

# FOR SALE

COMMERCIAL BUILDING WITH HEAVY IT CONNECTIVITY  
102 E POPLAR STREET, WALLA WALLA, WA



ENTRY VIEW FROM E POPLAR STREET AT S 1<sup>ST</sup> AVENUE



SECONDARY VIEW - E POPLAR STREET AT S COLVILLE STREET, WITH GARAGE ENTRY



E POPLAR STREET VIEW - FULL BLOCK BUILDING WITH BRICK EXTERIOR

Full Block Commercial Building located on E Poplar St in Downtown Walla Walla, WA.  
35,145 Square Foot (+/-) Building; Includes Extensive Open Areas, Indoor Parking Garage, Backup Generator, and Heavy Data Connectivity!  
Excellent Owner/User or Investor Opportunity!!  
**\$2,975,000**

**KEENAN & PARTNERS**

CONSULTING BROKERAGE AND ADVISORY

Tom Keenan

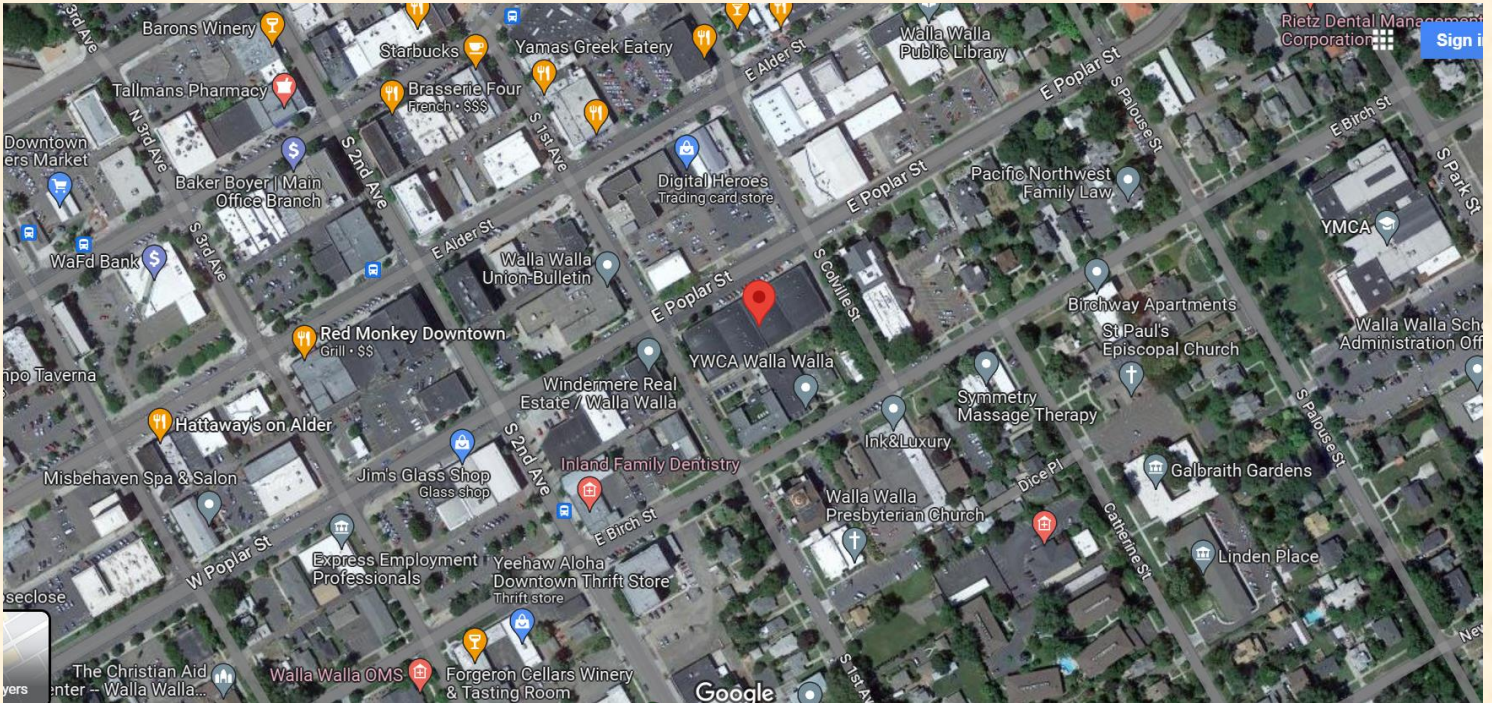
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(503) 705-6393



