

FOR LEASE

**Liberty Building
Office Suite**

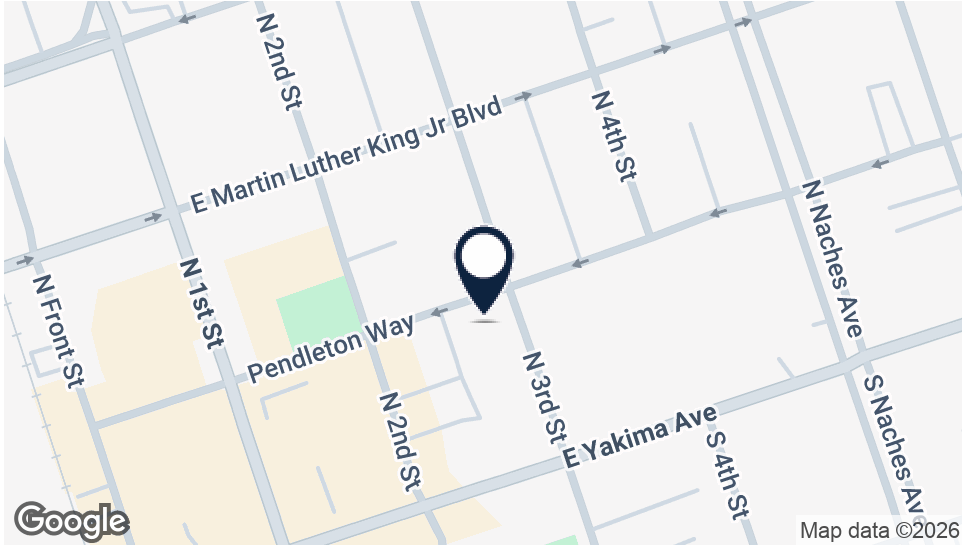


Offered at: \$13/SF, NNN
Available: 860SF

32 N 3rd St, Suite 222
Yakima, WA 98901

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

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$13/SF, NNN
Available SF:	860SF
Monthly Base Rent:	\$932/month, NNN
CAM's/NNN's:	\$3.83/SF +/-
Year Renovated:	2021
Zoning:	CBD

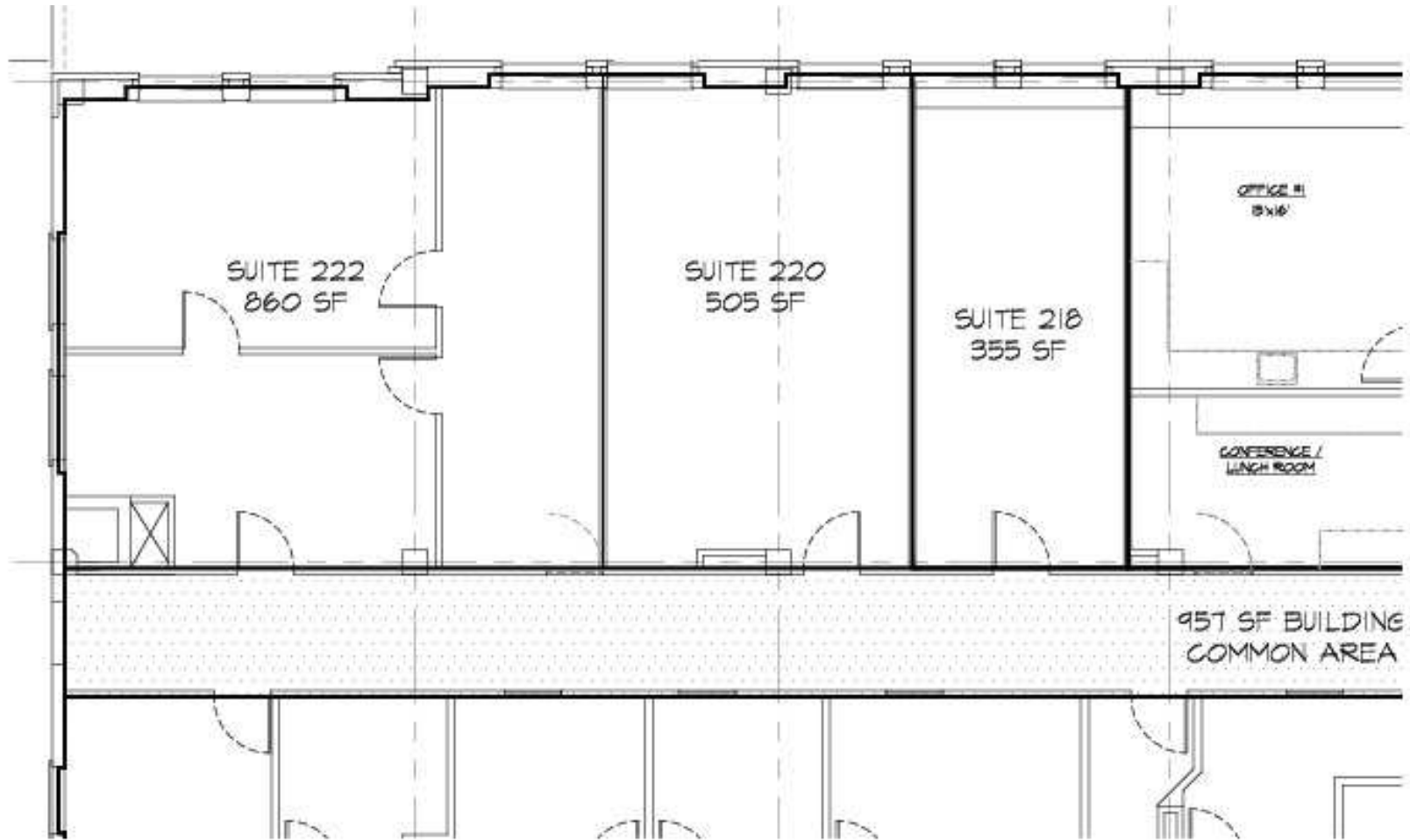
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease space within the popular and revitalized 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 with unique contemporary finishes unlike anything else within the marketplace.

Suite 222 is on the 2nd floor with northerly and westerly views and consists of a reception area with a built-in desk and two private offices. It was fully remodeled in 2021.

Floor Plan - Suite 222



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

■ The Liberty Building

ALMON COMMERCIAL
REAL ESTATE



PRJ NO.	1005
FILE:	lbrpb103.dwg
DATE:	04.12.18

Highlights



PROPERTY HIGHLIGHTS

- Floorplan includes a reception area with built-in reception desk and two private offices.
- 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 direct cost.
- On-site management.
- Listing broker is a minority principal of owner and is a licensed real estate broker in the state of Washington.

Additional Photo

