

FOR LEASE

Creekside
Office Space



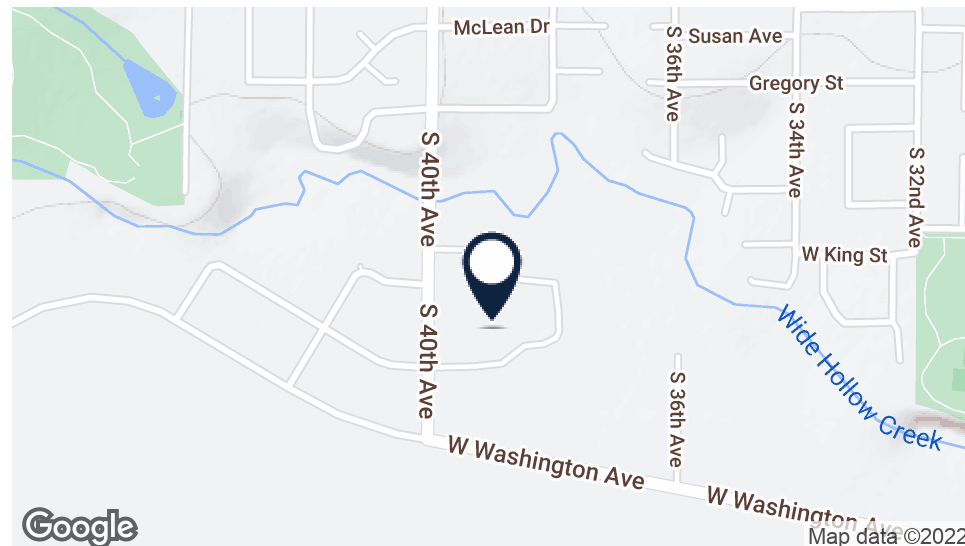
Offered at:
Available:

\$16.50/SF, NNN
2,682SF

3907 Creekside Loop, Suite 140
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate: \$16.50/SF, NNN

Monthly Base Rent: \$3,688/month, NNN

Available SF: 2,682SF

Estimated CAM's/NNN's: \$4.60/SF +/-

Year Built: 2005

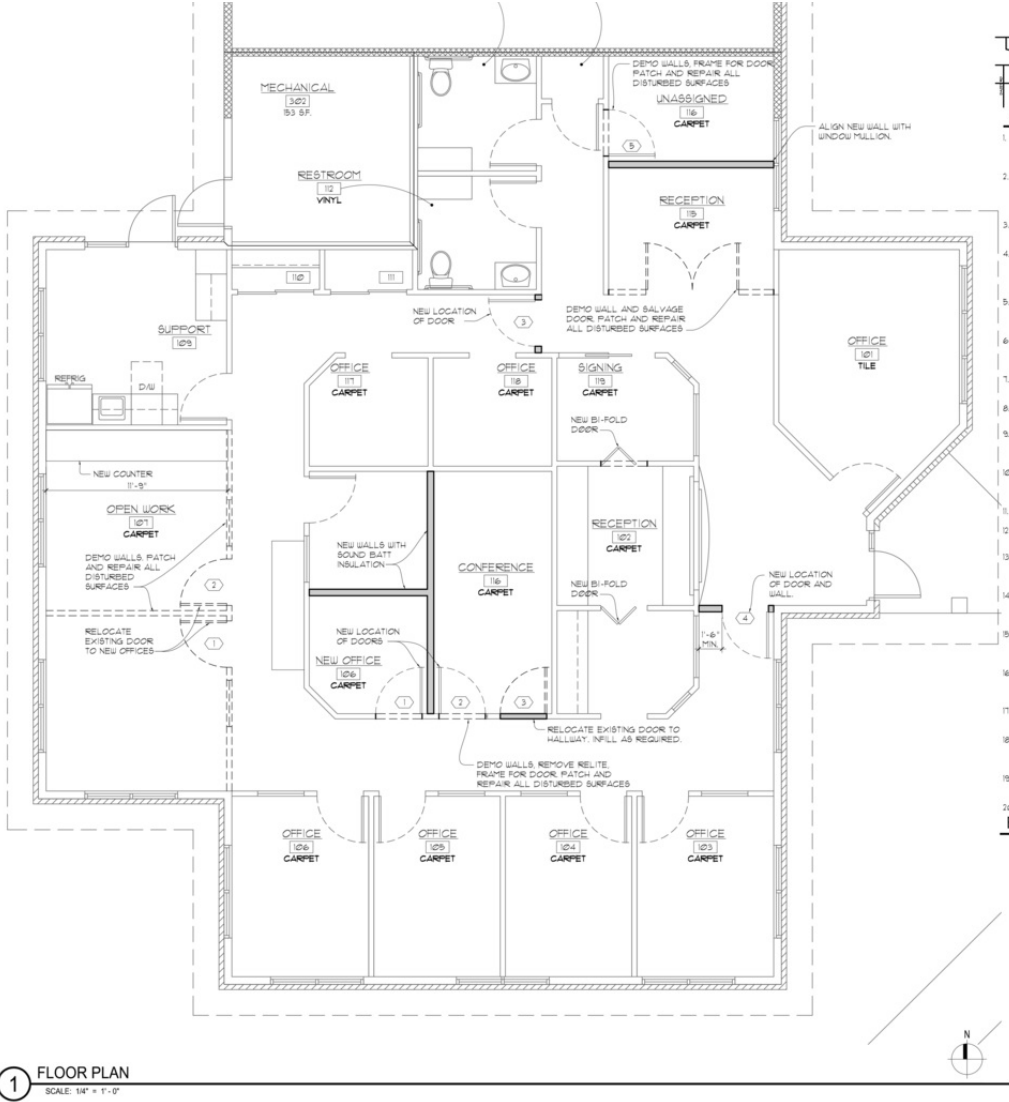
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a first-class, turnkey traditionally configured office space in Yakima's preeminent office park, Creekside Business Park.

