellent potential for expansion if additional space is needed.

An outstanding opportunity in a prime location. Contact the listing agent for more details.

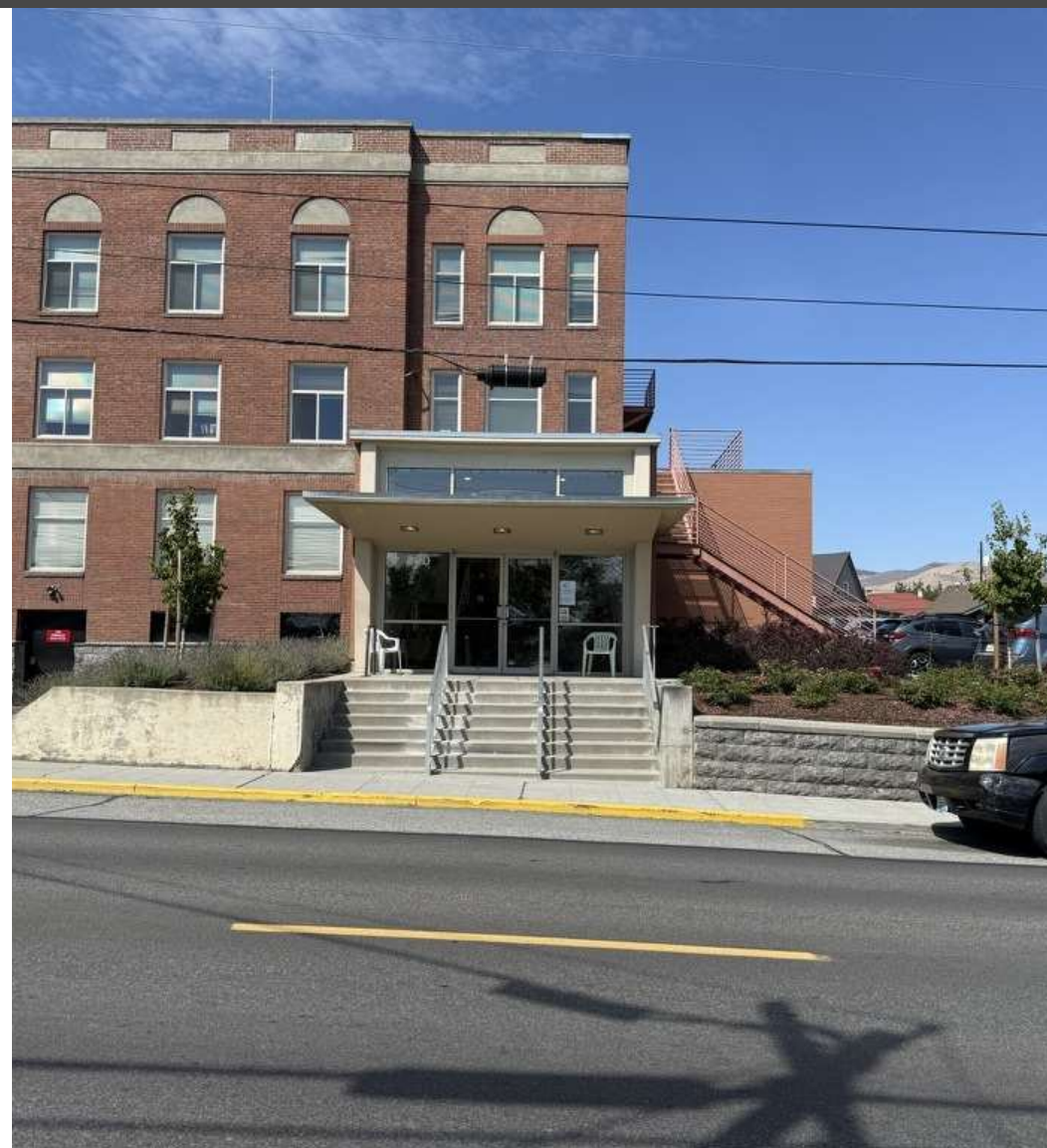
### PROPERTY HIGHLIGHTS

- \$16 PSF
- Gross Lease
- Executive Suite
- 5 Offices
- Conference Room with Waiting Room
- Kitchenette
- Ample Parking

