

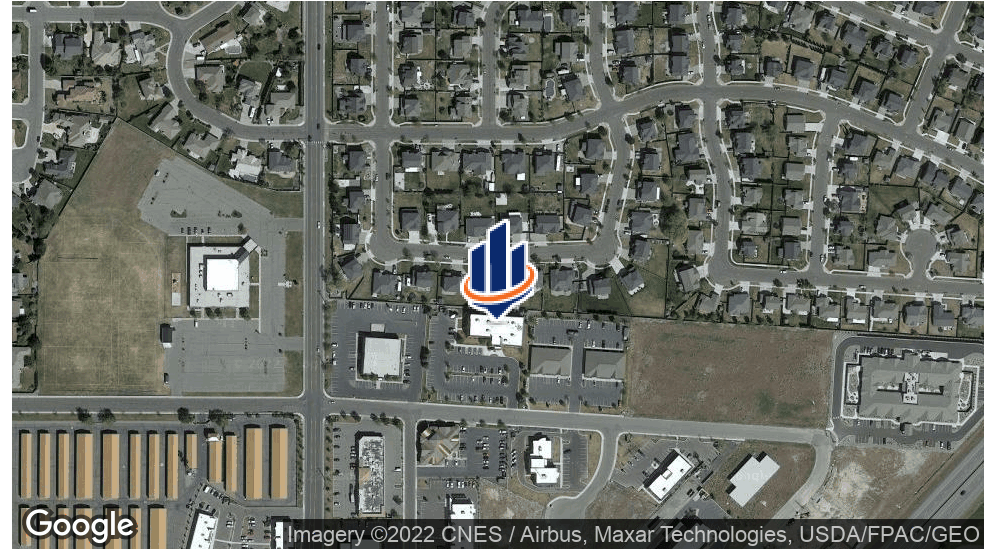


LEASE
4304 W 24th Ave

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Kennewick, WA 99336

PRESENTED BY:
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (MG)
BUILDING SIZE:	20,885 SF
AVAILABLE SF:	5,090 SF
LOT SIZE:	1.72 Acres
YEAR BUILT:	2007
APN:	110893BP3637001

PROPERTY OVERVIEW

Office space available in one of the nicest buildings South Kennewick has to offer! Space was built out for the current tenant who is vacating in January/February of 2023. The space is 5,090 sf and has everything to offer! Waiting area, reception 9 offices, two large conference rooms, one smaller conference room, break room with kitchen, cube space, storage space etc. Furniture can stay. Price is \$19.50/sf modified gross

PROPERTY HIGHLIGHTS

- Class A office space
- 5,090 SF available
- 9 offices
- 3 conference rooms
- Cube space
- Furniture can stay

