

FIRST CLASS OFFICE SUITE FOR LEASE



ALMON COMMERCIAL

REAL ESTATE

Offered at: \$16.50/SF, NNN

Available: 600SF

1701 Creekside Loop, Suite 130
Yakima, WA 98902

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Summary Offering

OFFERED LEASE RATE: \$16.50/SF , NNN

SQUARE FEET: 600SF

APPROX CAM'S: \$4.60/SF

LAND AREA: .64 acres

YEAR BUILT: 2001

ZONING: GC

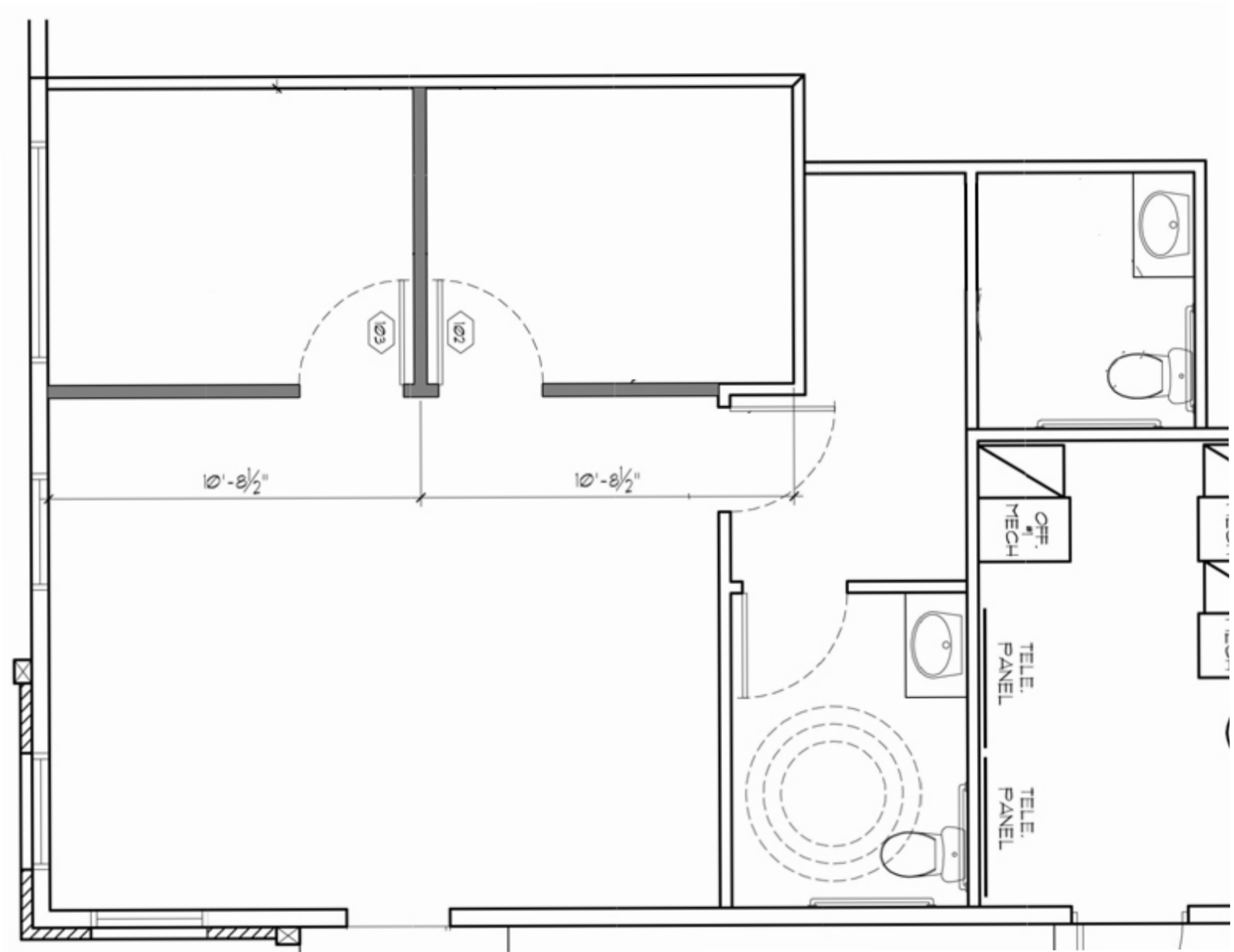
THIS OFFERING is for the rare opportunity to lease a small, first-class office or medical suite of less than 1,000SF in Yakima's preeminent business park, Creekside Business Park.

The space is currently occupied by an insurance brokerage and will be available near May of 2019. The floorplan consists of a large reception area, 2 private offices, a storage area and restroom. High-end finishes used throughout the space, including hardwood floors in the reception area.