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# PHOTOS

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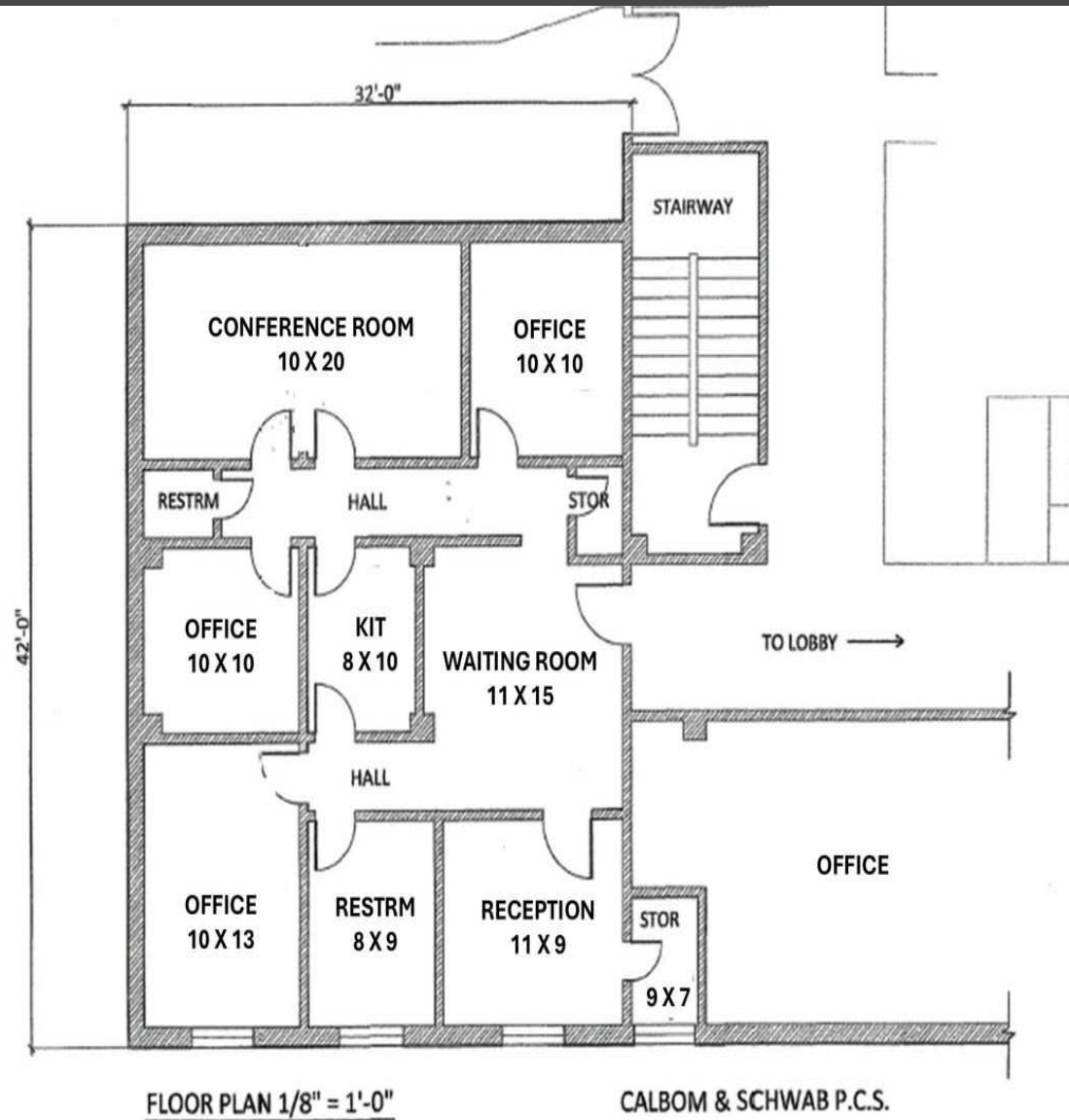


