

Medical Office Space for Lease



CONTACT

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NAITri-Cities

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Property Summary



6802 Rio Grande Ave, Ste B

Kennewick, WA 99336

Property Overview

Leasing opportunity in a prime business location in the heart of Kennewick! Vista Fields is a mixed-use development consisting of professional offices, retail, and residential.

Open concept office with conference room, full bath, shower and ample parking! Two suites (totaling $\pm 4,370$ SF) available and able to be leased together or separately.

Property Highlights

- Situated between medical office and professional office space
- 2nd Floor Unit with Stairs - Not ADA Accessible
- Can be leased alone or together with 2nd larger suite for more space
- Includes conference room, full bath and shower
- Wired for Fiber Optics - IT room ready
- APN 13299103000012
- $\pm 1,070$ SF Available | \$18 PSF
- MLS 271372
- $\pm 25K$ VPD

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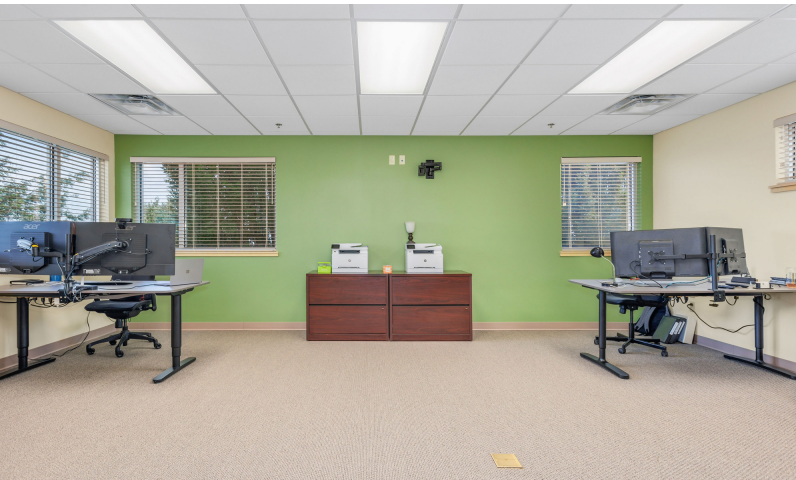
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Additional Photos



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Location Map



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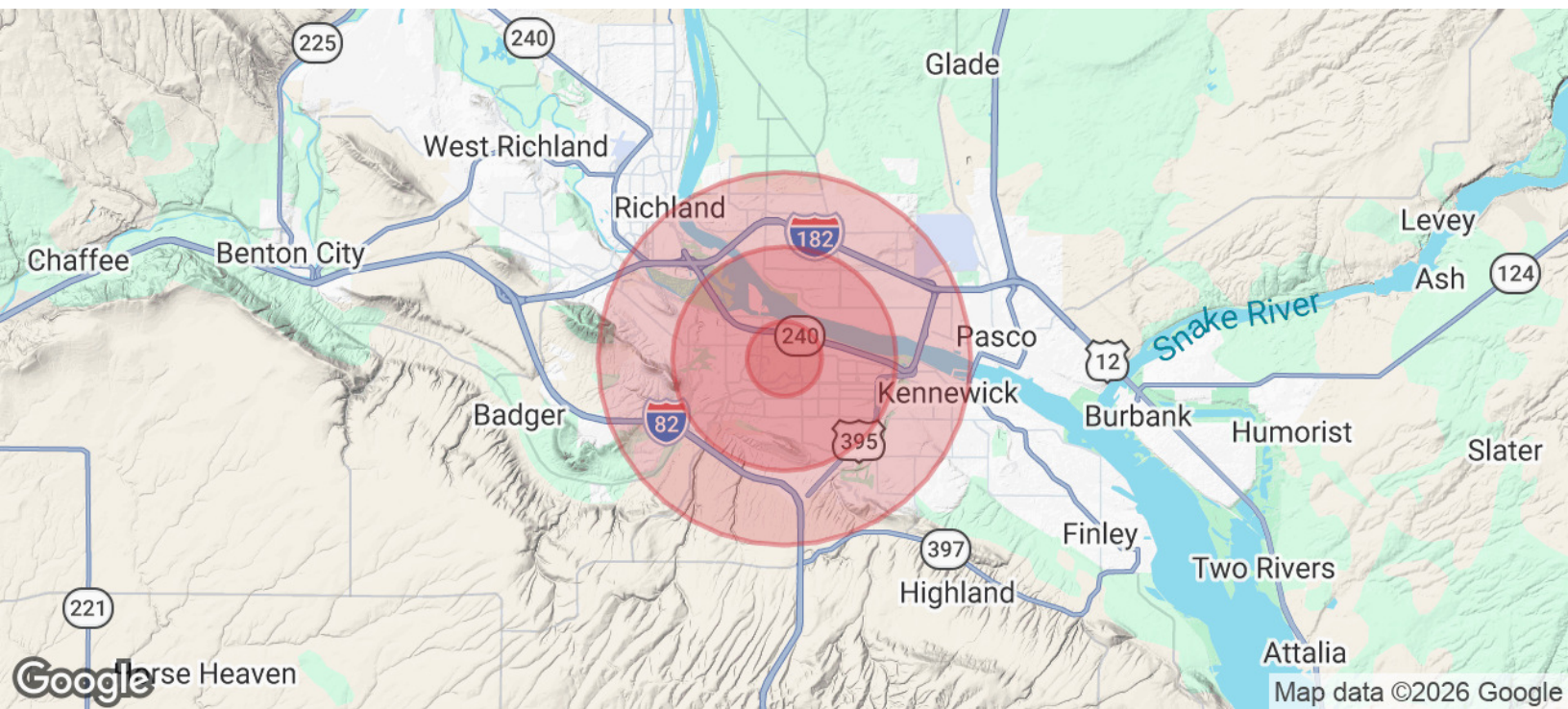
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	4,560	63,473	158,036
Average Age	37	39	37
Average Age (Male)	36	38	36
Average Age (Female)	37	39	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,817	24,515	56,898
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$82,985	\$112,429	\$112,839
Average House Value	\$331,271	\$413,723	\$404,857

2020 American Community Survey (ACS)

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