

**FOR LEASE**

Affordable  
Office Space

**LINCOLN  
SQUARE**

**MW**  
MoralesWireless  
Envios y Mas



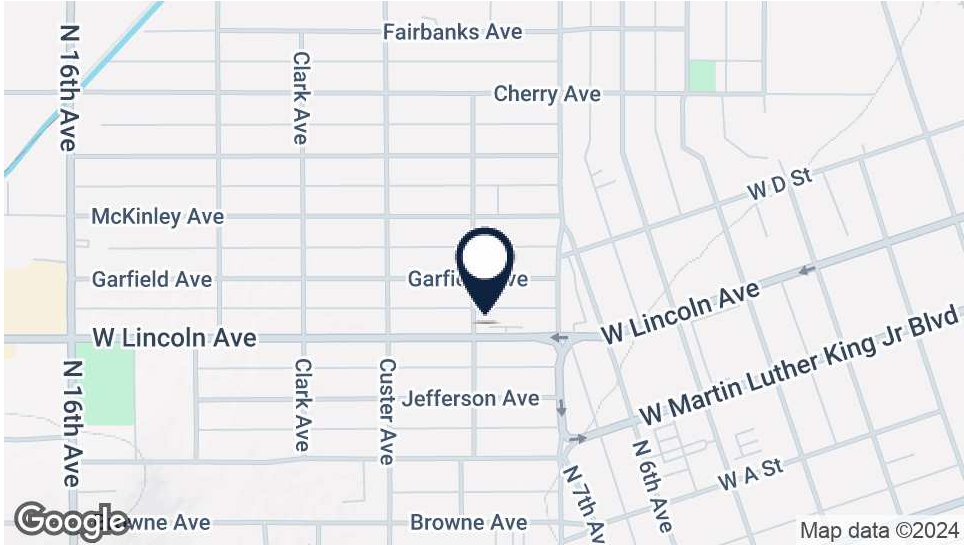
Offered at: \$12/SF, NNN  
Available: 992SF +/-

1115 W Lincoln Ave, Suite 107  
Yakima, WA 98902

218 S Sgt Pendleton Way 509.966.3800: O  
Yakima, WA 98901 509.961.7575: C

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# Executive Summary



## OFFERING SUMMARY

|                        |                  |
|------------------------|------------------|
| Lease Rate:            | \$12/SF, NNN     |
| Monthly Base Rent:     | \$992/month, NNN |
| Available SF:          | 992SF +/-        |
| Estimated CAM's/NNN's: | \$3/SF +/-       |
| Zoning:                | GC               |

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease affordable and difficult to find smaller office space.

Located near downtown and along a prime commercial arterial with good exposure, access and visibility, Suite 107 is configured with a reception area, three large offices (or two and a conference room) with plentiful glass, a small kitchenette and restroom.

Low CAM's/NNN's, which include water, sewer and garbage, budgeted at approximately \$3/SF.

# Highlights

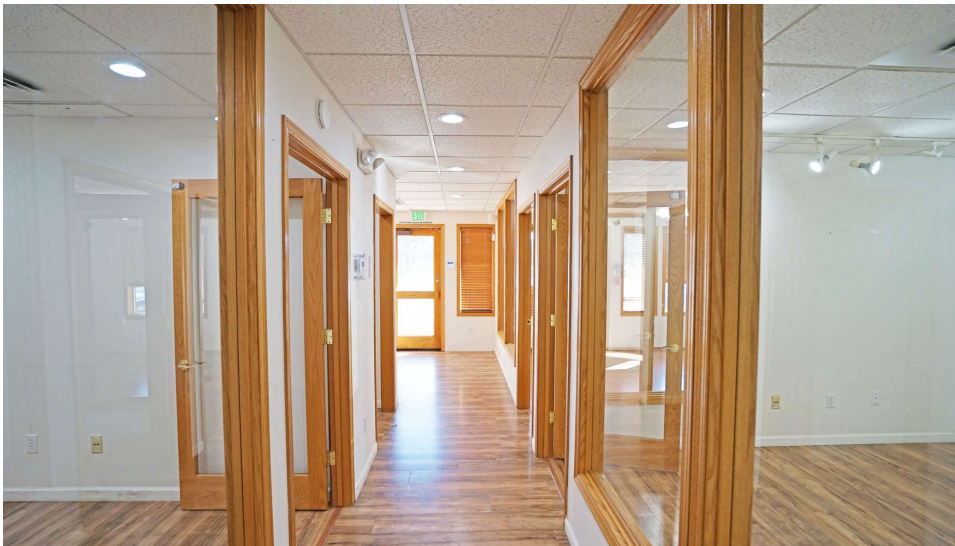


## PROPERTY HIGHLIGHTS

- Affordable downtown office space with strong exposure, access and visibility from a prime commercial arterial.
- Configured with a reception area, three large offices, a small kitchenette and restroom.
- Good signage opportunities along the facade.
- Low CAM's/NNN's at approximately \$3/SF.

| DEMOGRAPHICS      | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 6,374    | 19,966   | 30,375   |
| Total Population  | 18,195   | 56,787   | 84,064   |
| Average HH Income | \$54,472 | \$63,944 | \$69,417 |

## Additional Photos



# Additional Photo

