



These three buildings are all three stories plus some basement area and total 217,951± square feet. It is estimated that net rentable square feet, not including basement area, stairways, corridors, common area and space requiring substantial investment to ready for tenancies is 138,000± square feet. The three buildings are estimated to have 93% of the net rentable space occupied, with 82% of the net rentable space leased to Washington State Department of Agriculture, Department of Labor and Industry, and Department of Ecology. Major renovations to the buildings occurred during the late 1990's as the government agencies took tenancy.

The downtown core of Yakima does not have required parking ratios but the three buildings are well parked with an average of approximately 5 parking spaces per 1500 square feet of rentable space. There are designated parking areas for the government agency tenants lying west of the buildings along North First Avenue as required by each lease with the majority of the parking available between the east side of the buildings and the railroad line.



The Southerly building at 15 West Yakima Avenue is estimated to have basement area of 27,636± square feet which is considered not rentable. 79,128± square feet of floor area is located on three floors, of which 72,775± square feet is rentable (net rentable space). Approximately 84% of the net rentable space is leased to the Department of Labor and Industry and the Department of Ecology for the State of Washington. There are 5 retail spaces ranging in size from 314± square feet to 1,279± square feet with frontage along West Yakima Avenue. One of these spaces is currently occupied.



The middle building, 21 North First Avenue, is estimated to have 26,727± square feet of basement area of which 4,525± square feet is considered rentable. There is 53,238± square feet of area on three floors. Net rentable space for this building is approximately 51,956± square feet. It is estimated that 96% of the net rentable space in this building is leased to the Washington State Department of Agriculture.

The third building, located at the north end of the adjoining three buildings, is estimated to have 9,250± square feet of basement area, none of which is considered rentable. The three story building has a total of 27,750± square feet with 9,250± square feet on each floor. Only the first floor is considered to be rentable and has been occupied by Yesterday's Village Antiques since 1997.