

FOR LEASE

Affordable Downtown
Office Space

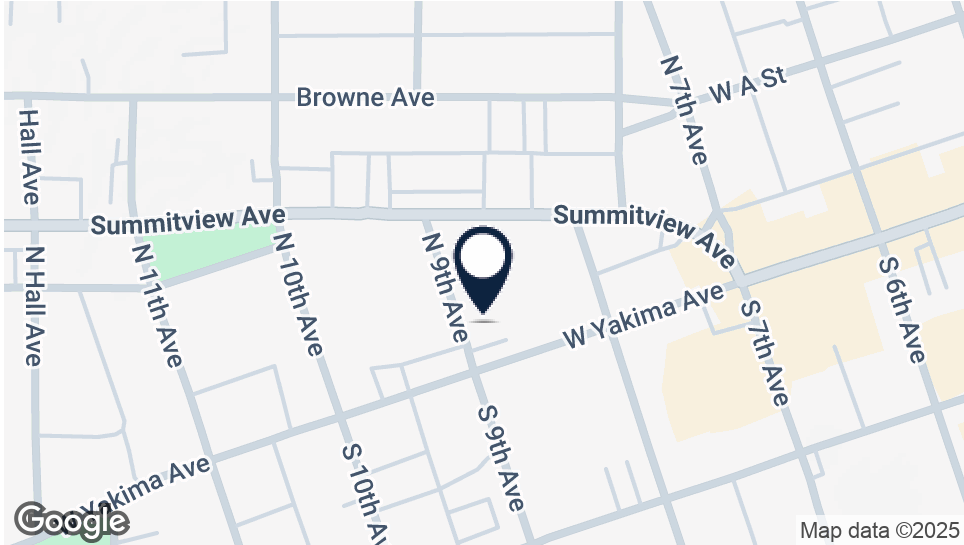


Offered at: \$10/SF, NNN
Available: 1,000SF +/-

811 W Yakima Ave
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$10.00/SF, NNN
Monthly Base Rent:	\$833.33/month, NNN
Available SF:	1,000SF +/-
CAM's/NNN's:	\$3.74/SF +/-
Zoning:	CBD

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease an affordable and difficult to find smaller office space near downtown Yakima.

Located in a recognizable and well-known mixed-use retail/office building anchored by the Haberdasher, this space has two private offices, a large bullpen, storage areas, a restroom and reception area.

The building has a Yakima Ave address with exposure and visibility from each of Yakima Ave, 8th Ave and Summitview Ave, plus has plentiful dedicated parking.

Highlights



PROPERTY HIGHLIGHTS

- Affordable and difficult to find smaller office space configured with 2 private offices, bullpen space, reception and storage areas.
- Located in a well-known building shared with the Haberdasher, an insurance agency and medical office.
- Building has a prominent Yakima Ave address while being visible from each of Yakima Ave, 8th Ave and Summitview Ave.
- Plentiful dedicated parking that far exceeds municipal requirements.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,671	30,608	45,009
Total Population	19,104	84,665	123,094
Average HH Income	\$58,930	\$69,344	\$77,900

Additional Photos



Additional Photo