The space was originally designed for a real estate brokerage (who has outgrown it) and is efficiently laid out with approximately 11 – 12 private offices, 2 conference rooms, a reception area with dedicated work area and large kitchenette.

Remodeling allowance of \$2/SF/year available to qualified tenants.

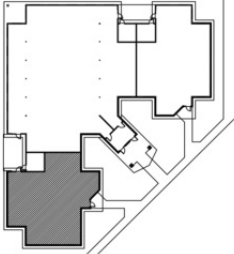
Floor Plan



GENERAL NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND TEXTURED TO MATCH EXISTING WALL FINISH. NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- ALL PARTITION DIMENSIONS ARE FROM CENTERLINE OF PARTITION TO CENTERLINE OF PARTITION OR FACE OF EXISTING SURFACE.
- ALL DIMENSIONS MARKED "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES, UNLESS OTHERWISE NOTED. CLEAR DIMENSION NOT TO VARY MORE THAN 1/4" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
- DIMENSIONING MARKED "1" MEANS A TOLERANCE OF 2 INCHES FROM INDICATED DIMENSION. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT.
- BEFORE FRAMING, NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION AFTER PARTITION LAYOUT IS COMPLETE.
- REFER TO REFLECTED CEILING PLANS FOR SOFFIT, CEILING HEIGHTS AND CEILING EQUIPMENT LOCATIONS.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES ON THE SAME PLANE.
- ALL DOORS SHALL HAVE 7'-6" CLR ON THE STRIKE - PULL SIDE OF DOOR. VERIFY AND ADVISE ARCHITECT OF ALL EXCEPTIONS PRIOR TO FRAMING.
- MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIAL. PATCH AND REPAIR FLOOR AS REQUIRED TO PREVENT NOTICEABLE LUMPS OR DEPRESSIONS.
- ALL WORK TO BE CONSTRUCTED PLUMB, LEVEL, AND SQUARE.
- REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION.
- ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- UNDER CUT DOORS TO CLEAR THE TOP OF FINISHED FLOOR BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY FLOOR CONDITIONS AND FINISHES.
- ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HEIGHT.
- ALL DOORS TO BE SOLID CORE. TRIM AND HARDWARE TO BE SELECTED BY OWNER. PROVIDE TEMPERED GLASS WITHIN 2'-0" OF ANY DOOR.
- ALL PENETRATIONS, OPENINGS AND JOINTS IN THE BUILDING ENVELOPE SHALL BE CAULKED, SEALED, OR LEATHER-STRIPPED USBC 302.4.
- WHEN GYPSUM WALL BOARD IS USED AS A BASE FOR TILE OR WALL PANEL FOR TUB OR SHOWER ENCLOSURES, WATER RESISTANT GYPSUM BACKING SHALL BE USED, EXCEPT ON CEILINGS. USBC 410.
- BATHROOM, KITCHEN, LAVATORY, FAUCETS AND SHOWER HEADS SHALL BE LIMITED TO 2.6 GPM MAXIMUM FLOW.
- WATER CLOSETS SHALL BE LIMITED TO 1.6 GPM MAXIMUM.

BUILDING 5B ~ TENANT LOCATION:



OWNER
WIDE HOLLOW DEVELOPMENT LLC

PROJECT
TENANT REMODEL
FOR
WIDE HOLLOW DEVELOPMENT LLC.

