



7511 W Arrowhead Ave, Ste G

Kennewick WA 99336

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**NAIT** Tri-Cities

### 7511 W Arrowhead Ave, Ste G

Kennewick, Washington 99336

#### Property Overview

MLS 279091 - This versatile office/medical space is ideal for healthcare providers or other professional or clinical uses. The suite features 7 fully equipped exam or office rooms, a welcoming reception area, and a spacious breakroom. Conveniently located on the second floor, the property offers elevator and stair access for ease of use.

Positioned just 0.3 miles from the Highway 240 ramp, it boasts excellent accessibility and visibility from Columbia Center Boulevard, a prime location in Kennewick. The building also provides ample parking with 45 spaces, ensuring convenience for both staff and clients.

#### Property Highlights

- 0.3 Miles from Hwy 240 Ramp
- Located Off Columbia Center Blvd
- Large Breakroom
- 7 Exam Rooms / Offices

#### Offering Summary

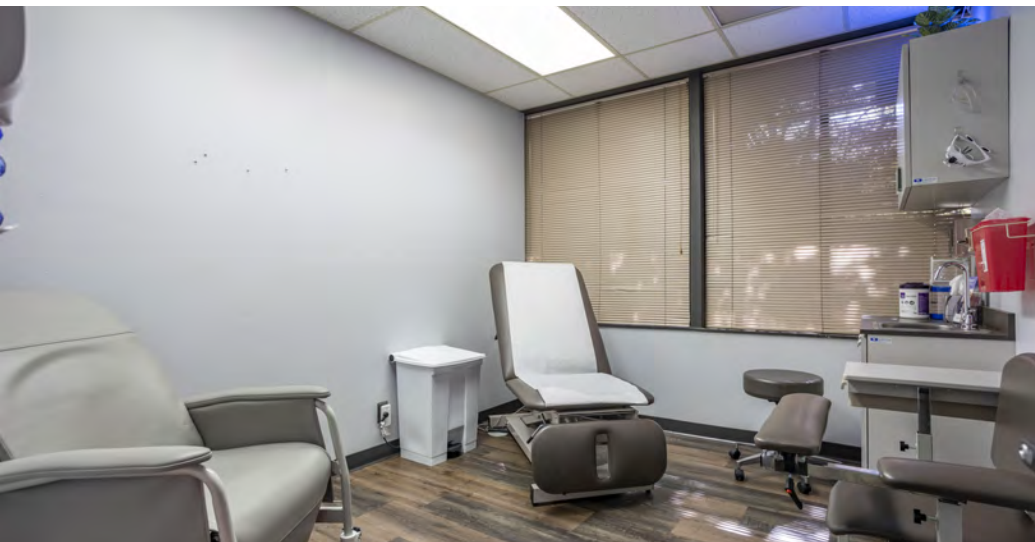
<b>Lease Rate:</b>	\$4,300 Monthly (Gross)
<b>Available SF:</b>	±4,265 SF

