



FIRST-CLASS OFFICE SPACE FOR LEASE

ALMON COMMERCIAL
REAL ESTATE

Offered at: \$13.50/SF, NNN
Available: 3,050SF

**212 N Naches Ave
Yakima, WA 98901**

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Summary Offering

OFFERED LEASE RATE: \$13.50/SF, NNN

SUITE SIZE: 3,050SF +/-

CAM's/TAXES: \$3.50/SF +/-

UTILITIES: \$1.52/SF +/-

PARKING RATIO: 1/270SF +/-

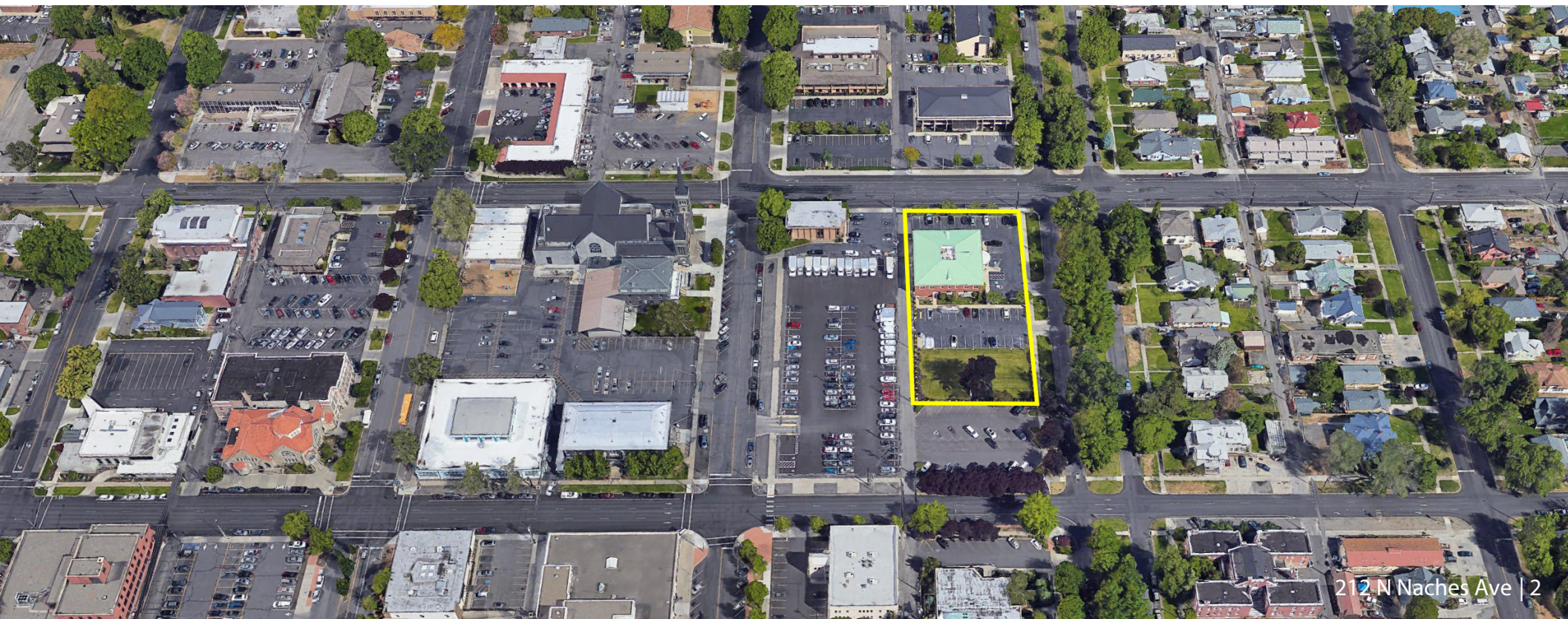
ZONING: GC

PARCEL NUMBER: 191319-21424

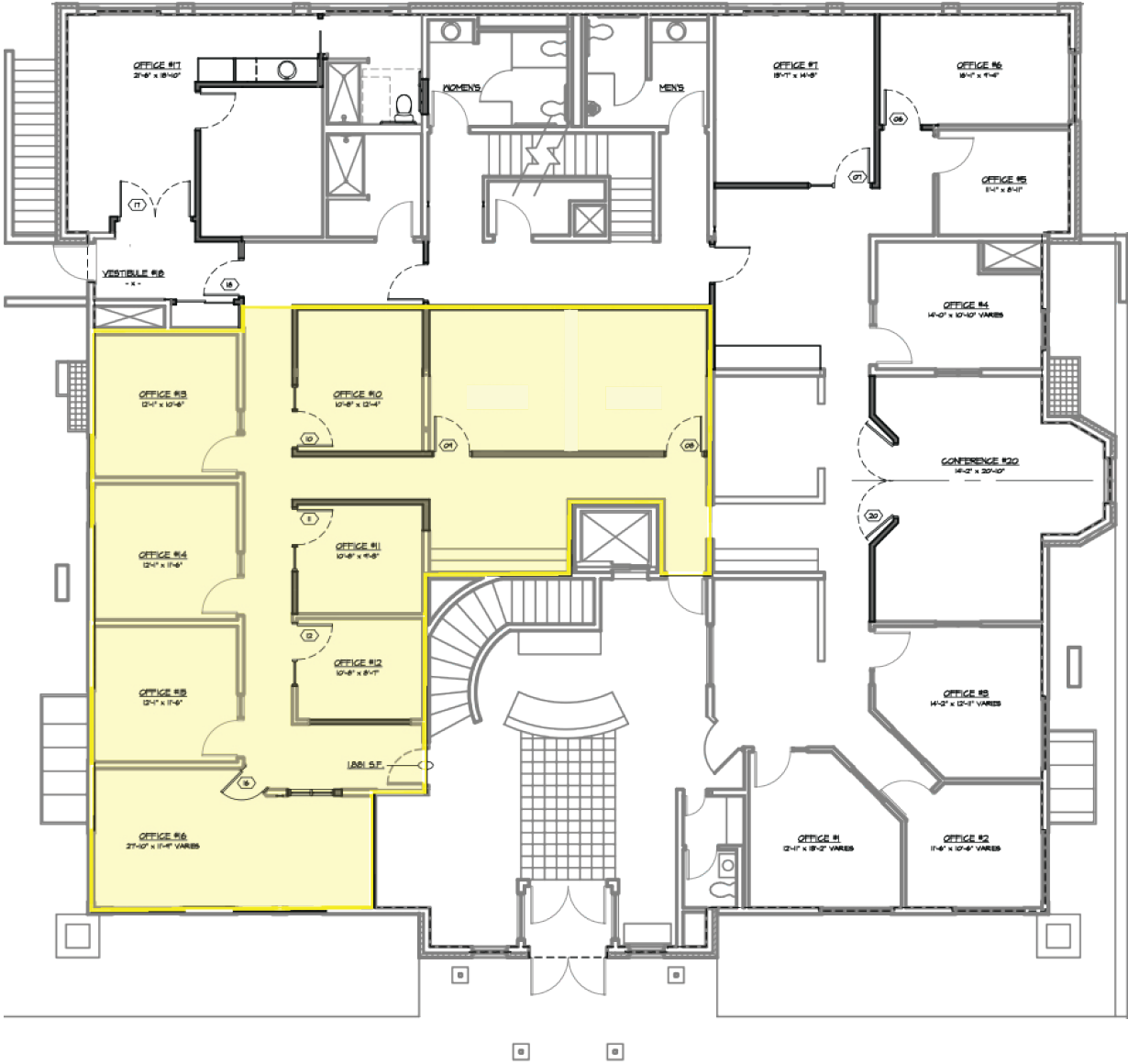
THIS OFFERING is for the opportunity to lease a first-class office space in a well-known downtown office building shared with both a real estate investment firm and law firm.

This space, which is on the main level, was recently remodeled (in approximately 2017) and consists of 7 private offices, a large conference room and a workroom with extensive cabinetry. Tasteful fixtures and materials used throughout include a decorative wood feature wall, sconces, glass sidelights and an impressive common reception lobby.

The grounds include plentiful secured parking with decorative wrought iron fence and brick pilasters, plus a private lawn with landscaping that provides for a park-like setting in the heart of downtown.



Floor Plan



Highlights

- Secured parking and a private landscaped yard provide for a park-like setting.
- Traditional office layout with 7 private offices and a large conference room.
- Strong presence in a well-known, recognizable downtown office building.
- Shared monument sign and building plaques at the entrance.
- High-end fixtures and materials used throughout the space.
- On-site management.



Photos

