

**FOR LEASE**

**First-Class Union  
Gap Office Space**

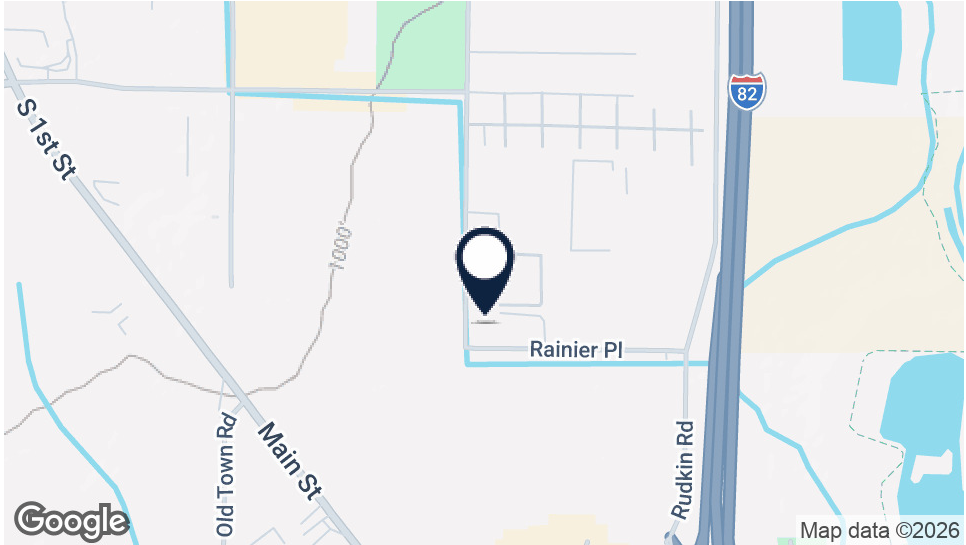


Offered at: \$19/SF, NNN  
Available: 1,639SF

1800 Rainier Pl, Suite 101  
Union Gap, WA 98903

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$19SF, NNN
Size:	1,639SF
Monthly Base Rent:	\$2,595/month, NNN
Estimated CAM's/NNN's:	\$5.33/SF +/-
Parking Ratio:	1 stall/137SF +/-
Year Remodeled:	2022
Zoning:	C-2
Parcel Number:	191332-42014

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease difficult to find first-class office space within the heart of Union Gap.

Located on the east side of the Valley Mall near or adjacent to numerous retailers, the property benefits from being located at a busy controlled intersection that directly accesses the mall and has excellent proximity to Interstate 82. It has visibility, access, exposure and a strong presence from both arterials and the building is shared with a transportation brokerage office.

The building is shared with PTI Transportation, a transportation brokerage, and the space, which was remodeled from the studs in 2022, is configured with a waiting area, bullpen space, three private offices, a kitchenette and a restroom.





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# Highlights

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## PROPERTY HIGHLIGHTS

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- Remodeled in 2022, the space is configured with a waiting area, bullpen space, three private offices, a kitchenette and a restroom.
- This is the only currently available office space within the heart of the retail core area of Union Gap at this size and price.
- Adjacent to the Valley Mall with strong visibility, access and exposure, plus easy access to the interstate.
- High speed fiber internet with 1Gbps of both up and down speeds available to utilize.
- Plentiful parking that far exceeds municipal code with a ratio of approximately 1 stall/137SF.
- Shared use of enclosed back patio as an employee amenity.

# Interior Photos



## Additional Photo



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## Additional Photo

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