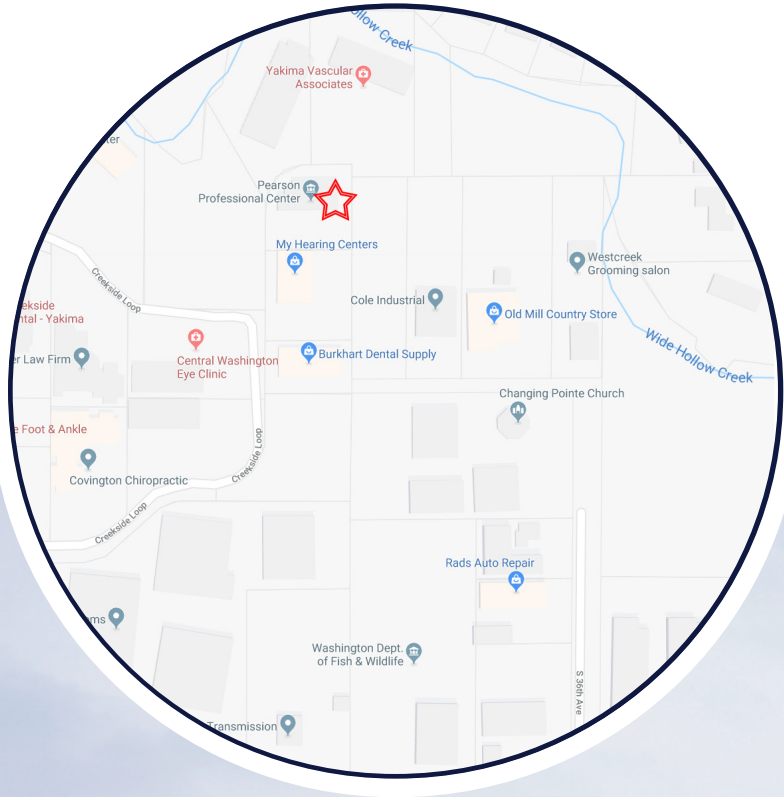
Creekside is shared with numerous professionals, medical users and retailers.



Floorplan



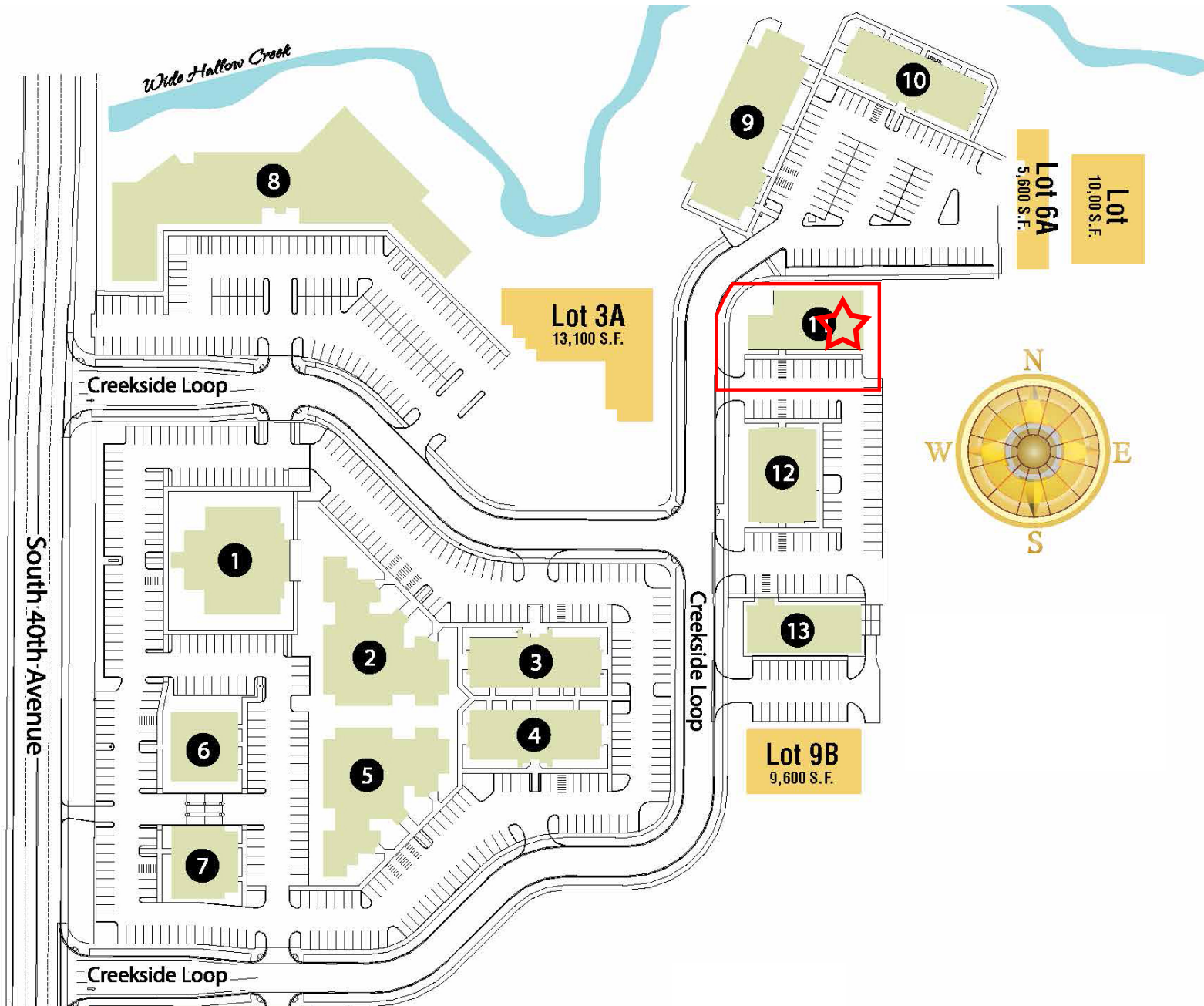
Highlights



- Rare opportunity to lease a small office or medical suite in west Yakima.
- Floorplan consists of 2 private offices and a large reception area, plus storage area and restroom.
- High-end finishes and first-class amenities used throughout both the interior and exterior of the building.
- Landlord is willing and able to fund tenant improvements.
- CAM's/property taxes are capped at \$4.60/SF.



Siteplan



Photos

