

FOR SALE | **FIRST CLASS**
OR LEASE | **OFFICE SPACE**

ALMON COMMERCIAL

REAL ESTATE

Offered at: \$2,440,890 or \$16.50/SF, NNN
Available: 2,770SF - 13,194SF

610 N 39th Ave
Yakima, WA 98902

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Summary Offering

OFFERED SALE PRICE: \$2,440,890

OFFERED LEASE RATE: \$16.50/SF , NNN

SQUARE FEET: 2,770SF - 13,194SF

APPROX CAM'S: \$3/SF

PARKING RATIO: 1/162SF +/-

LAND AREA: .96 acres

ZONING: B-1

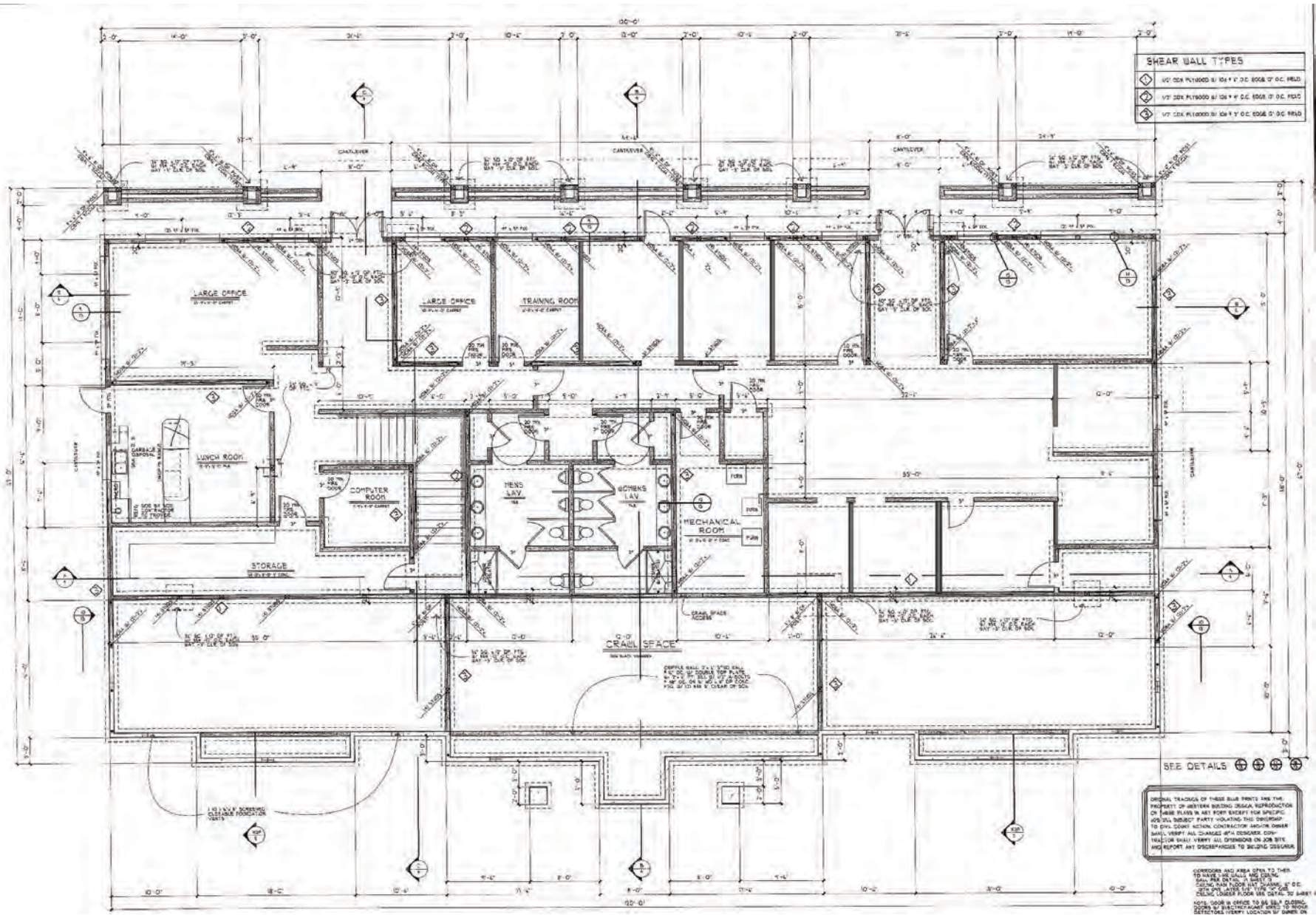
THIS OFFERING is for the opportunity to lease or purchase a first-class, turnkey office space in a well-known, recognizable building along the desirable N 40th Ave corridor that's historically been occupied by CliftonLarsonAllen.

