

FOR LEASE

**421 E
Chestnut Ave**




THE DELGADO GROUP

John L. Scott
REAL ESTATE

Suite 100 Offered at: \$18/SF
Building Size: 3,928SF

Suite 110 Offered at: \$18/SF
Building Size: 2,695SF

Josh DeBoer and Liz Delgado
421 E Chestnut Ave Yakima, WA 98901

Executive Summary



OFFERING SUMMARY SUITE 110

Building Size:	2695 SF
Sale Price/SF:	\$18/SF
Lot Size:	.34 acres
Age:	1950
Zoning:	CBD
Parcel Numbers:	19131924466



Executive Summary



OFFERING SUMMARY SUITE 100

Building Size:	3928 SF
Sale Price/SF:	\$18/SF
Lot Size	.34 acres
Age:	1950
Zoning:	CBD
Parcel Numbers:	19131924466



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Highlights

PROPERTY OVERVIEW

- First rate, desirable and creative office space in growing downtown Yakima available. Property is located near the Convention Center, The Tower, Moss Adams, Hilton Garden Inn, Bank of Idaho, The Capitol Theatre, retail shops and several restaurants. Suite 100 offers traditional office space with 9 offices with newer carpet, paint and 4 restrooms. It also has an employee courtyard. Suite 110 is a bullpen style open concept design well suited for training, daycare, physical therapy or medical uses.

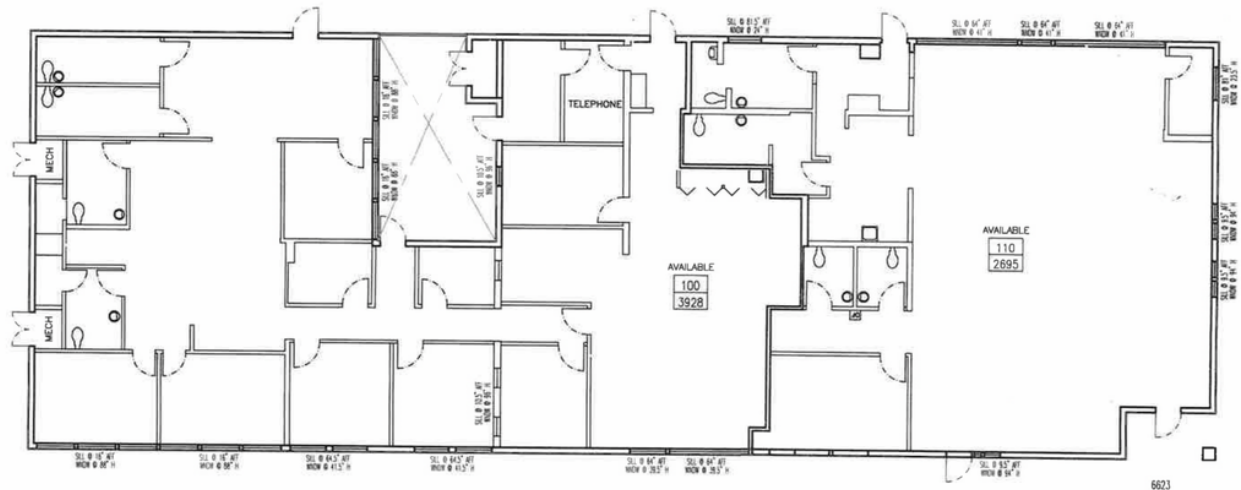
PROPERTY HIGHLIGHTS

- 3928 Square Feet & 2695 Square Feet
- Walking Distance to Several Restaurants & Retail Shops
- Suite 110 - Open Concept
- Suite 100- 9 offices, new carpet, 4 restrooms
- Near convention center, the tower Moss Adams, Hilton Garden Inn, Bank of Idaho, The Capitol Theatre
- Located in downtown yakima

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,446	29,431	47,597
Total Population	14,519	84,635	131,697
Average HH Income	\$31,565	\$42,372	\$49,798



