

FOR LEASE

Liberty Building
Office Space



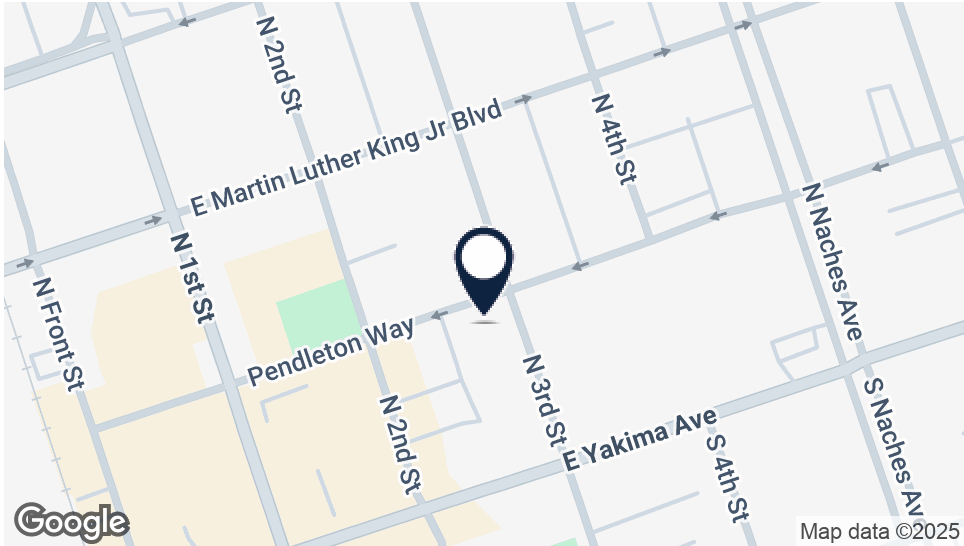
Offered at:
Available:

\$13/SF, NNN
897SF +/-

218 Staff Sgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$13/SF, NNN
Available SF:	897SF +/-
Monthly Base Rent:	\$972/month, NNN
Estimated NNN's/CAM's:	\$3.95/SF +/-
Zoning:	CBD

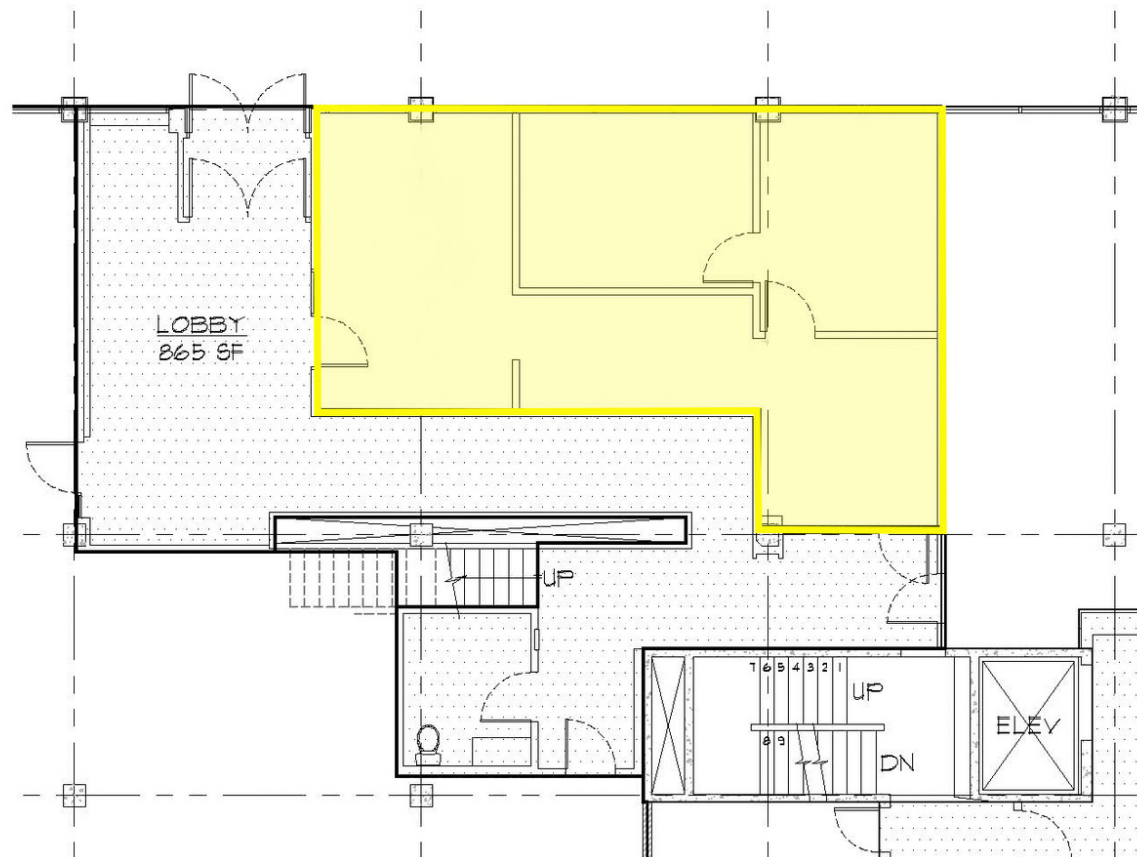
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease space within the popular and revitalizing Liberty Building, a 4-story office building located in the heart of the downtown core area's vibrant walking corridor where nearby amenities are in abundance, including a large public parking lot adjacent to the building, numerous popular restaurants, brewpubs, tasting rooms and coffee houses.

The spaces within the building have been or can be remodeled to first-class condition with unique contemporary finishes and amenities unlike anything else within the marketplace.

222 Staff Sgt Pendleton Way is on the 1st floor with a street front entrance and presence, and consists of a reception area, two private offices and a work area.

Floor Plan



PARTIAL FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

■ The Liberty Building

32 North Third Street
Yakima, WA 98901

ALMON COMMERCIAL
REAL ESTATE



PANO: 1005
FILE: flrpin r2.dwg
DATE: 03.07.11

Highlights



PROPERTY HIGHLIGHTS

- Floorplan includes a reception area, 2 private offices and a work area, and the space has an abundance of natural light.
- Street level entrance with signage opportunities.
- Landlord provides the ability to relocate to larger or smaller space within the building mid lease term.
- Some underground secured parking is available and parking passes in the public lot are available at Landlord's cost.
- Listing broker is a minority principal of owner and is a licensed real estate broker in the state of Washington.

Interior Photos



Additional Photo

