

FOR LEASE

**Plaza II Building
Office Space**

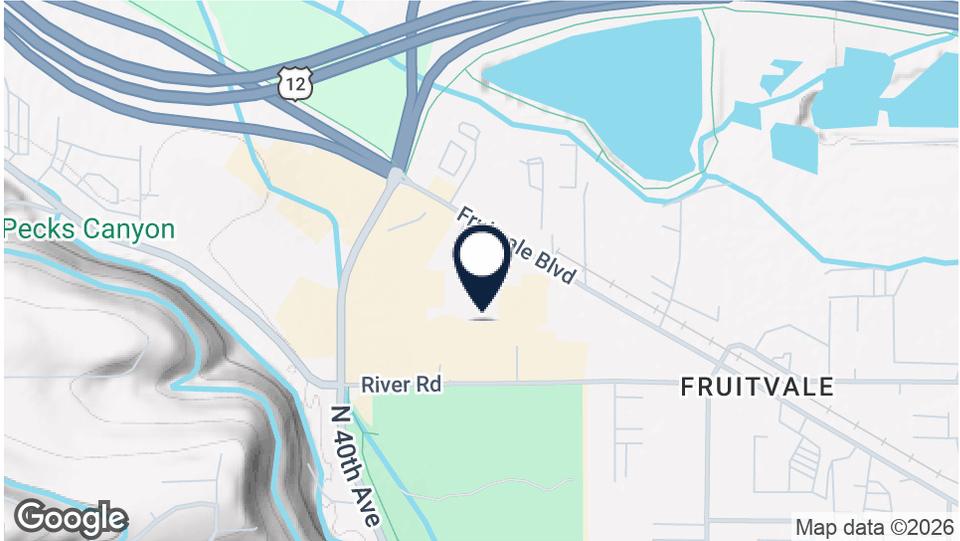


Offered at: \$14.50/SF, NNN
Available: 2,085SF

1200 Chesterley Dr, Suite 250
Yakima, WA 98902

Bill Almon, Jr. wcalmon@almoncommercial.com
218 S Sgt Pendleton Way Yakima, WA 98901
509.966.3800: O 509.961.7575: C

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$14.50/SF, NNN
CAM's/NNN's:	\$4.17/SF +/-
Available SF:	2,085SF
Parking Ratio:	1 stall/250SF +/-
Zoning:	GC

PROPERTY OVERVIEW

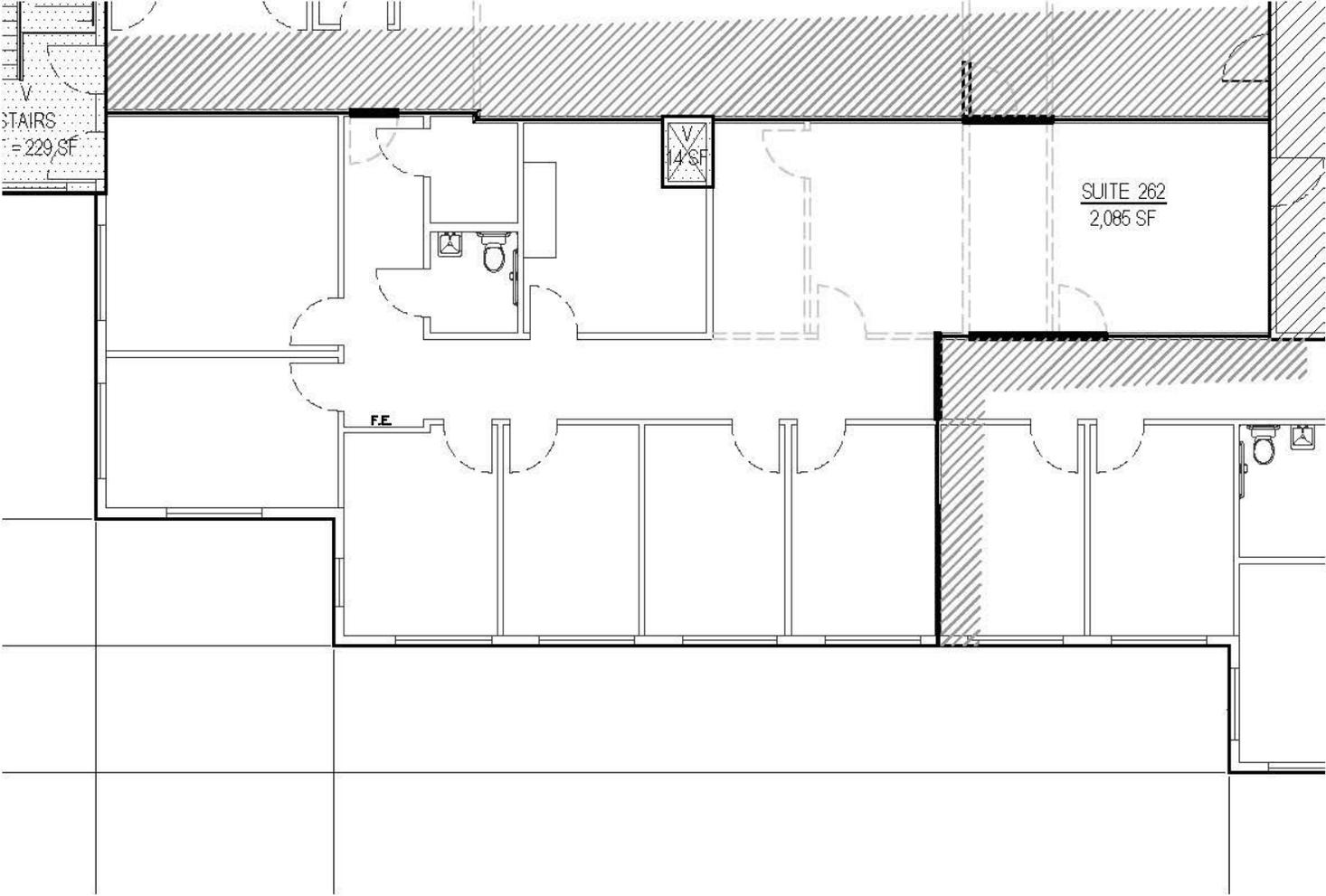
THIS OFFERING is for the opportunity to lease office space within the Plaza II building, a prominent two-story office building with strong co-tenancy.

Suite 250 is comprised of 2,085SF and is configured with a reception area, 6 private offices, a conference room, a restroom and a kitchenette.

Located near the heart of the N 40th Ave professional corridor, the building is just 2 blocks west of N 40th Ave and offers excellent freeway access to Hwy 12.

The building offers an affordable base rent and below market operating expenses combined with an easy-going and experienced landlord with an established reputation.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Excellent westside location approximately 2-blocks from each of N 40th Ave and Hwy 12 and with access from each of River Rd and Fruitvale Blvd.
- Class A location at Class B level rents and below market operating expenses.
- Leases provide the ability to relocate to larger or smaller space within the building mid lease term.
- Landlord is willing and able to fund remodeling and recent improvements to the building include new HVAC, new roof and parking lot.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,948	27,085	46,095
Total Population	6,369	71,070	126,170
Average HH Income	\$79,510	\$80,110	\$79,375

Interior Photos



Additional Photo