Floor Plan



SUITE AREA #
 USEABLE: 6623SF / FLR
 RENTABLE: 6623SF / FLR
 R/U RATIO: 6623/6623=1.00

BUILDING AREA
 USEABLE: 6623SF / FLR
 RENTABLE: 6623SF / FLR
 R/U RATIO: 6623/6623=1.00

Jem
 DEVELOPMENT COMPANY
 1000 W. WISCONSIN AVENUE
 MILWAUKEE, WI 53233
 (414) 333-3333
 WWW.JEMDEV.COM

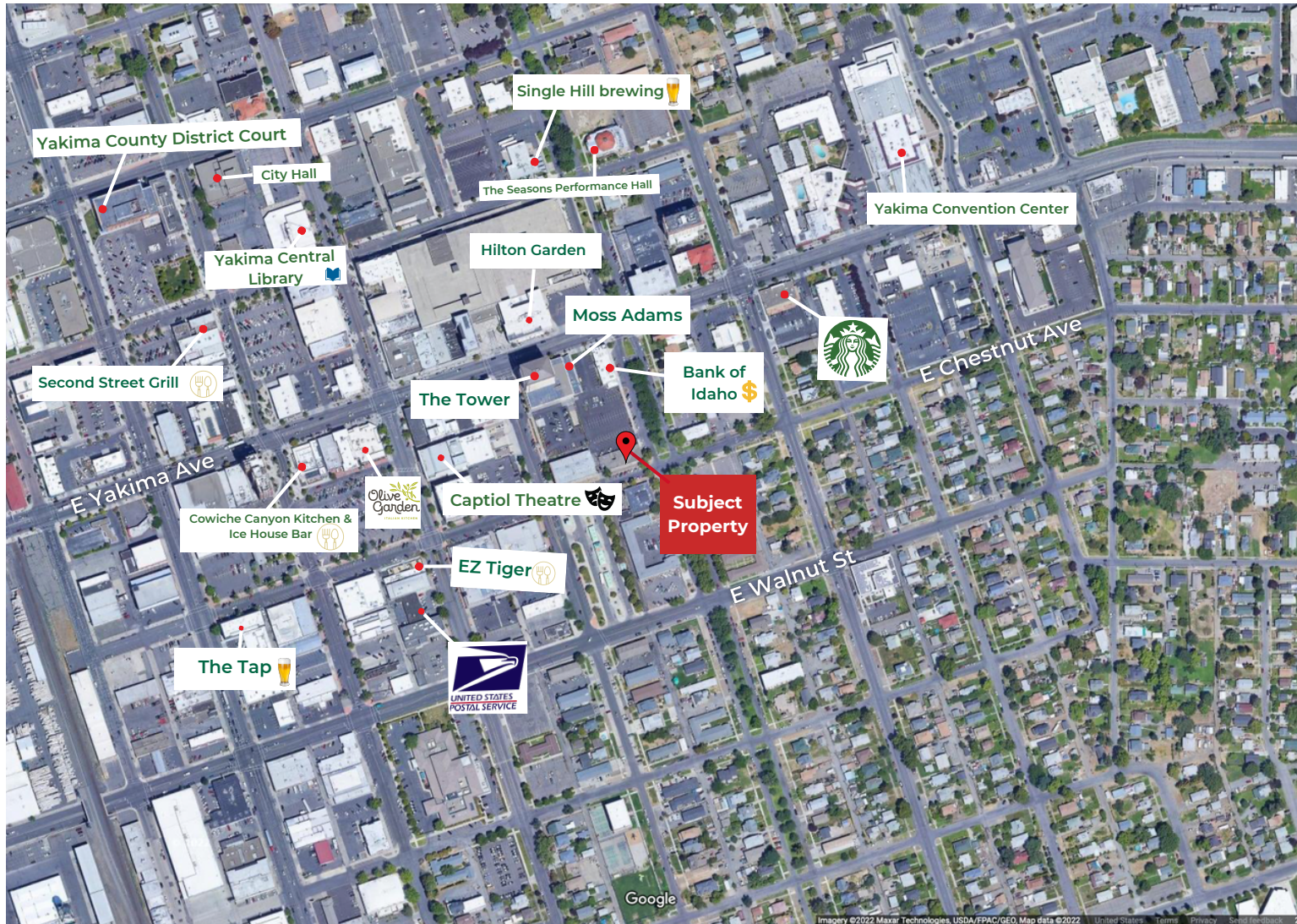
ANNEXY BUILDING FOR JEM DEVELOPMENT COMPANY
 1000 W. WISCONSIN AVENUE
 MILWAUKEE, WI 53233

FLOOR PLAN
 DATE: JUN 25, 2012
 SHEET NO.: 1
 SCALE: 1" = 10'-0"
 DRAWN BY:



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Street View



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Additional Photos



Contact Info



CALL NOW

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