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ADDITIONAL PHOTOS



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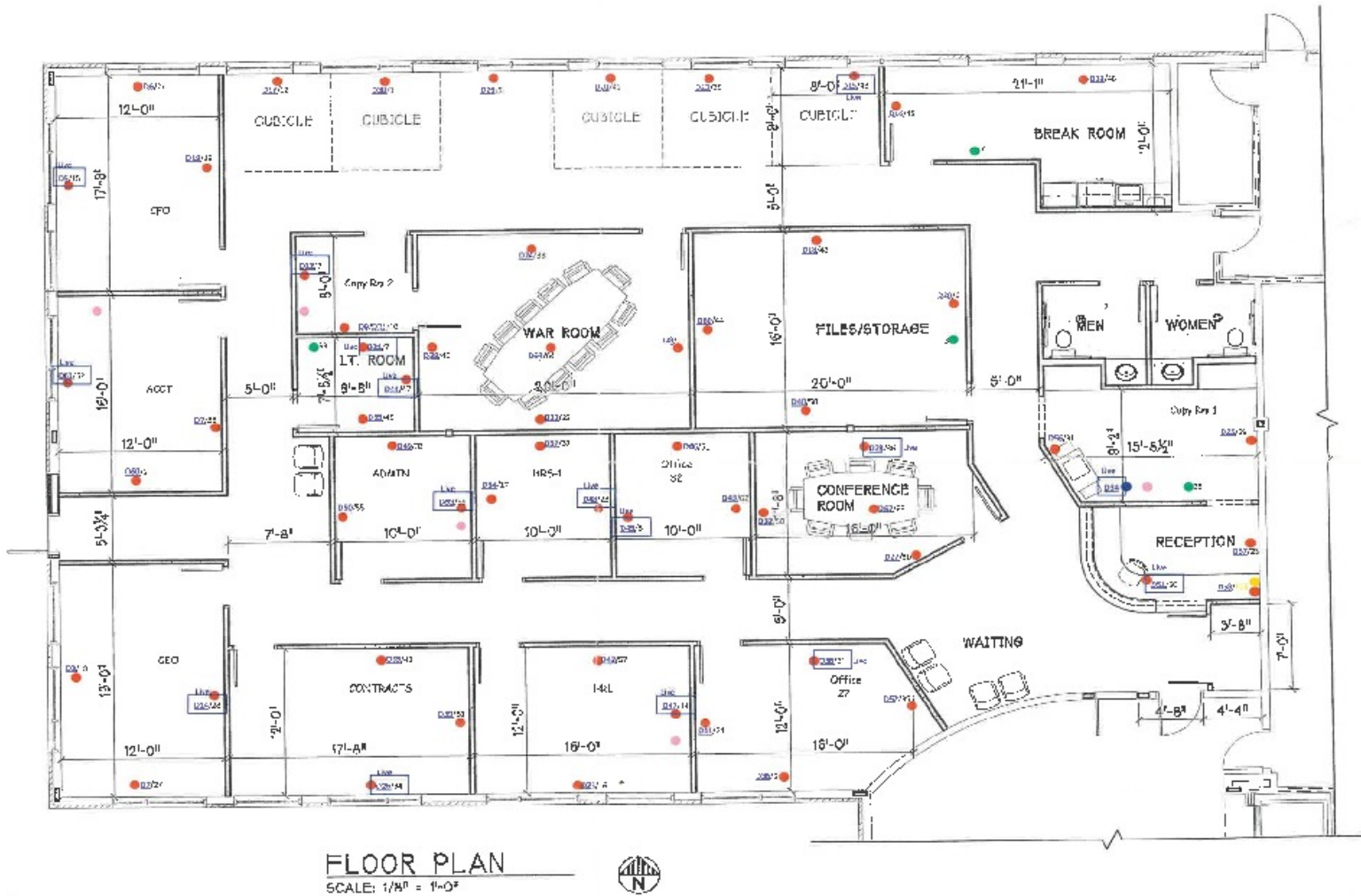
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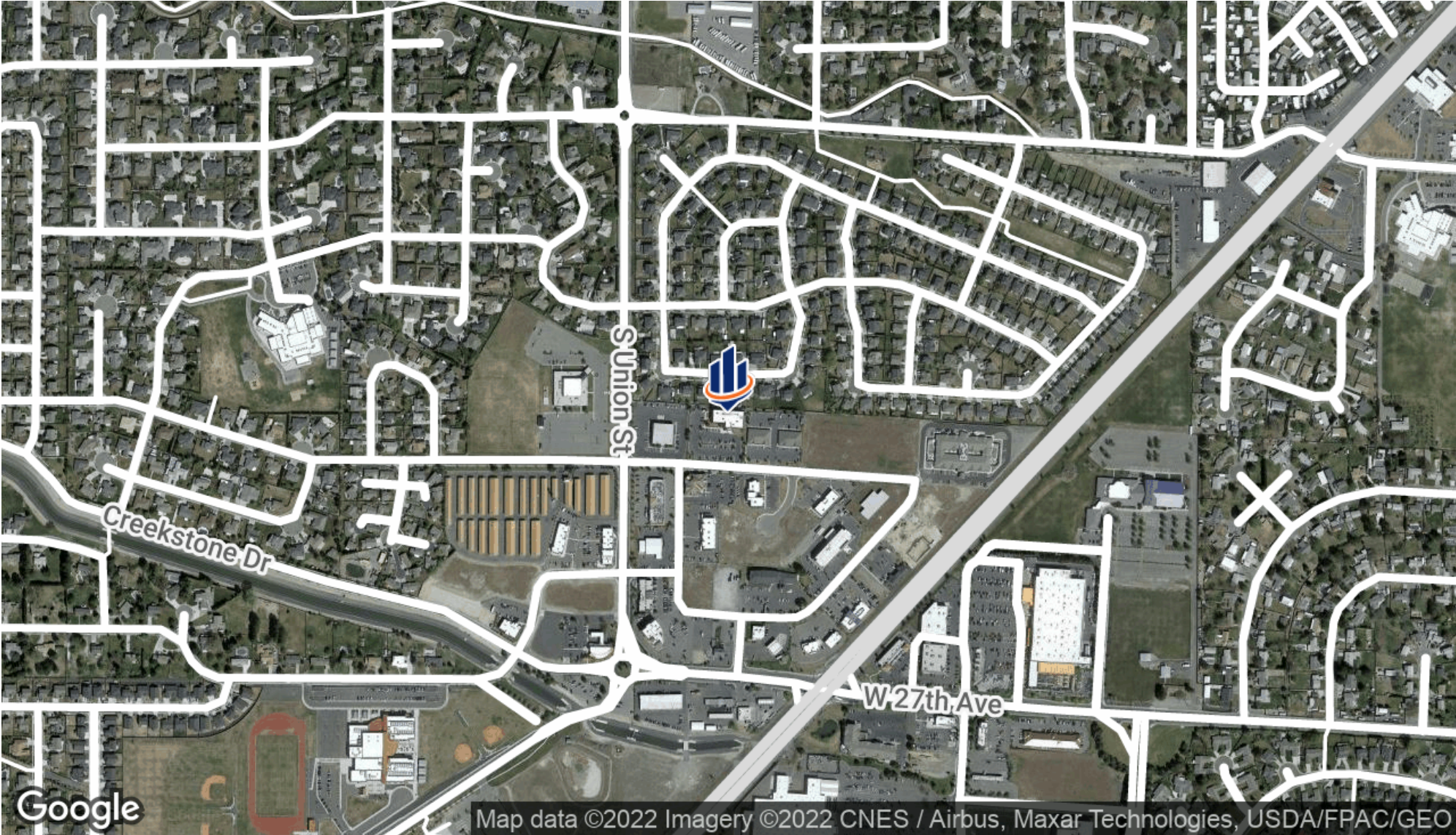
FLOOR PLAN