The main floor consists of approximately 8,154SF and the daylight level consists of approximately 5,040SF. The building is currently configured as two suites, one being approximately 2,770SF on the daylight level and the balance consisting of approximately 10,424SF, however, other configurations may be available or the entirety may be leased or occupied together.

Both floors are configured as traditional office space and are nicely appointed by way of a mid-2013 remodel/update. The building has frontage, presence and visibility along N 40th Ave, while access is from N 39th Ave.

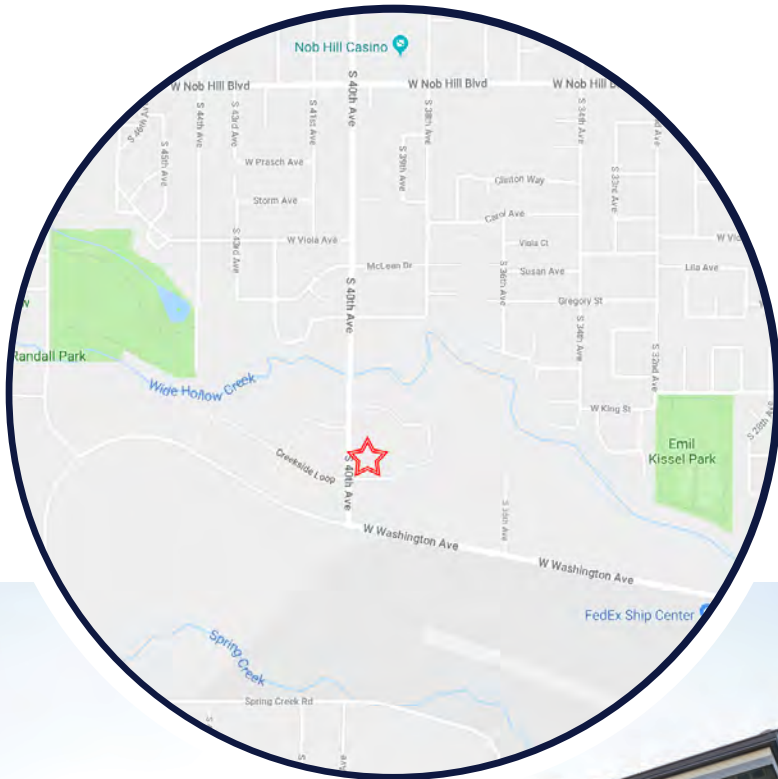


Floorplan - Lower Level



Highlights

- High-end finishes and first-class amenities throughout both the interior and exterior of the building.
- Abundance of available parking that's significantly in excess of municipal requirements.
- Currently configured as either 13,194SF on both floors, 10,424SF by way of the entire main floor and partial daylight level or 2,770SF by way of a suite within the daylight level (daylight level suite is \$15.50/SF, NNN).
- CliftonLarsonAllen space estimated to be available Spring of 2020, while the 2,770SF daylight level suite is currently available.
- Frontage, visibility and presence from both N 40th Ave and N 39th Ave.
- Low CAM's/property taxes estimated at approximately \$3/SF.
- Building underwent a refresher update in mid-2013 and shows very well.



Photos



Photos

