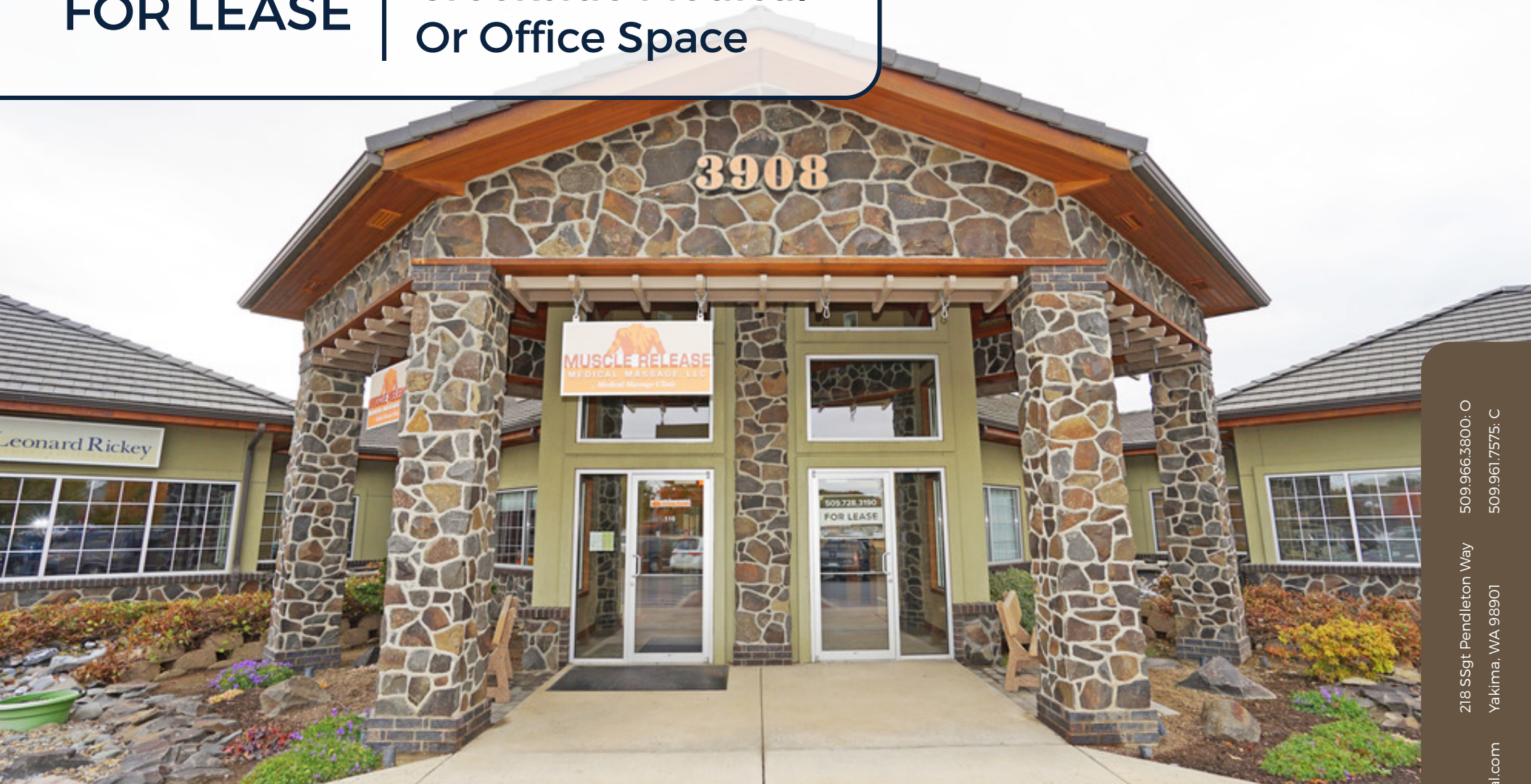


FOR LEASE

**Creekside Medical
Or Office Space**



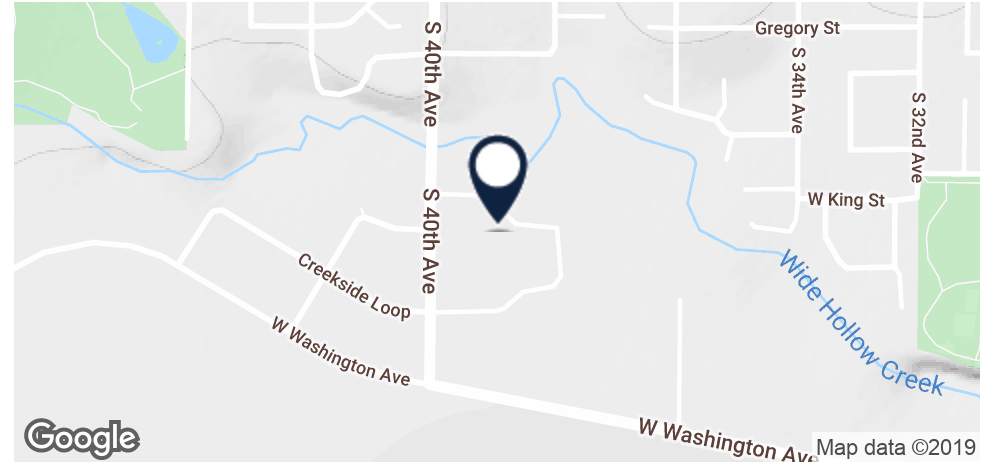
ALMON COMMERCIAL
REAL ESTATE

Offered at: \$15.50/SF, NNN
Available: 5,173SF

3908 Creekside Loop, Suite 120
Yakima, WA 98902

Bill Almon, Jr. 218 SSgt Pendleton Way 509.966.3800: O
wcalmon@almoncommercial.com Yakima, WA 98901 509.961.7575: C

