

FOR LEASE

Liberty Building
Office Space



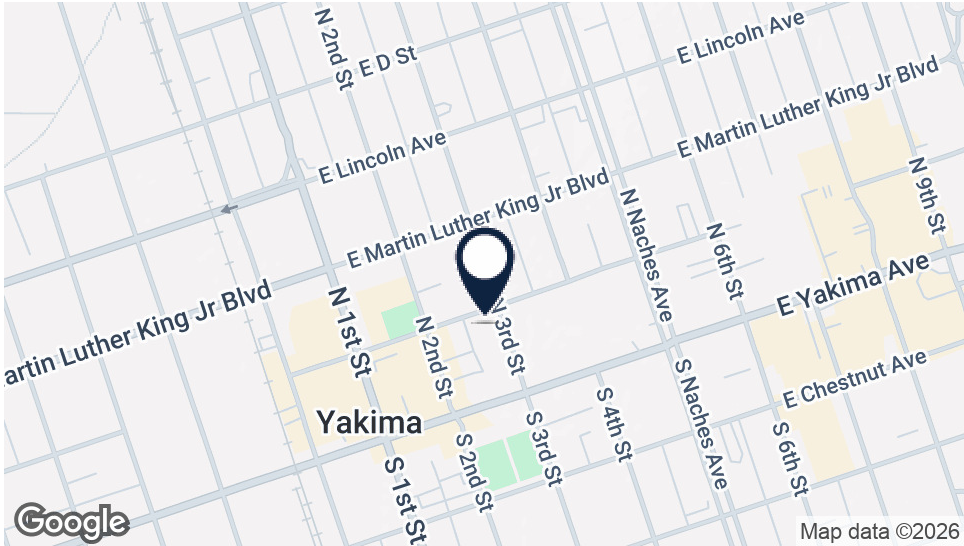
Offered at:
Available:

\$13/SF, NNN
2,197SF

32 N 3rd St, Suite 218
Yakima, WA 98901

Bill Almon, Jr.
wcalmon@almoncommercial.com
218 SSgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.961.7575: C

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$13/SF, NNN
Available SF:	2,197SF
Estimated CAM's/NNN's:	\$3.83/SF +/-
Zoning:	CBD
Parcel Number:	191319-22470

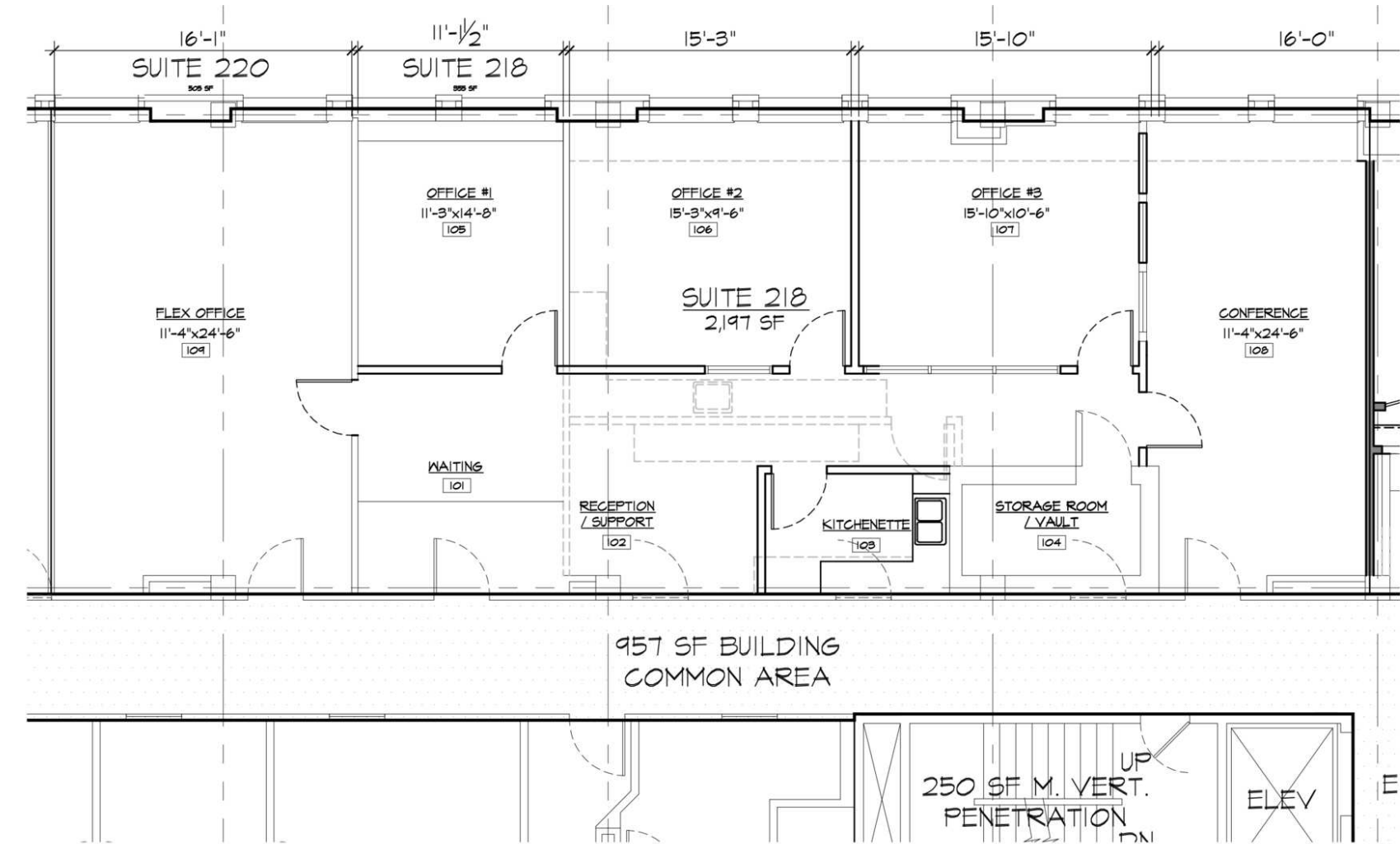
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease space within the popular and revitalized Liberty Building, a 4-story office building located in the heart of the downtown core area's vibrant walking corridor where nearby amenities are in abundance, including a large public parking lot adjacent to the building, numerous popular restaurants, brewpubs, tasting rooms and coffee houses.

The spaces within the building have been or can be remodeled with unique contemporary finishes unlike most anything else in the downtown core.

Suite 218 is on the 2nd floor with northerly facing windows. It has 4 large private offices, a conference room, kitchenette and reception area with built-in desk. The existing furniture can be acquired or included upon terms to be negotiated.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Floor plan includes a reception area with built-in reception desk, 4 large private offices, a conference room and kitchenette.
- Landlord provides the ability to relocate to larger or smaller space within the building mid lease term.
- Some underground secured parking is available, while parking passes in the public lot are available at Landlord's direct cost.
- On-site management.
- 'B' level rents at 'A' level finishes.
- Listing broker is a minority principal of owner and is a licensed real estate broker in the state of Washington.

Additional Photos



Additional Photo