#### For More Information

##### Kenny Teasdale

Senior Broker  
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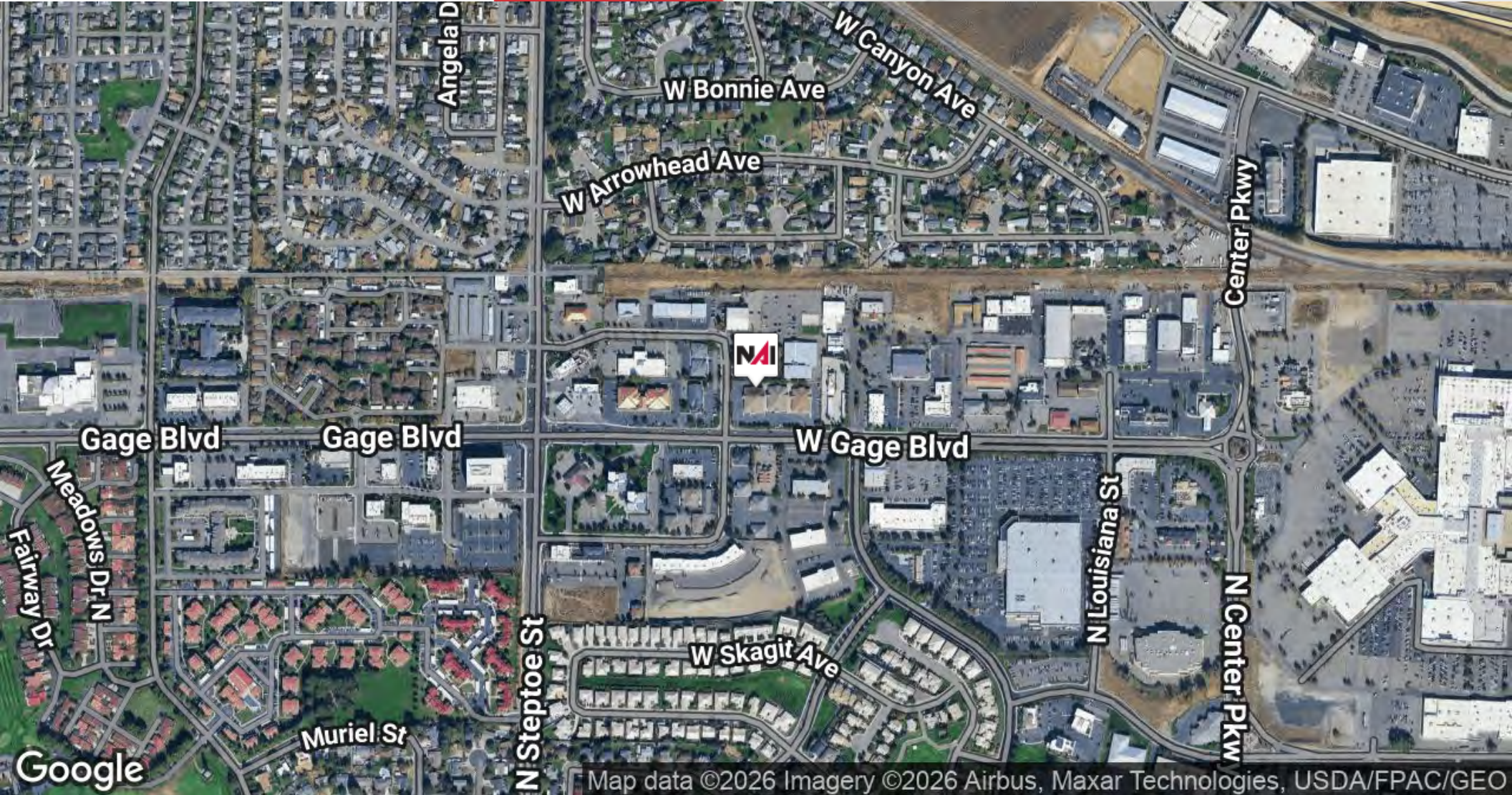
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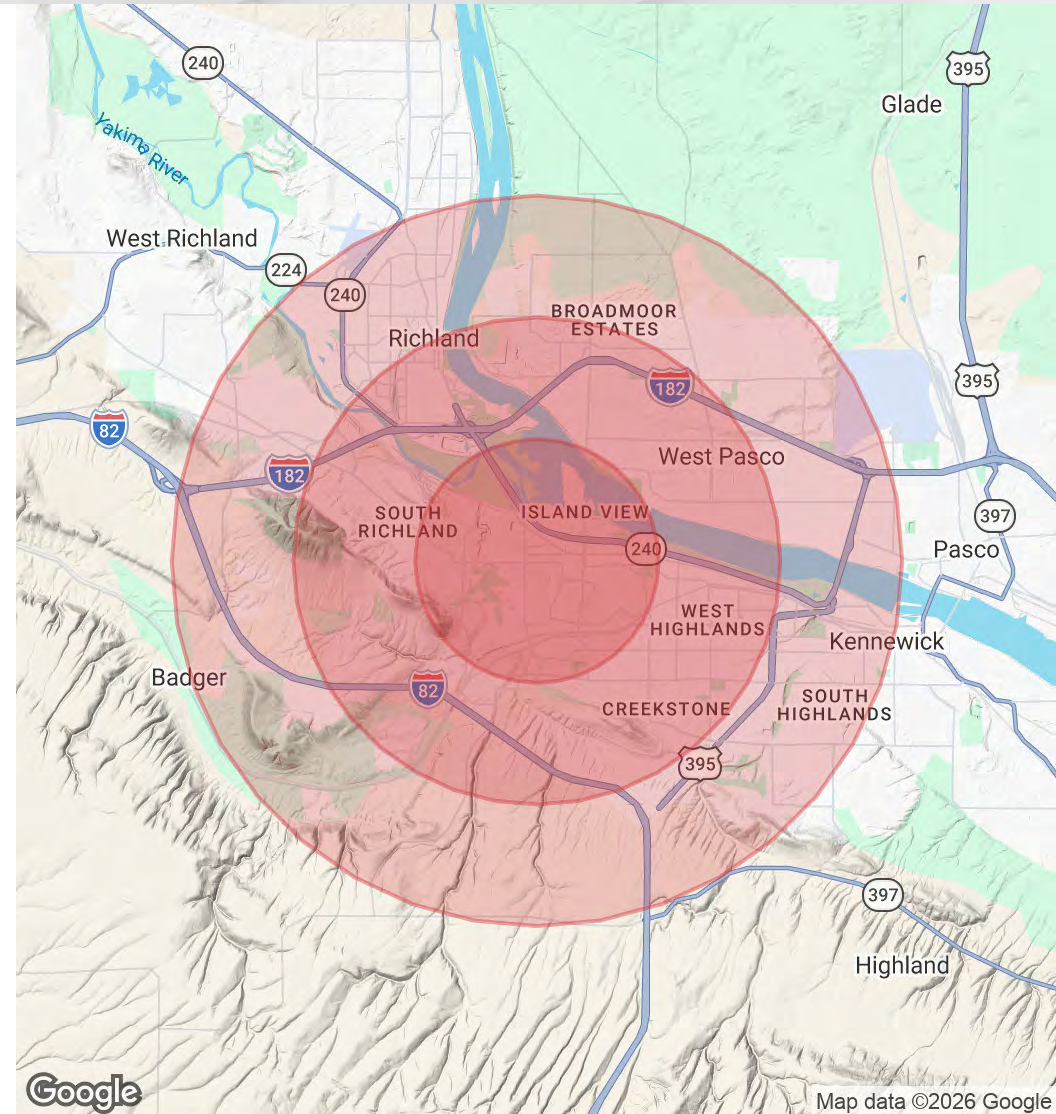
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	2 Miles	4 Miles	6 Miles
<b>Population</b>			
Total Population	26,627	89,324	185,444
Average Age	43.1	37.3	36.1
Average Age (Male)	42.2	36.7	35.6
Average Age (Female)	43.7	38.6	36.9
<b>Households &amp; Income</b>			
Total Households	11,203	33,895	67,845
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$119,547	\$119,597	\$111,806
Average House Value	\$423,263	\$426,514	\$401,440

2023 American Community Survey (ACS)



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