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15.50/SF, NNN
Available SF:	5,173SF +/-
CAM's/NNN's:	\$4.60/SF +/-
Parking Stalls:	44 stalls +/-
Year Built:	2004
Zoning:	GC

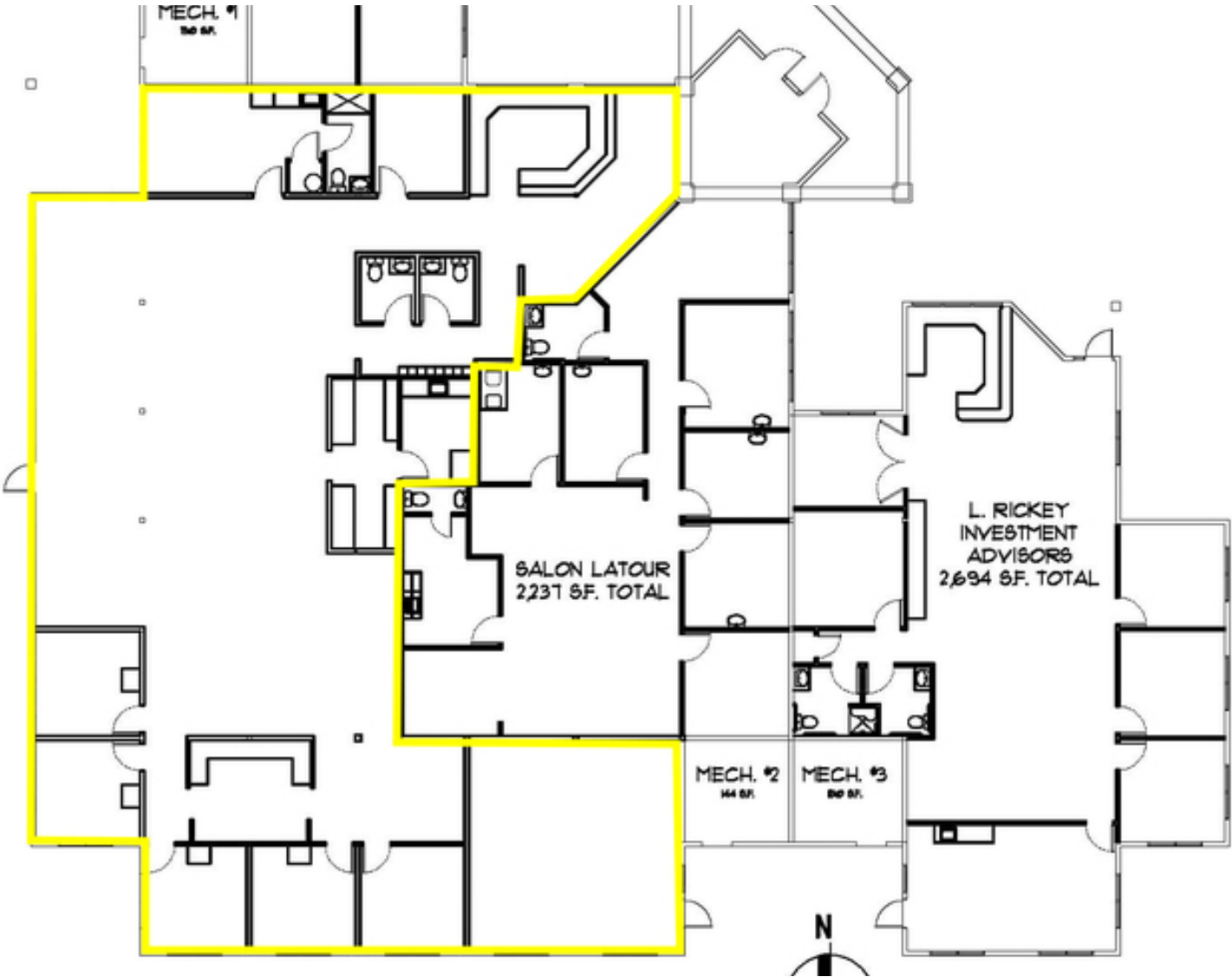
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a medical or office space within Yakima's preeminent office park, Creekside Business Park.

