



2500 sf Office/Retail For Lease 25,000+ Cars Per Day

1410 Lakeside Court Yakima WA Unit 101



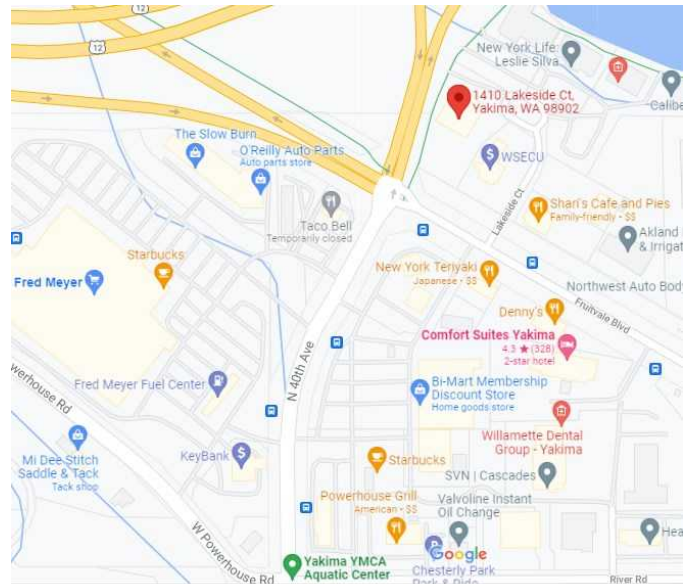
2500sf of office space on the corner of Yakima's busiest street right off of HWY 12 with high visibility while cars stop at the 40th ave stoplight and Fruitvale.

Space by the former Figgs Eye Clinic.

Lots of parking.

Lease price \$17sf/yr NNN with approx CAMs \$5.09sf

Lower your advertising bill with the high visibility office/retail space as cars stop at light on 40th ave



Best Yakima location at the hwy 12 & 40th Ave exit!

Surrounded by business including Fred Meyer, Starbucks, Denny's, Taco Bell, WSECU, BiMart, O'Reilly's, Comfort Inn, 76 gas, the new Yakima Aquatic Center and more!

40th ave is Ya-kima highest traffic count with over 25,000 cars per day

2500sf available in the 1.28 acre parcel with plenty of parking.

Lease priced at \$17 sf per year + NNN