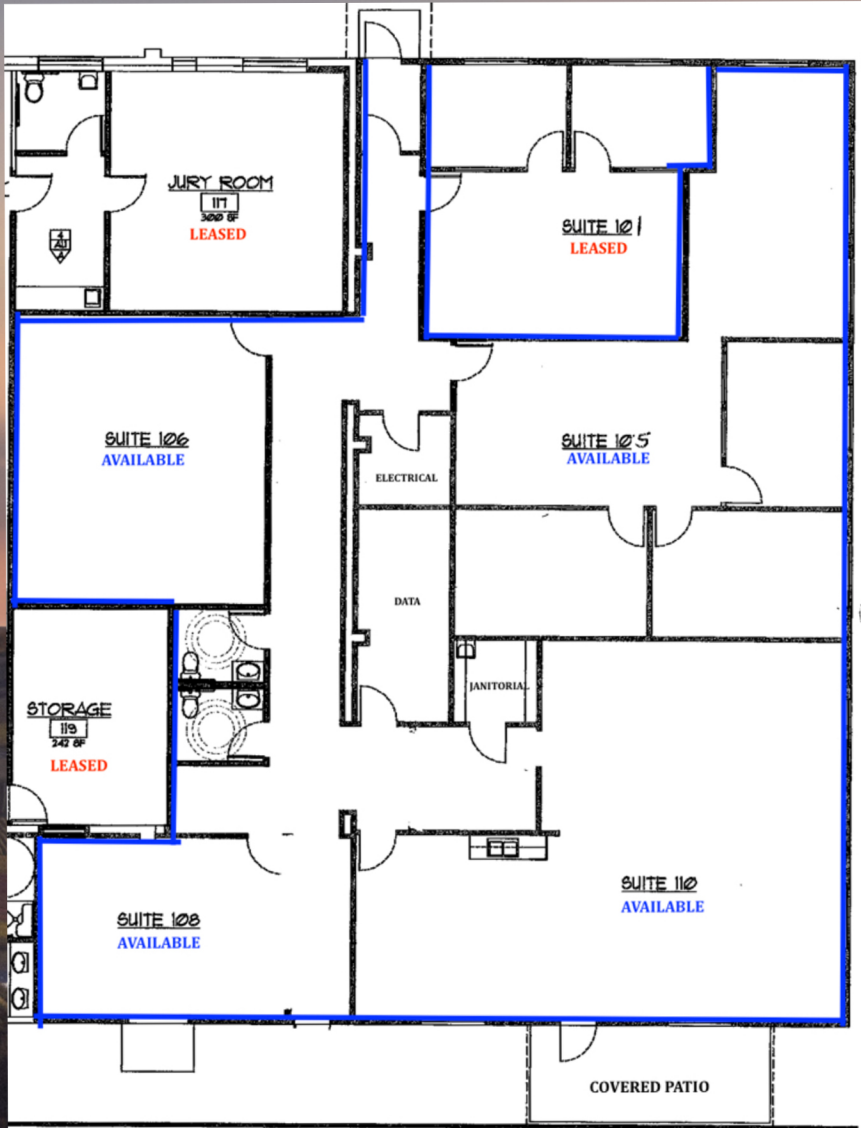


AVAILABLE FOR LEASE

# GRANDVIEW OFFICE SPACE

1313 W. Wine Country Road, Grandview, WA



## AVAILABLE UNITS

Suite 105: 1,262 sq ft

Suite 106: 569 sq ft

Suite 108: 465 sq ft

Suite 110: 1,343 sq ft

Suites can be combined

**NNN Rent Only \$0.80 sf/mo**

\*Supply your own janitorial or add it to the rent

## GROSS RENT

\$.80 sf/mo - base rent

\$.16 sf/mo - janitorial

\$.15 sf/mo - taxes

\$.05 sf/mo - insurance

**Total Gross = \$1.26 sf/mo**

West half of the building is occupied by the Lower Yakima County District Court

\*Utilities, janitorial, taxes, and insurance all based on a pro rate share of the building expenses.

## CONTACT

Michael Peabody [michaelp@nelsonadvisors.com](mailto:michaelp@nelsonadvisors.com) Phone: (206) 369-0233

Monica Plath [monica@nelsonadvisors.com](mailto:monica@nelsonadvisors.com) Phone: (425)269-9756

Nelson Realty Advisors, LLC (206) 369-0233



SUITE 110



SUITE 110



SUITE 108



SUITE 110



SUITE 105

## CONTACT

Michael Peabody [michaelp@nelsonadvisors.com](mailto:michaelp@nelsonadvisors.com) Phone: (206) 369-0233  
Monica Plath [monica@nelsonadvisors.com](mailto:monica@nelsonadvisors.com) Phone: (425)269-9756  
Nelson Realty Advisors, LLC