

# DOWNTOWN WENATCHEE - PROFESSIONAL OFFICE SPACE -



## SUBLEASE

325 N CHELAN AVE (SUITE A)  
WENATCHEE, WA 98801



**DANNY ZAVALA | BROKER & REALTOR**

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175 Penny Rd, Suite B, Wenatchee, WA 98801

MLS# 20116095

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RE**

# PROPERTY OVERVIEW

## LEASE SUMMARY

- **Type:** Sublease
- **Lease Type:** Full Service/ Modified Gross
- **Price/SQFT:** \$23/SQFT | \$7,63.17 w/ 3% escalation
- **Down Payment:** Security Deposit + First Months Rent
- **Lease Expiration:** 04/31/2030 w/ 5 year option
- **Tenant Allowance:** \$35,000

## PROPERTY SUMMARY

- **Address:** 325 N Chelan Ave Suite A
- **City, State, Zip:** Wenatchee, WA 98801
- **Year Built:** Unknown
- **Parcel Number:** 222003860588
- **Zoning:** Central Business District
- **Property Type:** Professional Office
- **Office Size:** 3,982 SQFT
- **Zoning Jurisdiction:** City of Wenatchee
- **Water:** City of Wenatchee
- **Sewer:** City of Wenatchee
- **Garbage:** Waste Management
- **Power:** Chelan County PUD
- **Heating:** Central Heat
- **Cooling:** Central AC



All property tours to be scheduled through the listing agent.



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**EAST WENATCHEE**

**PYBUS MARKET**

**LOOP TRAIL**

**COAST HOTEL**

**DOWNTOWN**

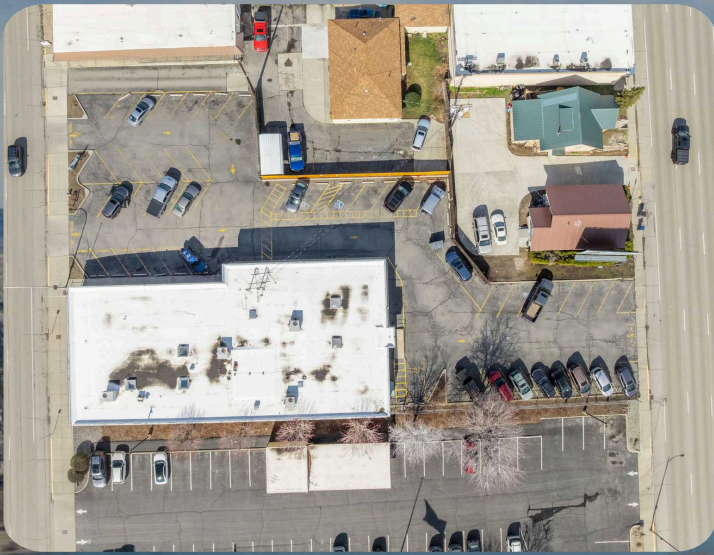
**YMCA SITE**

**WELLS FARGO**

**325 N CHELAN**

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# MARKET OVERVIEW

## GREATER WENATCHEE VALLEY

Located in the heart of Central Washington, Wenatchee is a thriving city known for its stunning natural beauty. The Columbia River winds through the valley, while the Cascade Mountains provide a dramatic backdrop. Offering abundant outdoor activities year-round, Wenatchee is a haven for nature enthusiasts. Whether it's hiking along scenic trails or skiing at nearby Mission Ridge, there's something for every outdoor adventurer.

Wenatchee's economy is diverse, with a strong foundation in agriculture and healthcare, along with growing sectors in education, technology, and tourism. Dubbed the "Apple Capital of the World," agriculture remains a cornerstone of the region, but Wenatchee also hosts the Confluence Technology Center, home to data centers for major companies like Yahoo! and Microsoft.



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