Originally remodeled in 2004 on a build-to-suit basis for a physical therapist, this space is currently configured with a reception area including significant built-ins, large open room/gymnasium with high ceilings, kitchenette/break area, workroom, nurse's station, 8 exam rooms and 4 restrooms.

Landlord recognizes the need (and is willing) to remodel this particular space upon terms to be negotiated. Common area maintenance/triple-net charges are capped at \$4.60/SF.

Floor Plan



Highlights

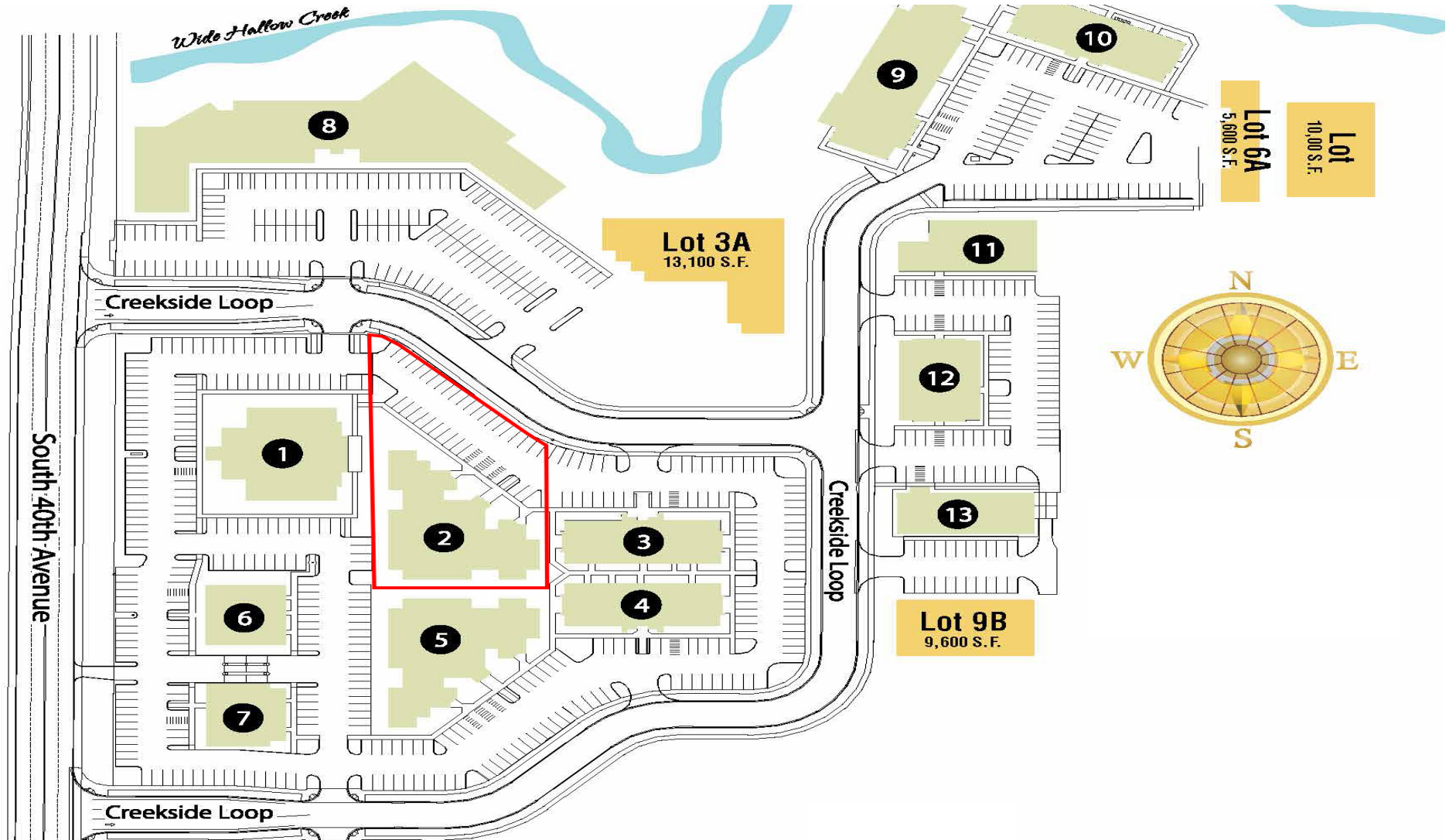


PROPERTY HIGHLIGHTS

- Beautiful use of building materials along the exterior of this building, which is complemented by impeccable landscaping.
- Asking rental rate is intentionally meant to reflect a below market medical rate or at market office rate.
- While the space is likely in need of some remodeling, the landlord is willing and able to contribute towards such upon terms to be negotiated.
- Space includes unusually high ceilings throughout the bullpen area.
- Plentiful dedicated parking that far exceeds municipal code requirements.
- Building is shared with an investment advisor, massage clinic and a popular coffee shop.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,583	25,008	48,524
Total Population	6,597	63,974	129,874
Average HH Income	\$57,263	\$61,161	\$55,706

Site Plan



Additional Photos



Aerial

