

LEASE

2600 Business Parkway

SUITE 100

Union Gap, WA 98903

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (NNN)
ESTIMATED CAM/NNN:	\$5.00 SF/yr
AVAILABLE SF:	1,366 SF
BUILDING SIZE:	4,752 SF

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PROPERTY DESCRIPTION

Discover the unparalleled potential of 2600 Business Parkway, Union Gap, WA, 98903. This premier property offers office spaces designed to elevate your business. With modern finishes, a spacious floor plan, and state-of-the-art facilities, the property provides the ideal setting for productivity and success. Tenants will benefit from ample parking, fantastic regional access. Whether you're a dynamic startup or an established enterprise, this location offers the perfect blend of convenience and sophistication. Don't miss the opportunity to position your business in a thriving community with seamless access to major transportation routes and local amenities.

PROPERTY HIGHLIGHTS

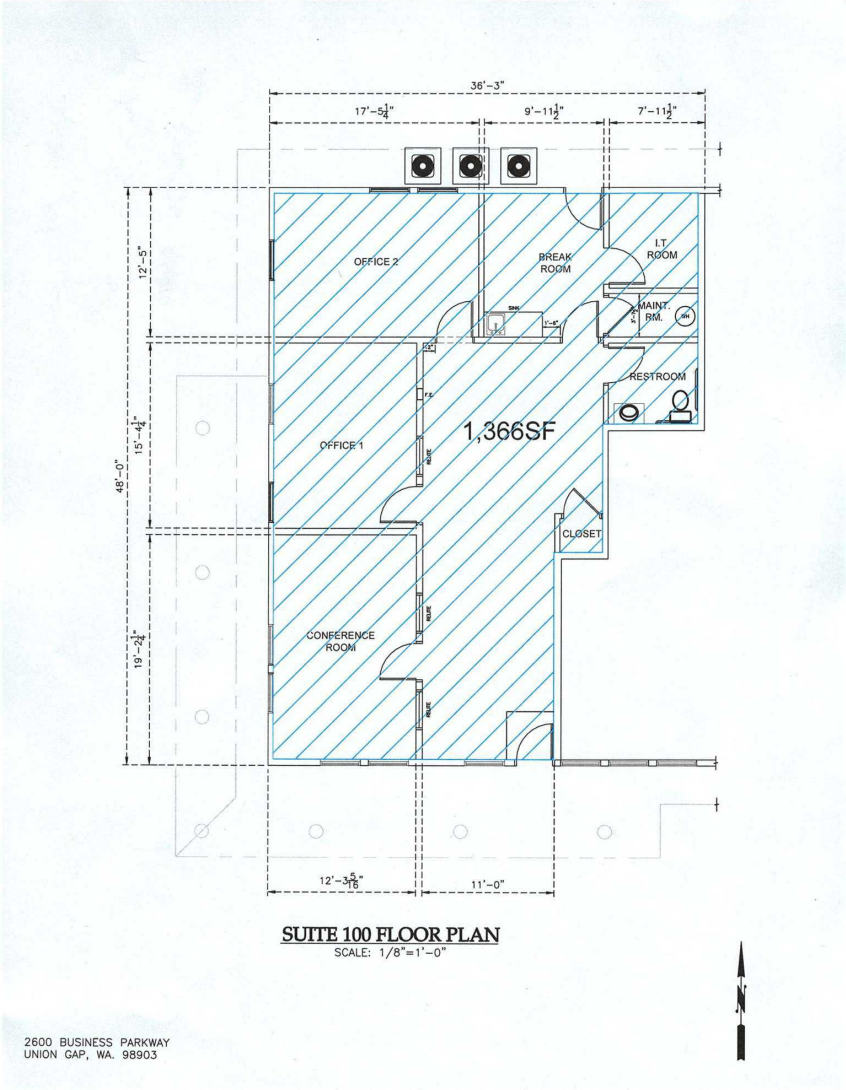
- - Vaulted Ceilings
- - Breakroom
- - Tons of natural light
- - ADA Restroom
- - Storage and IT Room
- - Ample onsite parking for tenants and visitors
- - Convenient access to major transportation routes

