

FOR LEASE

Creekside Medical Office Space



Offered at:
Available:

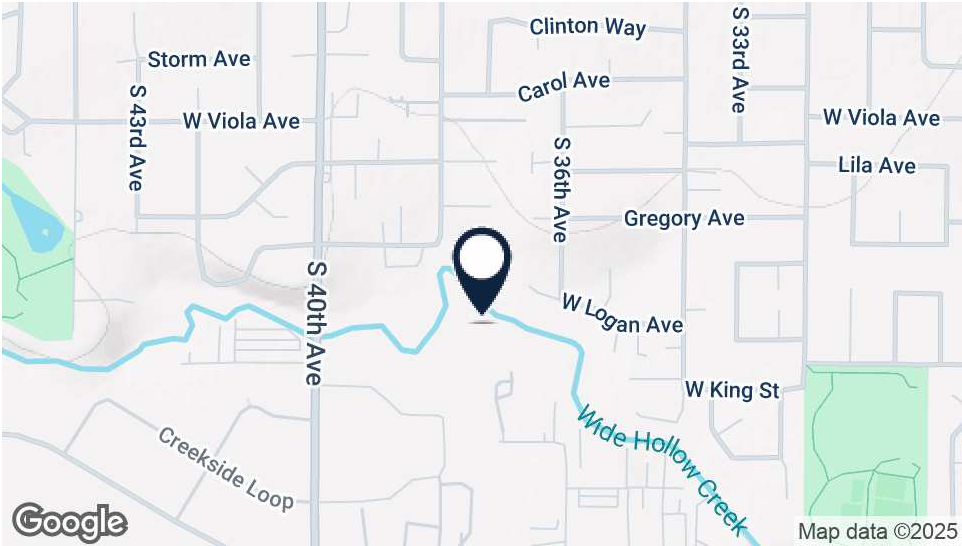
\$17/SF, NNN
5,399SF

1607 Creekside Loop, Suite 100
Yakima, WA 98908

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:	\$17/SF, NNN
Available SF:	5,399SF
Monthly Base Rent:	\$7,649/month, NNN
Year Built:	2008
Zoning:	GC
Parcel Number:	181327-43005

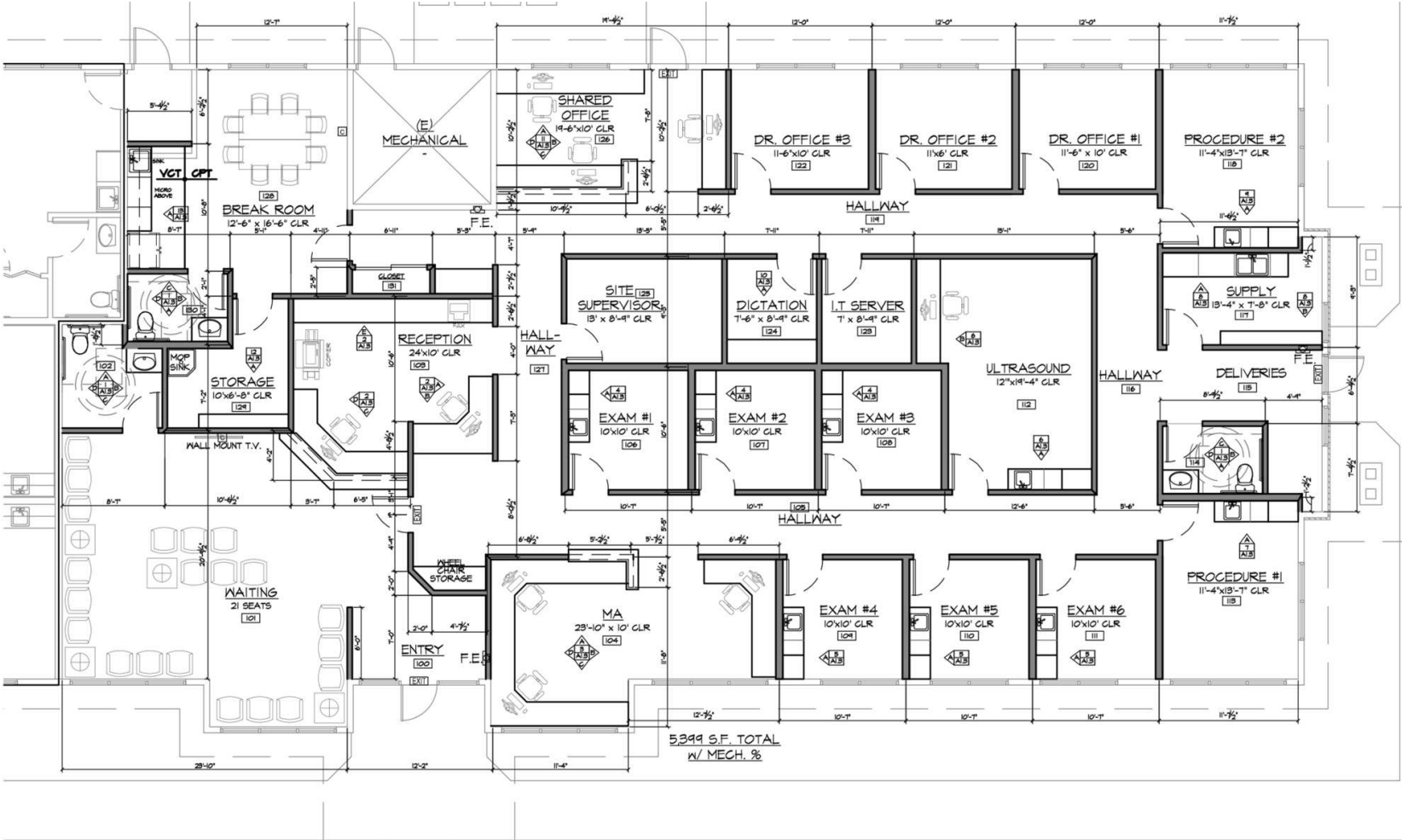
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a first-class medical office space at below market rent in Yakima’s pre-eminent office park, Creekside Business Park.

The space has historically been occupied by a vascular clinic and is traditionally configured and is efficiently laid out with a large reception area with built-in counter, 6 plumbed exam rooms, 3 procedure rooms, 4 private offices, a large break room and kitchen. The building is shared with a dermatologist.

Remodeling allowance of \$2/SF/year available to qualified tenants.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Below market rent of \$17/SF, whereas similar medical office space tends to lease between \$19 - \$21/SF.
- Traditional medical office space with a reception area, 6 plumbed exam rooms, 3 procedure rooms, 4 private offices, a large break room and kitchen.
- Parklike setting tucked in the back corner of the park with yard space and view of the creek.
- Plentiful dedicated parking that exceeds municipal code requirements.
- Remodeling allowance of \$2/SF/year available to qualified tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,786	29,793	42,678
Total Population	9,616	79,885	116,726
Average HH Income	\$84,571	\$78,277	\$76,665

Interior Photos



Additional Photo



Additional Photo