AT
CREEKSIDE BUSINESS PARK



REGISTRATION

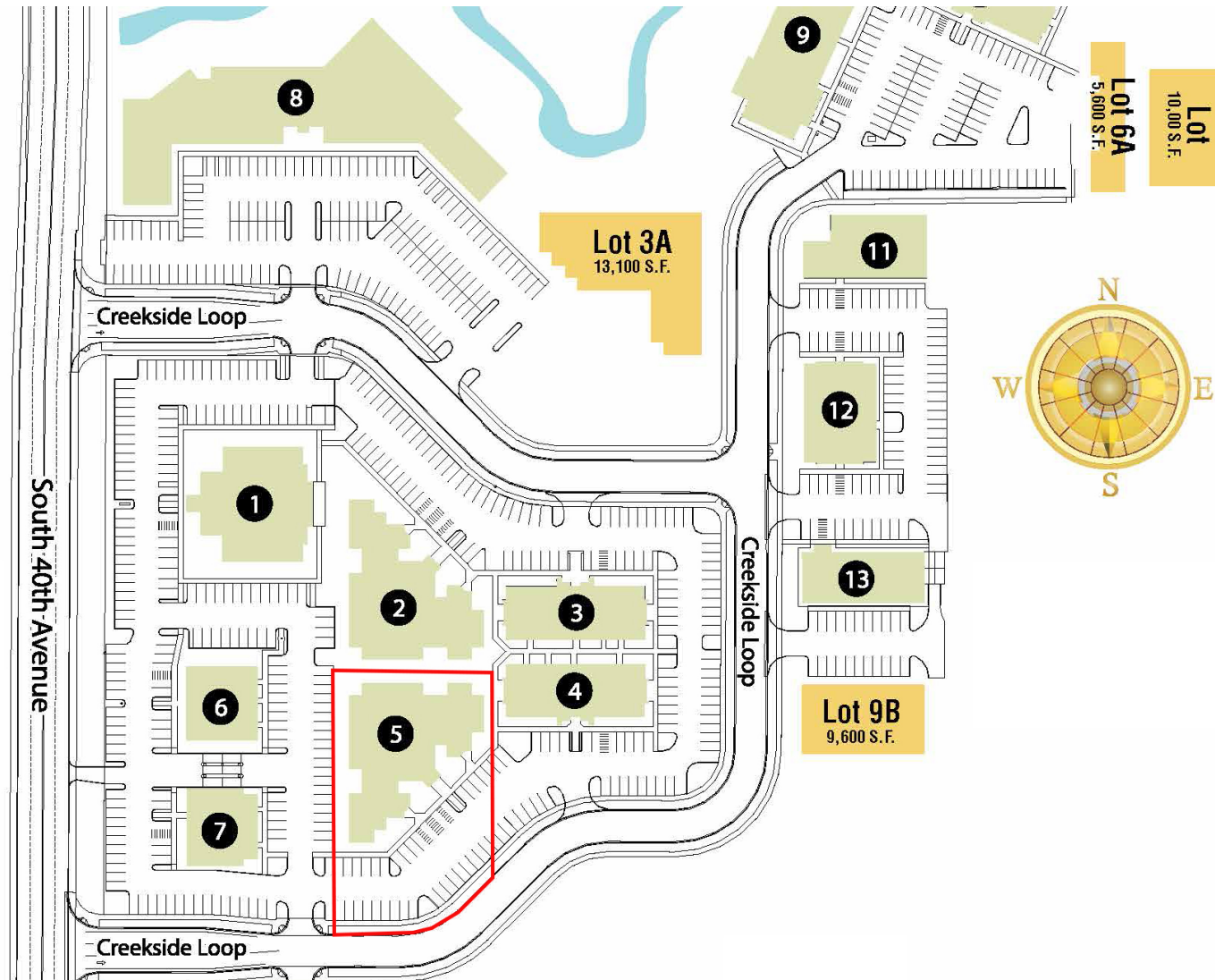
REVISIONS	
Date	Description

SHEET CONTENTS
FLOOR PLAN
GENERAL NOTES
INTERIOR ELEVATIONS
DETAILS

PIN: 1617
FILE: 1617 A11 r1.dwg
SCALE: See Drawings
DATE: 06.09.16
CREEKSIDE R.E.S. - REMODEL

SHEET NUMBER
A1.1

Site Plan



Highlights



PROPERTY HIGHLIGHTS

- Traditionally configured professional office space with 11 – 12 offices, 2 conference rooms, reception area and kitchenette.
- High-end finishes used throughout both the interior and exterior of the building.
- Space includes its own dedicated exterior entrance (no shared common areas) at a prominent, easy-to-find location.
- Plentiful dedicated parking that far exceeds municipal code requirements.
- Remodeling allowance of \$2/SF/year available to qualified tenants.

Additional Photo

