



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	7,582 SF
Available SF:	7,500 SF
Lot Size:	0.97 Acres
Price / SF:	\$237.40
Year Built:	2003
Renovated:	2018
Zoning:	SCC
Market:	Yakima

PROPERTY OVERVIEW

This 7500 SF building was originally constructed for New York Life Insurance company. First class buildouts with demanding views of Myron Lake. Many private offices have adjoining offices for assistants. Great reception area that has a very nice lobby/waiting area. Large conference room with another large meeting room that could double as a second conference room if needed. Large storage space, large area for cubicles and so much more. This is a must-see office space.

PROPERTY HIGHLIGHTS

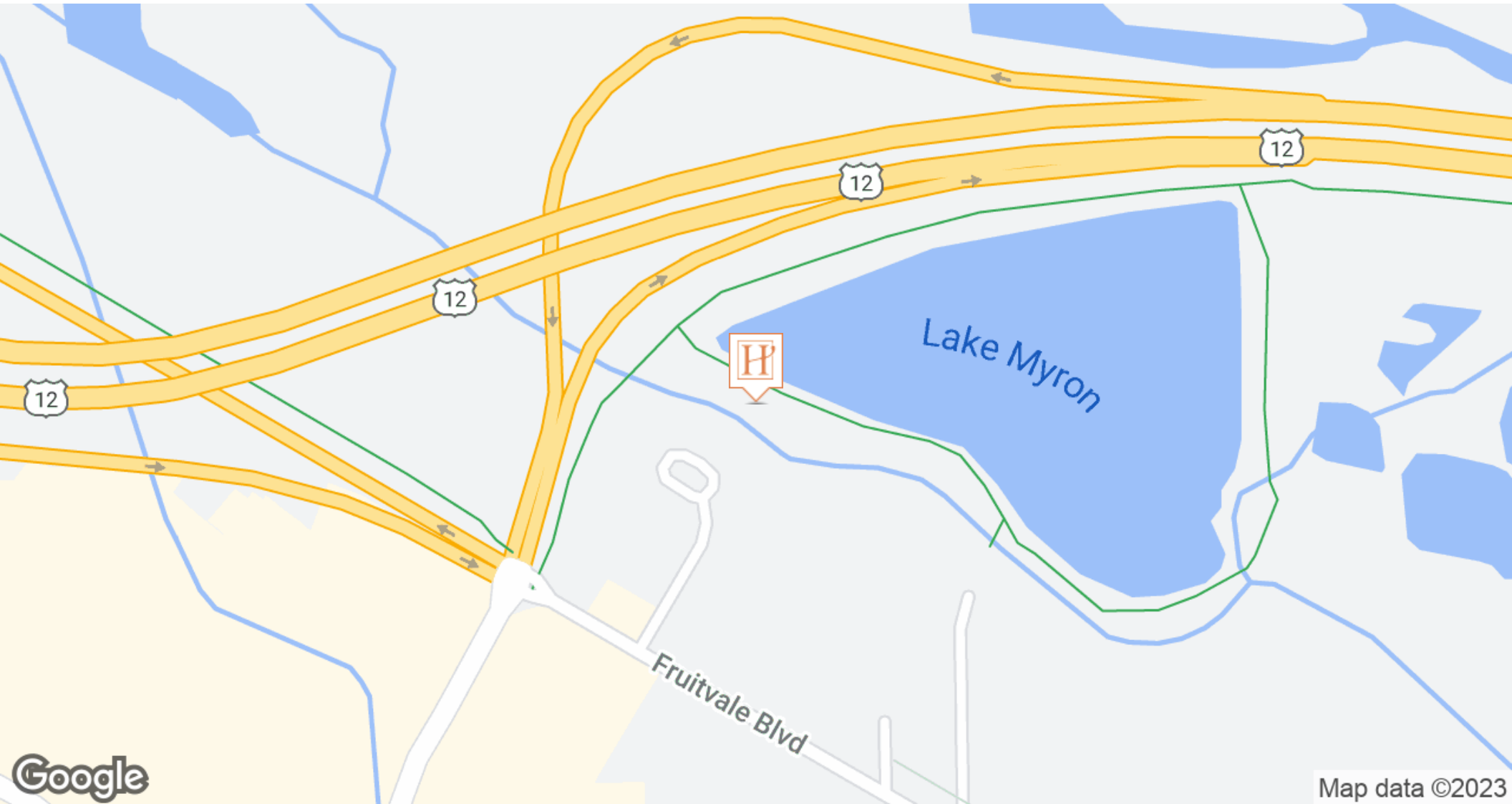
- Lakefront Views
- New HVAC
- Class A buildouts
- Large Private offices



HERITAGE
REAL ESTATE

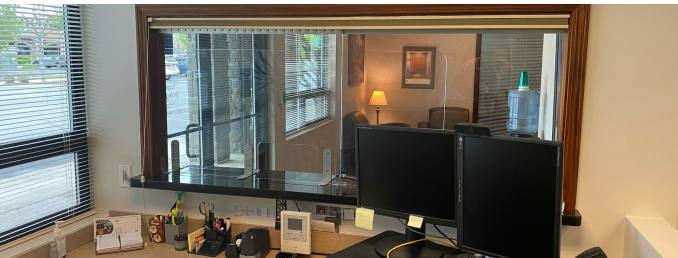
1425 LAKESIDE CT, YAKIMA, WA 98902

FOR SALE



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,683	118,322	152,234
Average Age	46.3	34.9	36.2
Average Age (Male)	47.7	35.0	35.7
Average Age (Female)	43.9	35.2	36.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,003	45,352	58,690
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$63,228	\$66,063	\$69,007
Average House Value	\$177,217	\$176,685	\$191,274

* Demographic data derived from 2020 ACS - US Census