# COMMERCIAL BUILDING WITH HEAVY IT CONNECTIVITY

## 102 E POPLAR STREET, WALLA WALLA, WA



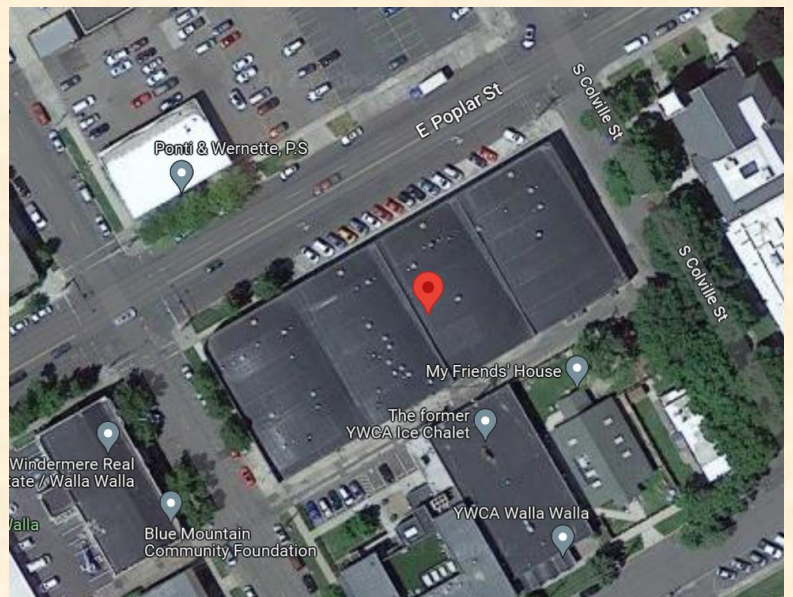
AERIAL VIEW – FULL BLOCK BUILDING IN DOWNTOWN WALLA WALLA CORE, WITH NUMEROUS WINERIES, TASTING ROOMS, AND RESTAURANTS IN VIEW

**STRONG COMMERCIAL LOCATION IN  
DOWNTOWN WALLA WALLA!**

**35,145 (+/-) SQUARE FOOT COMMERCIAL  
BUILDING; FULLY BUILT OUT WITH  
EXTENSIVE OPEN AREAS, PERIMETER  
OFFICES, KITCHENS, RESTROOMS, ETC.**

**EXTREMELY WELL-BUILT FACILITY,  
INCLUDES FULL BRICK EXTERIOR.**

**BUILDING INCLUDES INDOOR OFF STREET  
PARKING GARAGE, EMERGENCY BACKUP  
GENERATOR, AND HEAVY DATA  
CONNECTIVITY!!**



AERIAL CLOSE UP – FULL BLOCK ON E POPLAR, STRETCHING FROM S 1<sup>ST</sup> AVENUE TO S COLVILLE STREET, WITH FULL ALLEYWAY BEHIND

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BUILDING FLOOR PLAN WITH PERIMETER OFFICES AND EXTENSIVE OPEN SPACES

LOCATED IN WALLA WALLA'S  
DOWNTOWN CORE, WITH EXCELLENT  
ACCESS TO HOTELS, RESTAURANTS AND  
WALLA WALLA'S NUMEROUS WINERIES  
AND TASTING ROOMS. OUTSTANDING SITE  
LAYOUT & BUILDING FEATURES,  
INCLUDING FULL BLOCK PERIMETER.

SITE, INTERIOR, & EXTERIOR IN VERY  
GOOD CONDITION. SELLER IS FORMER  
OCCUPANT.



BUILDING MAIN ENTRY AT E POPLAR AND S 1<sup>ST</sup> STREETS

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## 102 E POPLAR STREET, WALLA WALLA, WA



INDOOR PARKING GARAGE



CONFERENCE ROOM



KITCHEN & BREAK ROOM



SECONDARY ENTRANCE WITH BRICK FEATURES



EMERGENCY POWER - BACKUP GENERATOR



INTERIOR CORRIDOR - TYPICAL

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