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# FLOOR PLAN



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# AERIAL MAP



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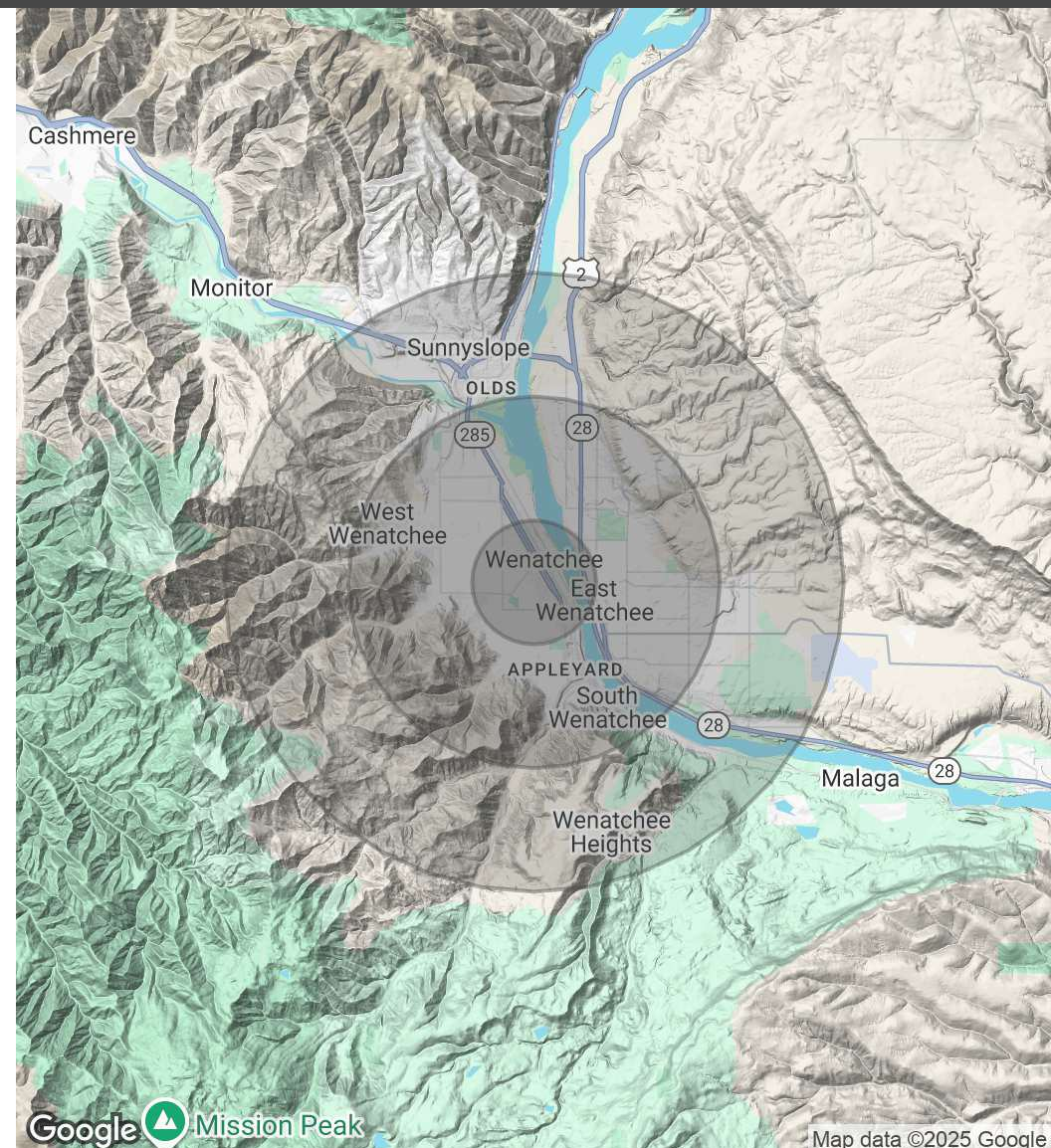
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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,614	62,546	74,472
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,883	23,530	27,797
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$83,690	\$104,269	\$109,064
Average House Value	\$375,828	\$424,823	\$442,870

*Demographics data derived from AlphaMap*



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