

619 SOUTH 48TH AVENUE

YAKIMA, WA 98908

FOR LEASE



PROPERTY DESCRIPTION

This 1,904 SF office suite, located in the Glenmoor Professionals Center, offers a functional and versatile layout ideal for a wide range of business needs. The main level (756 SF) features three private offices and a spacious bullpen area, well suited for both collaborative and individual work. The basement level includes a newly renovated restroom and three large bullpen areas that can be converted into additional offices or used for storage, providing flexibility to accommodate your business as it grows. Base rent is \$9.00 per square foot. The tenant is responsible for utilities, while the landlord covers all other operating expenses. Additional 500 SF of office space is available at \$19.00/SF next door.

PROPERTY HIGHLIGHTS

- \$9.00/ SF
- 1904 SF (756SF main level, 1148SF basement)
- Modified gross lease

MIKE ABRAMS

Commercial Real Estate Broker
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OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (MG)
Available SF:	1,904 SF
Lot Size:	2.73 Acres
Building Size:	1,904 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	405	1,498	4,833
Total Population	908	3,485	12,307
Average HH Income	\$72,624	\$75,124	\$94,515

John L. Scott
REAL ESTATE

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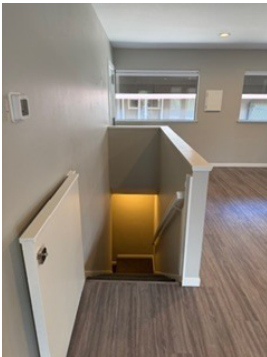
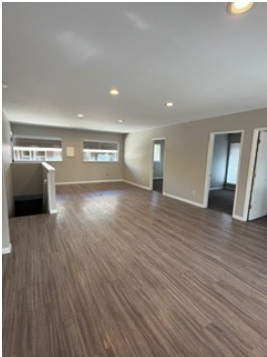
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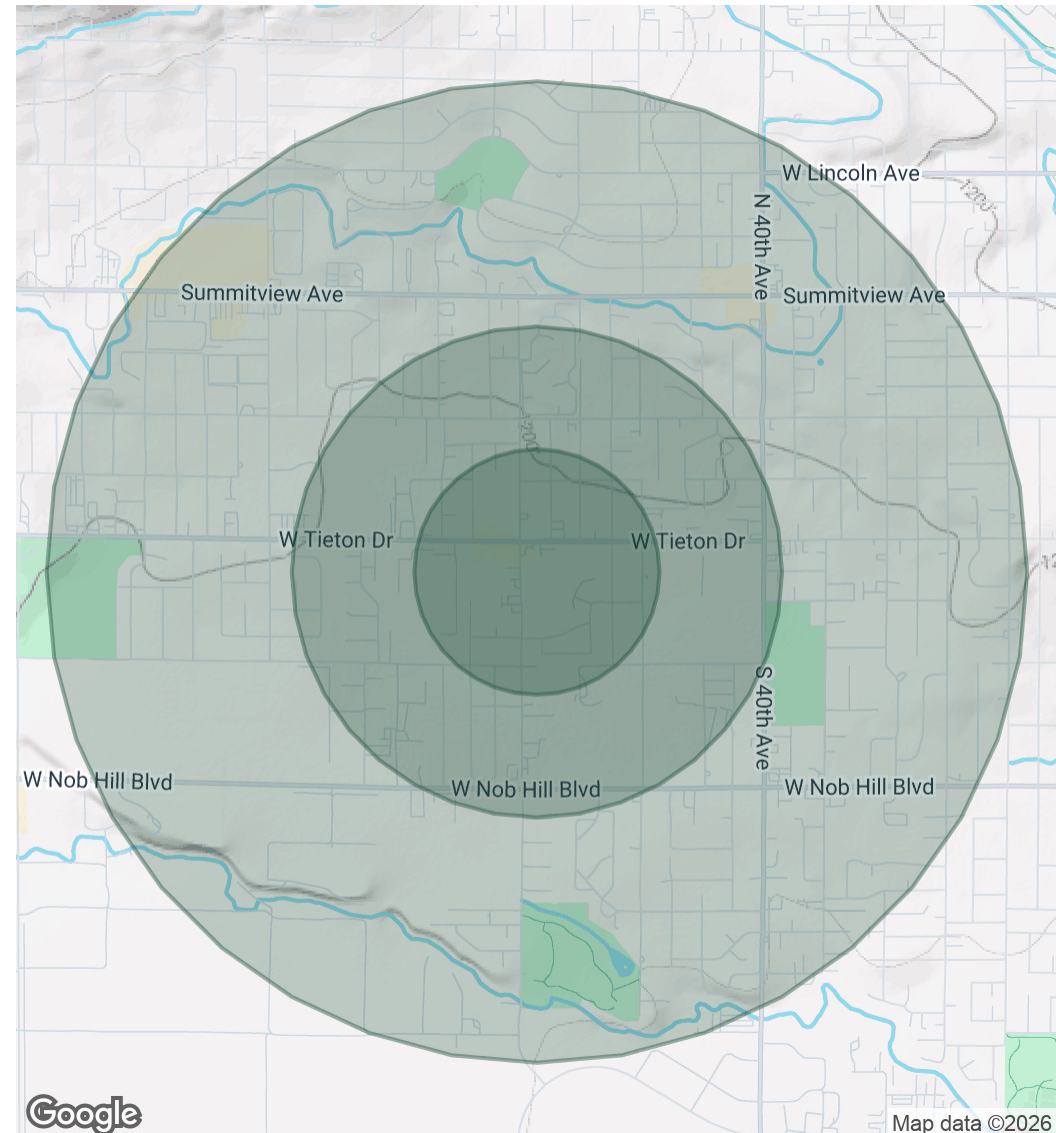
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	908	3,485	12,307
Average Age	32.6	33.6	37.4
Average Age (Male)	31.5	32.5	36.7
Average Age (Female)	33.0	34.2	38.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	405	1,498	4,833
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$72,624	\$75,124	\$94,515
Average House Value	\$382,973	\$376,473	\$342,726

2023 American Community Survey (ACS)



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