

FOR LEASE

Creekside Medical
Office Space

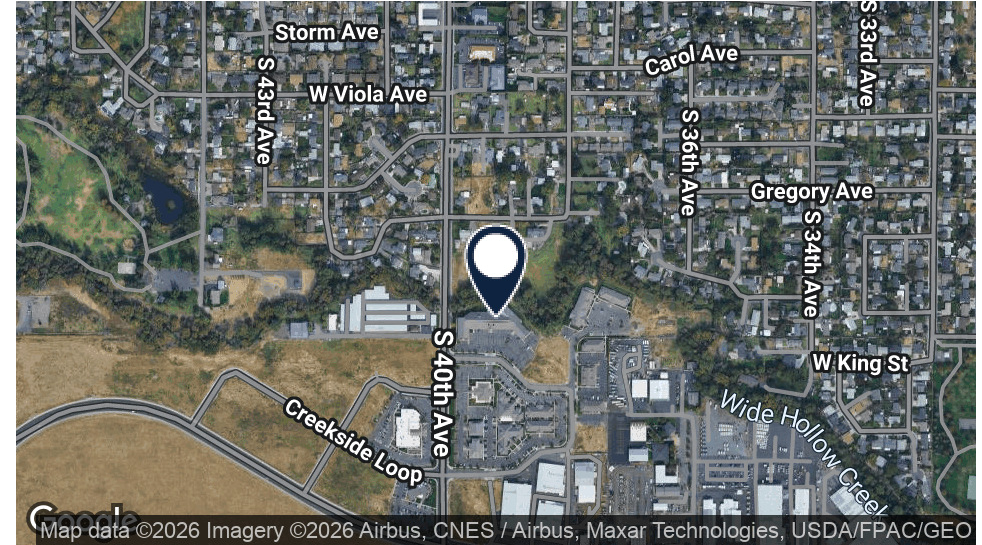


Offered at: \$19/SF, NNN
Available: 11,404SF +/-

3909 Creekside Loop, Suite 120
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$19/SF, NNN
Monthly Base Rent:	\$18,056/month, NNN
Available SF:	11,404SF +/-
Estimated CAM's/NNN's:	\$5/SF +/-
Year Built:	2007
Zoning:	GC
Parcel Number:	181327-43007

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a first-class medical office space to rent in Yakima's pre-eminent office park, Creekside Business Park, and in a building fronting 40th Ave at the entrance to the park.

The space was originally part of a gastroenterology clinic that has recently been demised and now consists of traditionally configured medical space with numerous exam rooms and private offices and with an opportunity to build out a new reception lobby and other areas to suit. The building is shared with a new endoscopy clinic that's currently being remodeled, a dentist, a medical lab and other traditional medical users.

Remodeling allowance of \$2/SF/year available to qualified tenants, plus landlord will reconfigure the entrance façade and lobby upon terms to be agreed upon.

Highlights



PROPERTY HIGHLIGHTS

- Below market rent of \$19/SF, whereas similar medical office space tends to lease closer to \$21/SF.
- Located at the entrance to the park with the building fronting 40th Ave.
- Parklike setting with yard space and view of the creek.
- Plentiful dedicated parking that exceeds municipal code requirements.
- Unique build to suit opportunities within a portion of the space.
- Remodeling allowance of \$2/SF/year available to qualified tenants, plus landlord will reconfigure the entrance façade and lobby upon terms to be agreed upon.

Interior Photos



Additional Photo