ADDITIONAL PHOTOS



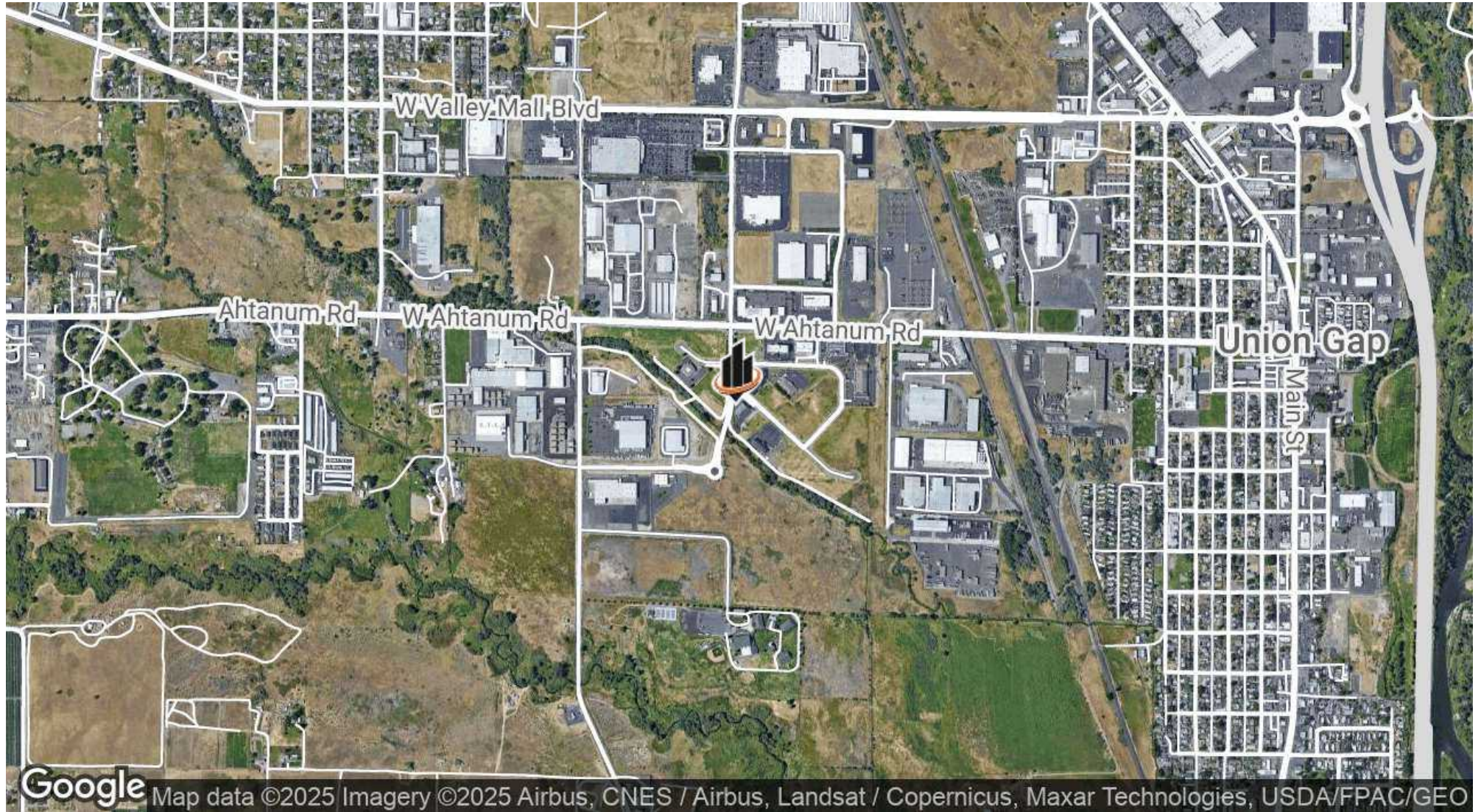
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FLOOR PLANS



