

# FOR LEASE | Class A Office Space



Offered at: \$19.31/SF, MG  
Available: 2,880SF

2410 Terrace Heights Drive - Suite B  
Yakima, WA 98901

218 SSgt Pendleton Way  
Yakima, WA 98901  
509.966.3800: O  
509.969.8747: C

Chris Sentz  
csentz@almoncommercial.com

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$19.31/SF, MG
Building Size:	2,880SF
Available SF:	2,880SF
Lot Size:	1.21 acres
Year Built:	2007
Zoning:	Commercial

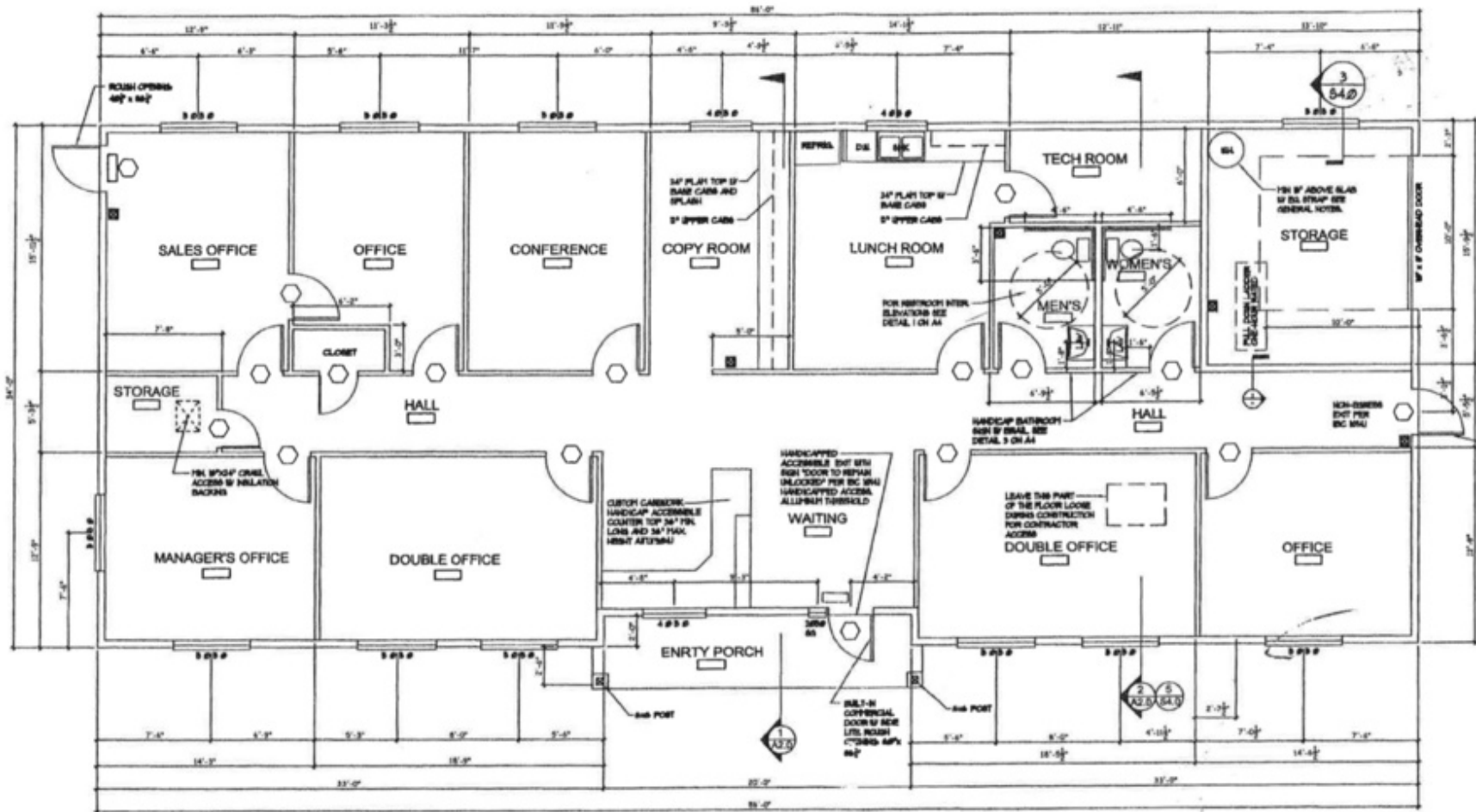
## PROPERTY OVERVIEW

Modified Gross Lease - Tenant pays utilities costs - THIS OFFERING is for a custom-built office space located in Terrace Heights. Originally built in 2007 by and for LEXAR Homes, this space is currently configured with an attractively appointment reception area complete with built in reception desk and waiting area. Offering includes 6 private offices, conference room, file room, full kitchen, data/storage room and single car private garage (available). Plentiful parking and easy ingress/egress make this an ideal professional office opportunity.

## PROPERTY HIGHLIGHTS

- Six nicely sized private offices with windows and natural light
- Large conference room, copy/office supply room and full kitchen
- Two pleasantly appointed ADA bathrooms
- Dedicated technology/IT room
- One car attached garage for storage (available)

# Floor Plans



# Highlights



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## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	984	32,784	64,174
Total Population	2,433	94,875	176,496
Average HH Income	\$67,398	\$44,299	\$55,376

## Additional Photos



# Meet The Team

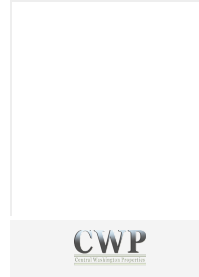


**CHRIS SENTZ**

Broker

C: 509.969.8747

[csentz@almoncommercial.com](mailto:csentz@almoncommercial.com)



**SCOTT CLARK**

Broker

[scott@grafinv.com](mailto:scott@grafinv.com)

**CENTRAL WASHINGTON PROPERTIES**

410 South 1st Street

Selah, WA 98942

206.484.9908

WA #121673