

BY PROPERTY OWNER PRESENTS

## YAKIMA LEGAL CENTER OFFICE SUITE

303 East "D" St., Yakima, WA. 98901 Condo Suite #2



YAKIMA LEGAL CENTER

### BUILDING FEATURES

~~For Sale \$226,000~~  
**REDUCED \$15,000,**  
**Quick Sale at \$213,000.**

- ✦ Legal or General Office Space
- ✦ Next To Downtown area and Courthouse
- ✦ Convenient Free Parking 50 spaces / Ground Floor
- ✦ Main Street Exposure on Bus Route
- ✦ Additional Vacant Parking Lot
- ✦ Parcel # 19131833501

**Suite # 2 Available Now**  
**Suite # 2B Leased to Aug 2008**

### OWNER USER OR INVESTMENT

CONDO OFFICE FACILITY SUITE # 2A - 2-B

- ✦ Suite 2-A Available Now for Owner
- ✦ Suite 2-B pays \$1,043 month till Aug 08
- ✦ Condo Dues Include Electrical, Janitor, common area upkeep also Parking area maintained and property Insurance for \$ 621.
- ✦ 2008 Property Taxes \$1,867.55
- ✦ Ownership includes shared use of Board Room
- ✦ Impressive common area enclosed hallways.
- ✦ On site storage unit
- ✦ New HAVC Unit just Installed

For More Information Contact



PROPERTIES

PO BOX 949 MUKILTEO, WA. 98275  
[www.leasing-realestate.com](http://www.leasing-realestate.com)



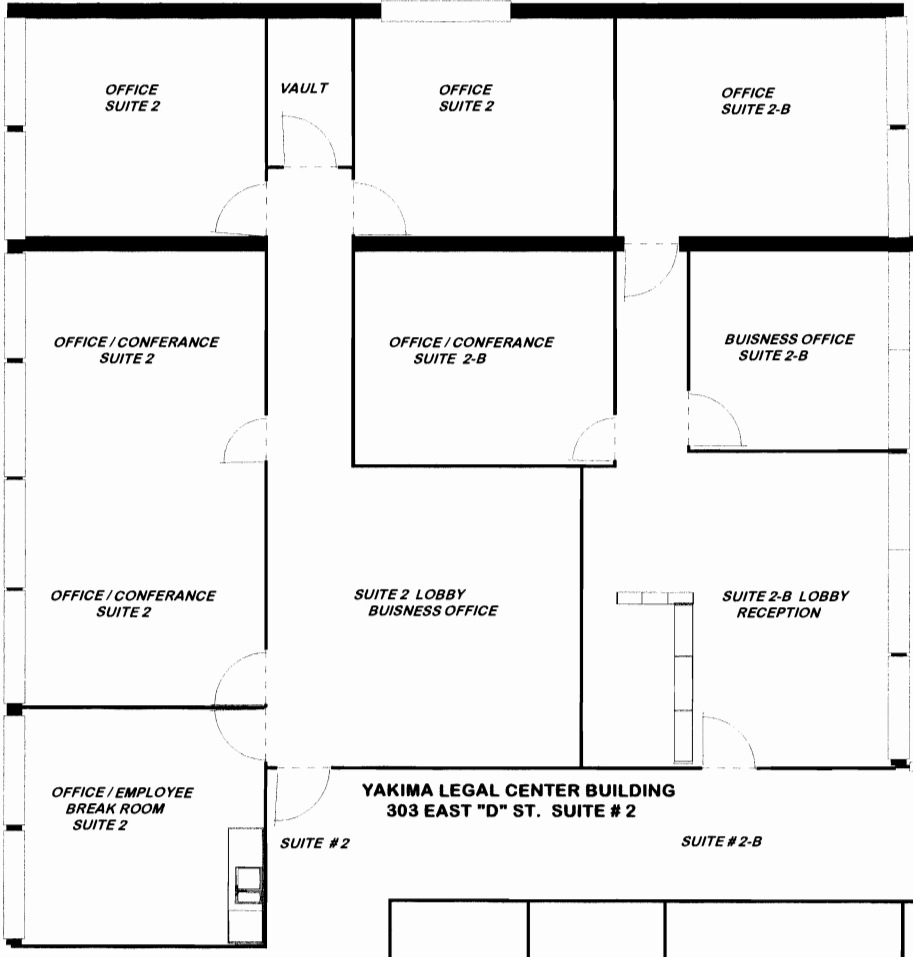
JIM or BENITA SCHUMACHER

E-Mail [Jim@Leasing-Realestate.com](mailto:Jim@Leasing-Realestate.com)

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\* The Information contained herein has been obtained from sources deemed reliable but is not guaranteed.



Directions: From I-82 Traveling North  
 Take I-82 At exit 33, turn RIGHT  
 onto Ramp towards Yakima Ave  
 Keep LEFT to stay on Ramp towards Yakima Ave  
 Bear RIGHT (West) onto E Yakima Ave.  
 proceed to 1st Street Turn RIGHT (North) onto N 3rd St  
 Arrive 303 E D St, Yakima, WA 98901

Directions: From I-82 Traveling South  
 Take I-82 exit 31A / B, turn RIGHT  
 onto Ramp towards N 1st St Keep RIGHT onto N 1st St  
 watch for East "D" Street Turn LEFT (East)  
 onto East "D" S St Arrive 303 E D St, Yakima, WA 98901

**SCHUMACHER LEASING**  
 PH 509-969-0000  
 FAX 425-710-9090

**YAKIMA LEGAL CENTER BUILDING**  
 303 EAST "D" ST. SUITE # 2

SUITE # 3

SUITE # 2

SUITE # 2-B

Building  
 Parking Lot  
 Entrance

Building Front  
 South Entry

Building  
 Restrooms

Building  
 Restrooms

Building  
 Conference Room  
 AVAILABLE FOR  
 ALL TENANTS  
 USE

Storage Space  
 For Suite # 2

ATRIUM GARDEN

SUITE 2-B LOBBY  
 RECEPTION

SUITE 2 LOBBY  
 BUSINESS OFFICE

BUISNESS OFFICE  
 SUITE 2-B

OFFICE / CONFERENCE  
 SUITE 2-B

OFFICE / CONFERENCE  
 SUITE 2

OFFICE  
 SUITE 2-B

OFFICE  
 SUITE 2

OFFICE  
 SUITE 2

VAULT

OFFICE / CONFERENCE  
 SUITE 2

OFFICE / EMPLOYEE  
 BREAK ROOM  
 SUITE 2