

Commercial

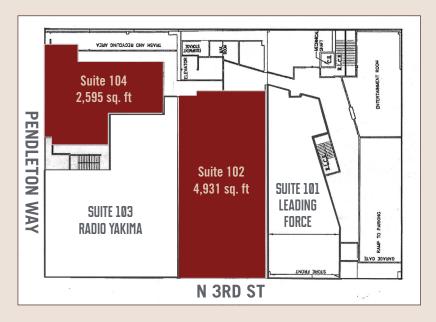
jemdevelopment.com



17 NORTH 3RD STREET I YAKIMA, WA



SUITE 102 & 104



FEATURES

- Creative space with high ceilings and open floor plan
- Covered parking spaces offered in parking garage
- Build-to-suit

FOR LEASE OR SALE

- Lease rate \$14.00 per sq. foot, NNN
- Suite 102 for sale: 4,931 sq. feet for \$490,000
- Suite 104 for sale: 2,595 sq. feet for \$259,500

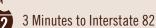
LOCATION

- Situated in the heart of downtown Yakima
- One block from several local restaurants
- Six blocks from the Yakima Convention Center
- Two blocks from city, county, and federal government offices

TRANSPORTATION



2.5 Hours to Seattle





3 Blocks to City Bus Terminal



15 Minutes to Yakima Air Terminal