

FOR LEASE

Affordable
Office Space

LINCOLN
SQUARE

MW
MoralesWireless
Envios y Mas

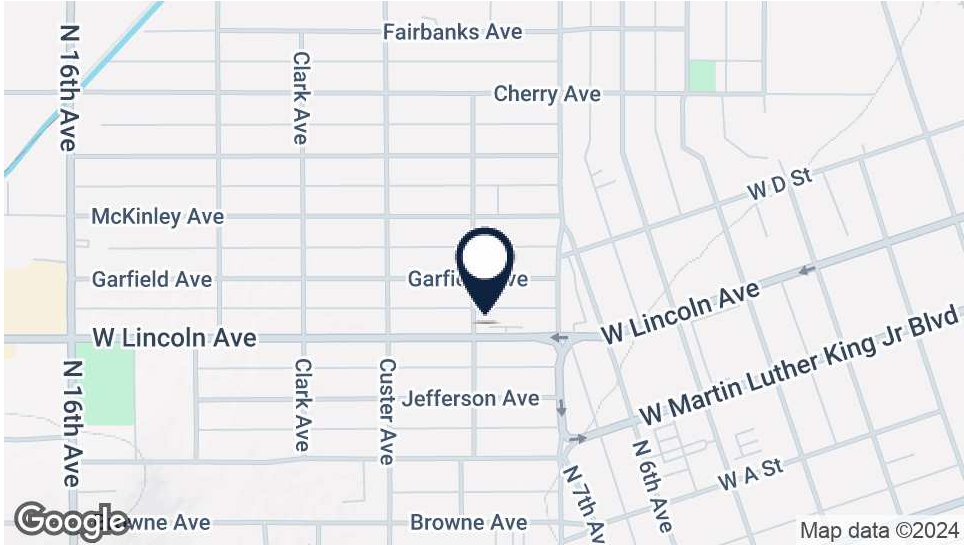


Offered at: \$11/SF, NNN
Available: 3,150SF +/-

1115 W Lincoln Ave, Suite 101
Yakima, WA 98902

218 SSgt Pendleton Way 509.966.3800: O
Yakima, WA 98901 509.961.7575: C
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Executive Summary



OFFERING SUMMARY

| | |
|--------------------|--------------------|
| Lease Rate: | \$11/SF, NNN |
| Monthly Base Rent: | \$2,888/month, NNN |
| Available SF: | 3,150SF +/- |
| Divisible to: | 1,020SF +/- |
| CAM's/NNN's: | \$3/SF +/- |
| Zoning: | GC |

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease affordable office space near downtown and located along a prime commercial arterial with good exposure, access and visibility.

Suite 101 is configured with a reception area, approximately 6 private offices, a conference room, large bullpen space, restrooms and a kitchen. The space can potentially be demised to suites of either approximately 1,020SF or approximately 2,130SF (exact size and configuration is to be established).

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

Highlights

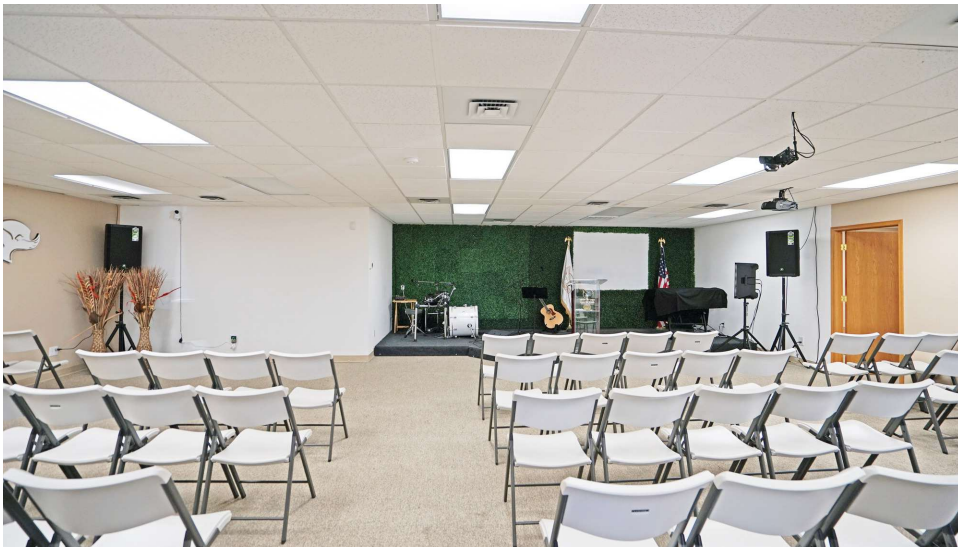


PROPERTY HIGHLIGHTS

- Affordable downtown office space with strong exposure, access and visibility from a prime commercial arterial.
- Suite 101 can potentially be demised to either approximately 1,020SF or approximately 2,130SF upon terms to be negotiated.
- 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