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LOCATION MAP



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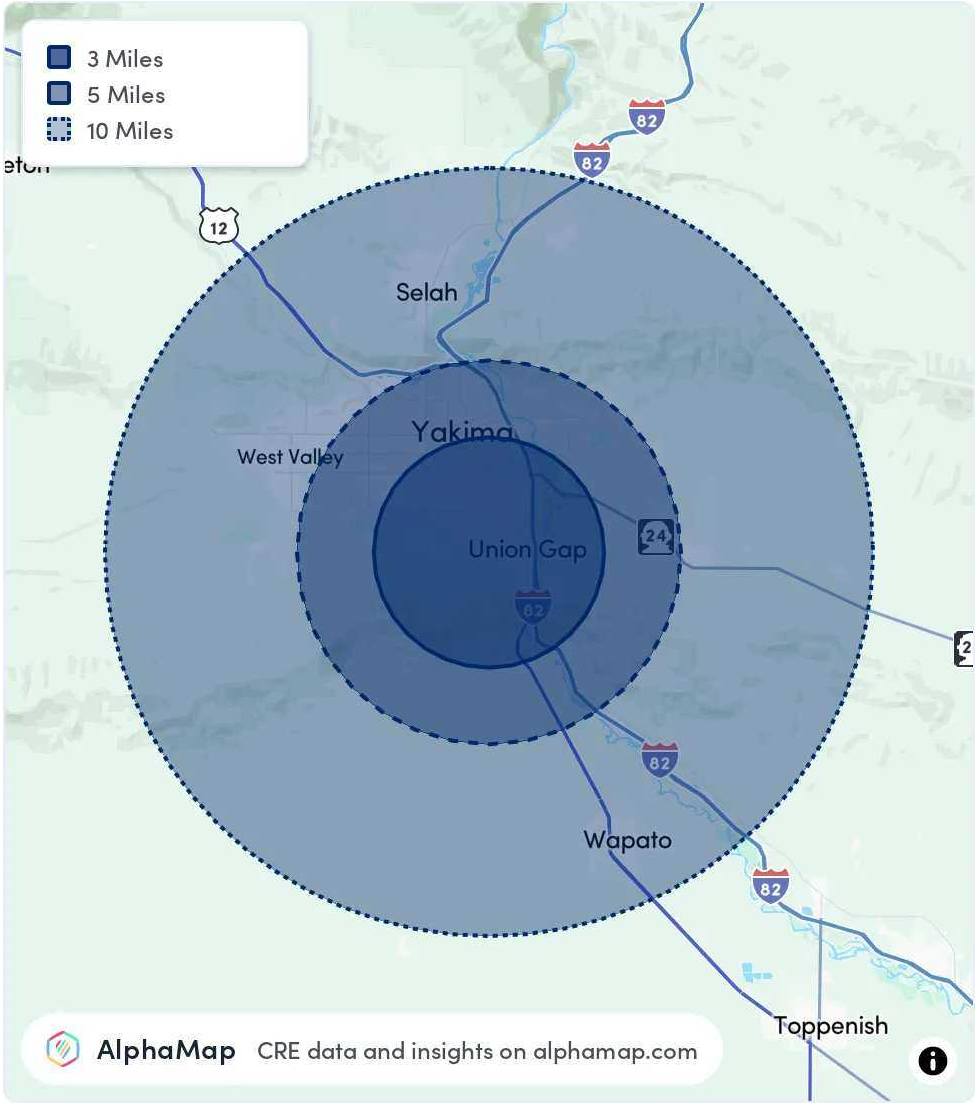
AREA ANALYTICS

POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	36,281	95,388	166,039
AVERAGE AGE	35	37	38
AVERAGE AGE (MALE)	34	36	37
AVERAGE AGE (FEMALE)	35	38	39

HOUSEHOLD & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	11,755	34,483	59,316
PERSONS PER HH	3.1	2.8	2.8
AVERAGE HH INCOME	\$66,708	\$71,013	\$82,954
AVERAGE HOUSE VALUE	\$236,268	\$284,089	\$330,825
PER CAPITA INCOME	\$21,518	\$25,361	\$29,626



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