

FOR LEASE

**The Tieton
Building**



Offered at: \$16/SF, NNN
Available: 1,453SF

107 S 1st St, Suite 1
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16/SF, NNN
Monthly Base Rent:	\$1,937.33/month, NNN
Available SF:	1,453SF
Estimated CAM's/NNN's:	\$3.63/SF +/-
Zoning:	CBD
Space remodeled:	2025

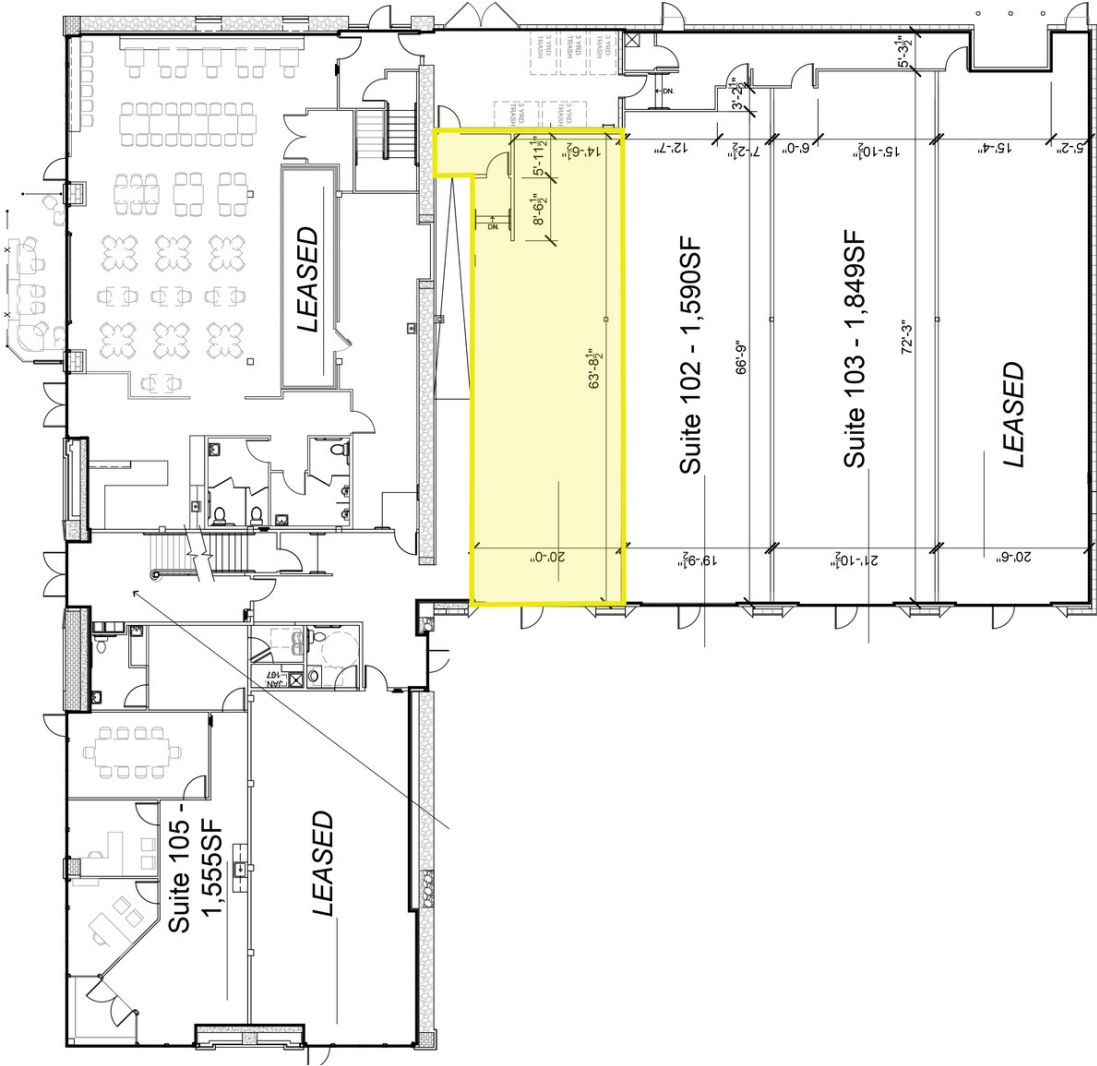
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease retail or office space within The Tieton building, which recently underwent an ambitious repurposing of what had historically been a distressed vacant commercial building into a first-class mixed-use building with retail and office on the main floor and 16 upper-end apartments on the second and third floors.

Located within the vibrant downtown walking corridor near many desirable restaurants, tap rooms, a movie theatre, hotels, the Capitol Theatre and numerous professionals, the building has a dominant presence from two significant commercial arterials and benefits from traffic counts in excess of 16,500 vehicles per day passing by along S 1st St, downtown Yakima's primary north-south arterial.

Most recently occupied by a cellular sales retailer, this is the only currently available space and has 1,453SF with S 1st St exposure.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Strong co-tenancy with The Tap, a popular self-pour tap room, My Ma DimSum, a Cantonese restaurant, Align Pilates and 16 upper-end apartments on the 2nd and 3rd floors that bring built-in clientele to the building.
- Ambitious repurposing of a previously distressed vacant commercial building into a first-class mixed-use building with retail/office on the main floor and 16 apartments.
- Unique architectural design via the juxtaposition of mixing the traditional ornate details from the original 1909 building with modern industrial elements.
- In excess of 16,500 vehicles per day passing by along S 1st St with access, visibility and signage from two commercial arterials.
- Significant signage opportunities both via a large pylon sign and on the face of the building.
- This is the only available space within the building.

Additional Photos



Additional Photos

