

# FOR LEASE



## RETAIL SUITE

8318 W Gage Blvd, Suite F | Kennewick, WA 99336



<b>AVAILABLE SUITE</b>	Suite F
<b>LEASE RATE</b>	\$15.00 PSF /YR
<b>EST. NNN RATE</b>	\$3.75 PSF
<b>SUITE F SIZE</b>	±2,145 SF
<b>YEAR BUILT</b>	1977
<b>TOTAL BUILDING SIZE</b>	±8,272 SF
<b>PARCEL NO.</b>	130994000013002
<b>ZONING</b>	Commercial General
<b>LOT SIZE</b>	±0.58 AC

**KIEMLEHAGOOD**

**MICHAEL PETRILLO**

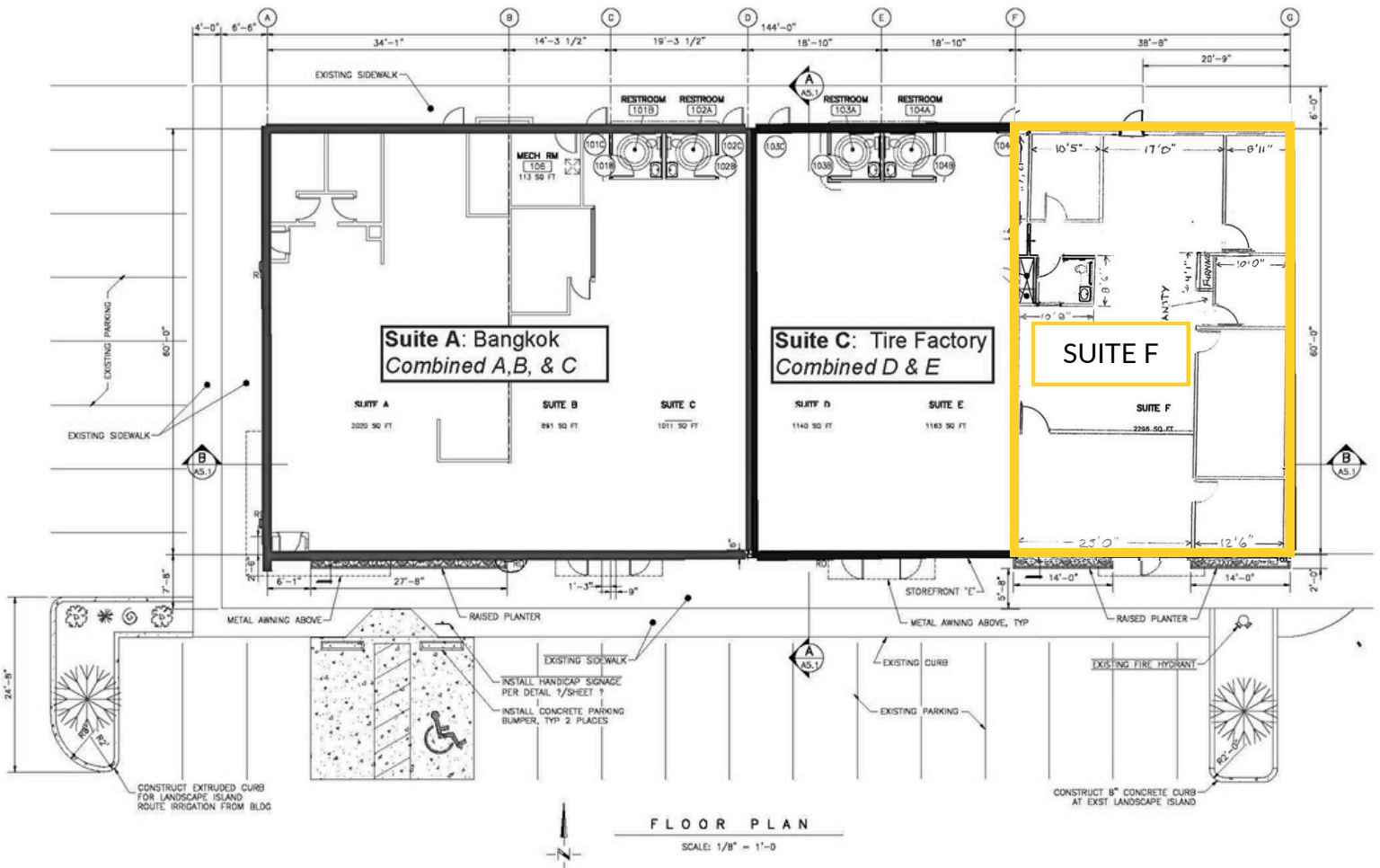
509.862.5747

michael.petrillo@kiemlehagood.com

Now available: a ±2,145 SF commercial suite in a well-located multi-tenant building with ample on-site parking. Monument signage is available along Gage Blvd for additional visibility.

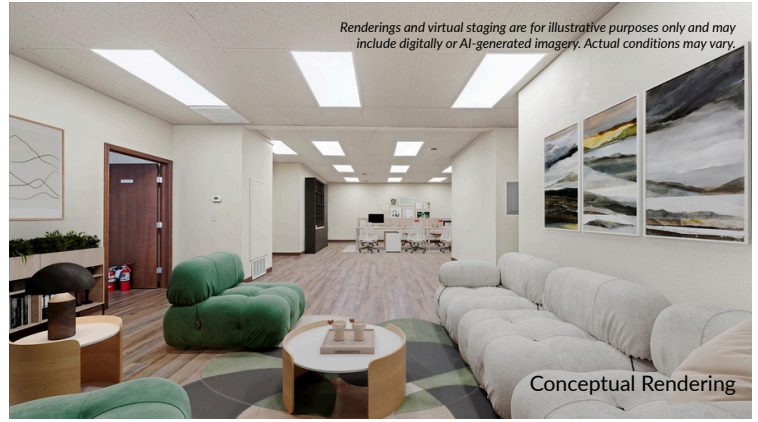
The property is anchored by a popular restaurant, driving strong daily traffic and visibility for neighboring tenants. The open-concept office space includes five individual office suites, an open reception area, and a large centralized area for a potential cubicle-style desk layout or meeting space.

Situated in a high-visibility location near Columbia Center Mall, Costco, and numerous national and local retailers, this space benefits from excellent exposure and convenient access. Ideal for retail, service, or office users seeking a prime location in an active commercial corridor.



# INTERIOR PHOTOS

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**VIEW LOCATION**



**MICHAEL PETRILLO**

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**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

7025 W GRANDRIDGE BLVD, SUITE B-2  
KENNEWICK, WA 99336