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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

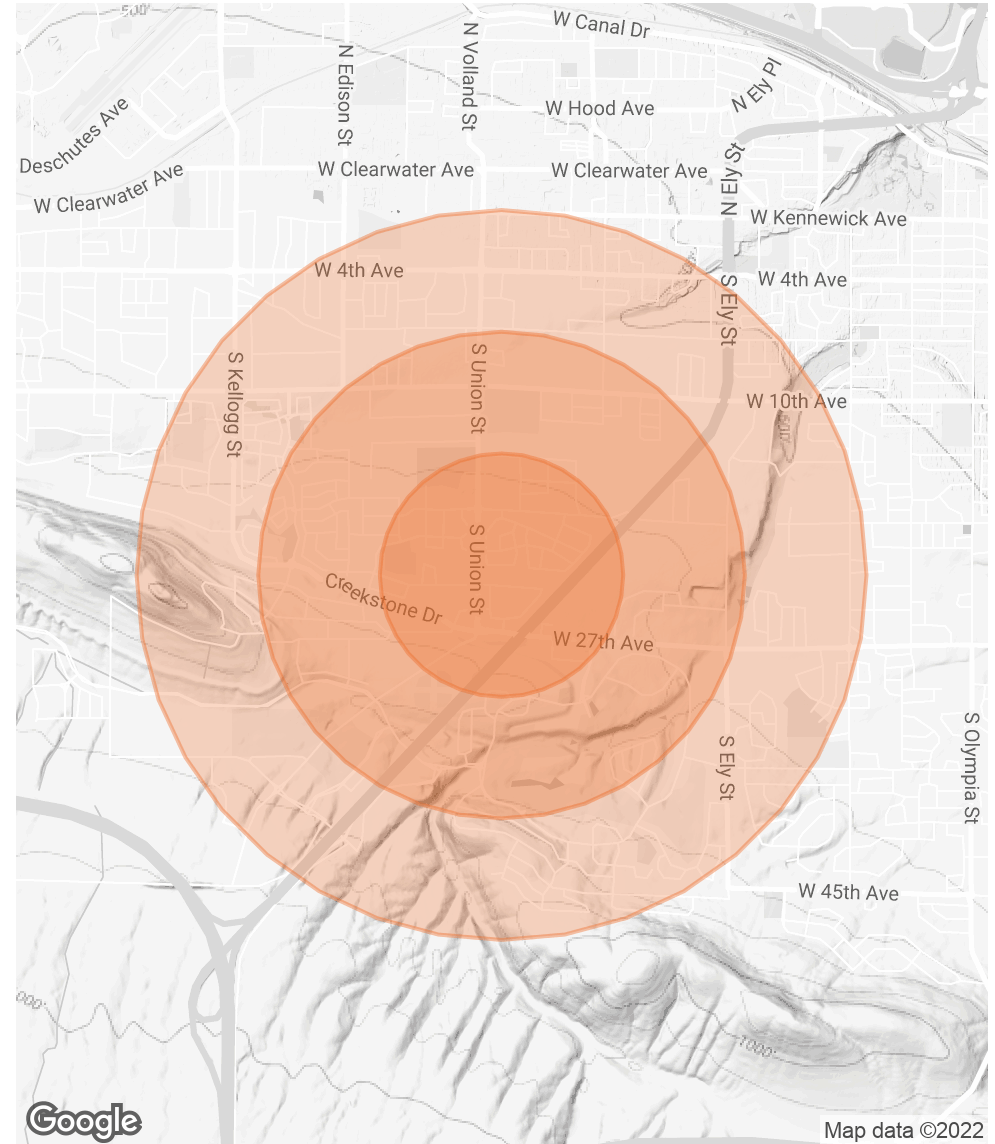
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,159	7,929	18,171
AVERAGE AGE	40.3	44.2	40.1
AVERAGE AGE (MALE)	35.9	40.3	37.8
AVERAGE AGE (FEMALE)	44.6	47.2	41.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	844	3,209	7,222
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$96,793	\$94,237	\$88,220
AVERAGE HOUSE VALUE	\$282,299	\$266,021	\$241,904

* Demographic data derived from 2020 ACS - US Census



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