

FOR LEASE

Washington
Office Suites



Offered at:
Available:

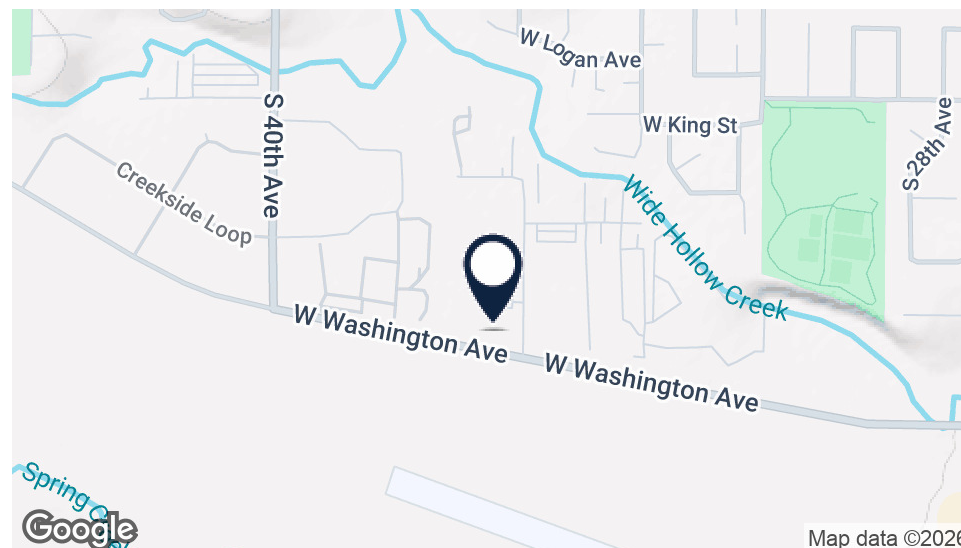
\$16.50/SF, NNN
642SF

3601 W Washington Ave, Suite 120
Yakima, WA 98903

218 SSgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.961.7575: C

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.50/SF, NNN
Monthly Base Rent:	\$883/month, NNN
Available SF:	642SF
CAM's/NNN's:	\$4.98/SF +/-
Year Remodeled:	2020
Parcel Number:	181334-12412
Zoning:	M-1

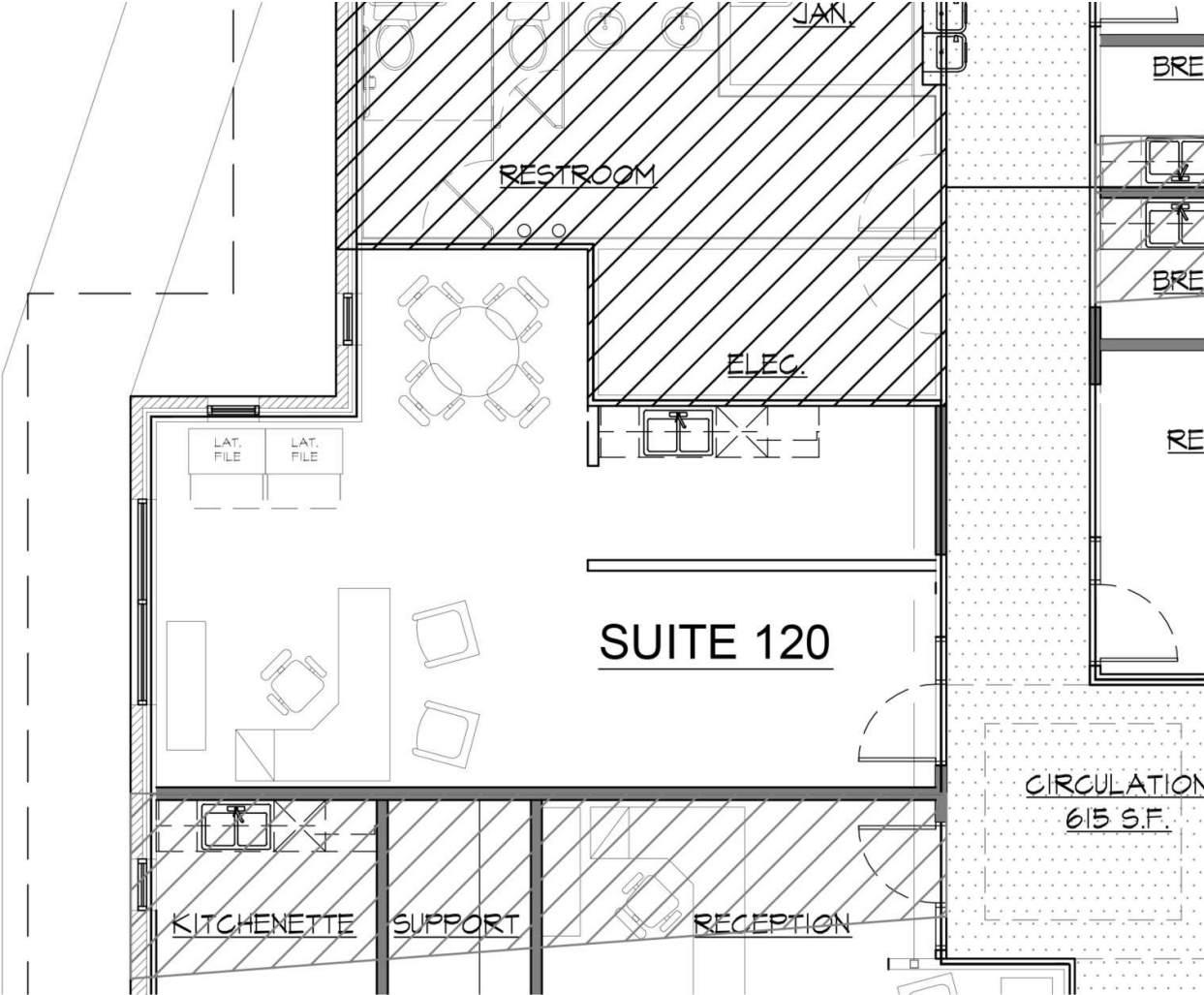
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease difficult to find small first-class office space in west Yakima.

Located in the repurposed and fully remodeled Washington Office Suites near the desirable 40th Ave professional corridor, the building underwent a complete down-to-the-studs transformation in 2022, including new windows, HVAC, electrical, roof and parking lot. Suite 120 is the only currently available space within the building and has an open bullpen office with a kitchenette.

The building is shared with a blend of professional and medical tenants, including Edward Jones, Guild Mortgage, Corvel and Home Family Medicine.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Suite 120 is configured as an open bullpen office with a kitchenette.
- Massive repurposing of the building completed in 2020 with approximately \$900,000 invested.
- Remodel included new windows, HVAC, roof, parking lot, landscaping and monument sign.
- First class spaces with 9 ½ foot ceilings and contemporary finishes throughout.
- Vibrant co-tenancy with numerous professional and medical users.

Additional Photos



Additional Photo

