



FOR LEASE | 4,000–21,000 RSF | \$21.00/RSF NNN



Corporate Office Space In North Richland

2425 Stevens Center Place offers flexible office space in an established North Richland business setting. Available configurations range from 4,000 to 21,000 rent-able square feet, allowing tenants to select a footprint that fits their operational needs. The property offers a mix of open work areas, private offices, conference rooms, team spaces, and shared amenities including a common-area kitchen, restrooms, large conference room, and loading dock room. Ownership is seeking 3–5 year lease terms at \$21.00/RSF NNN. **(Tenant Improvement Allowance Available)**

- Natural Break-Points
- 4k | 7k | 11k | 21k Possible Footprints
- 200+ Parking
- T.I.A. Available
- First Floor Vacancy

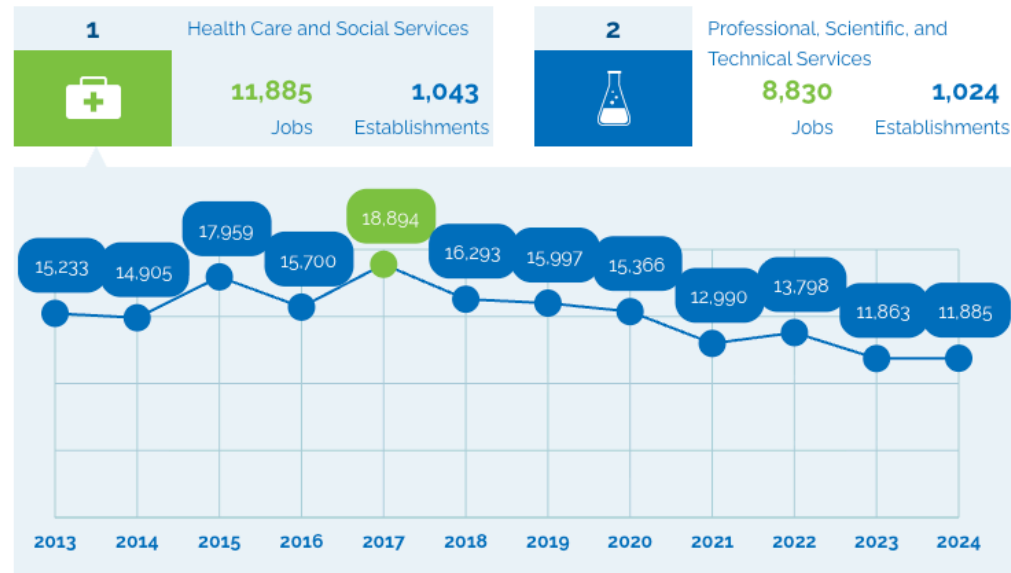




Businesses and Jobs

Tri-Cities MSA has a total of 9,927 businesses. In 2024, the leading industries in Tri-Cities MSA were Health Care and Social Services, Professional, Scientific, and Technical Services, Retail, and Education.

What are the top industries by jobs?

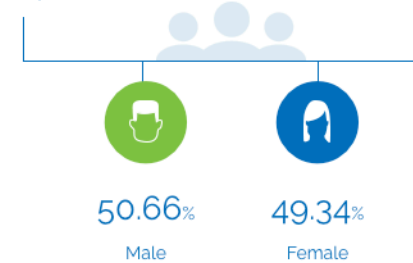


People

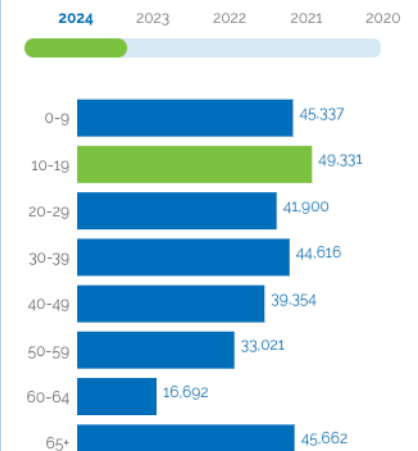
The total population covered by Tri-Cities MSA is 320,449. The median age is 33.789

320,449

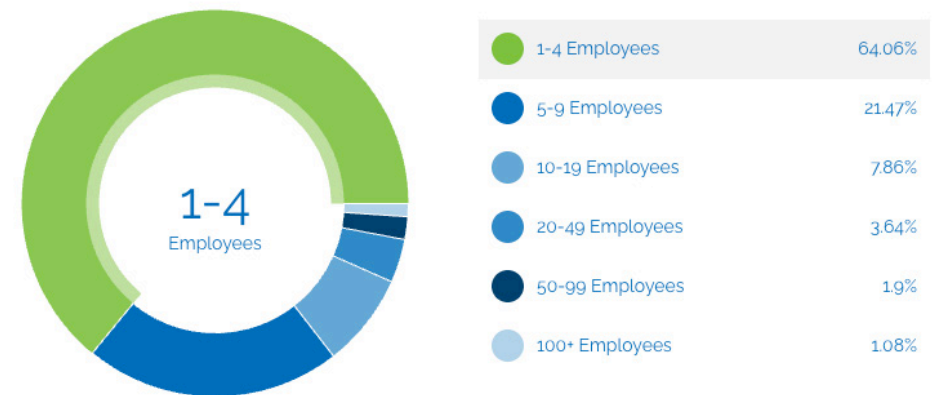
Total Population



Age Distribution



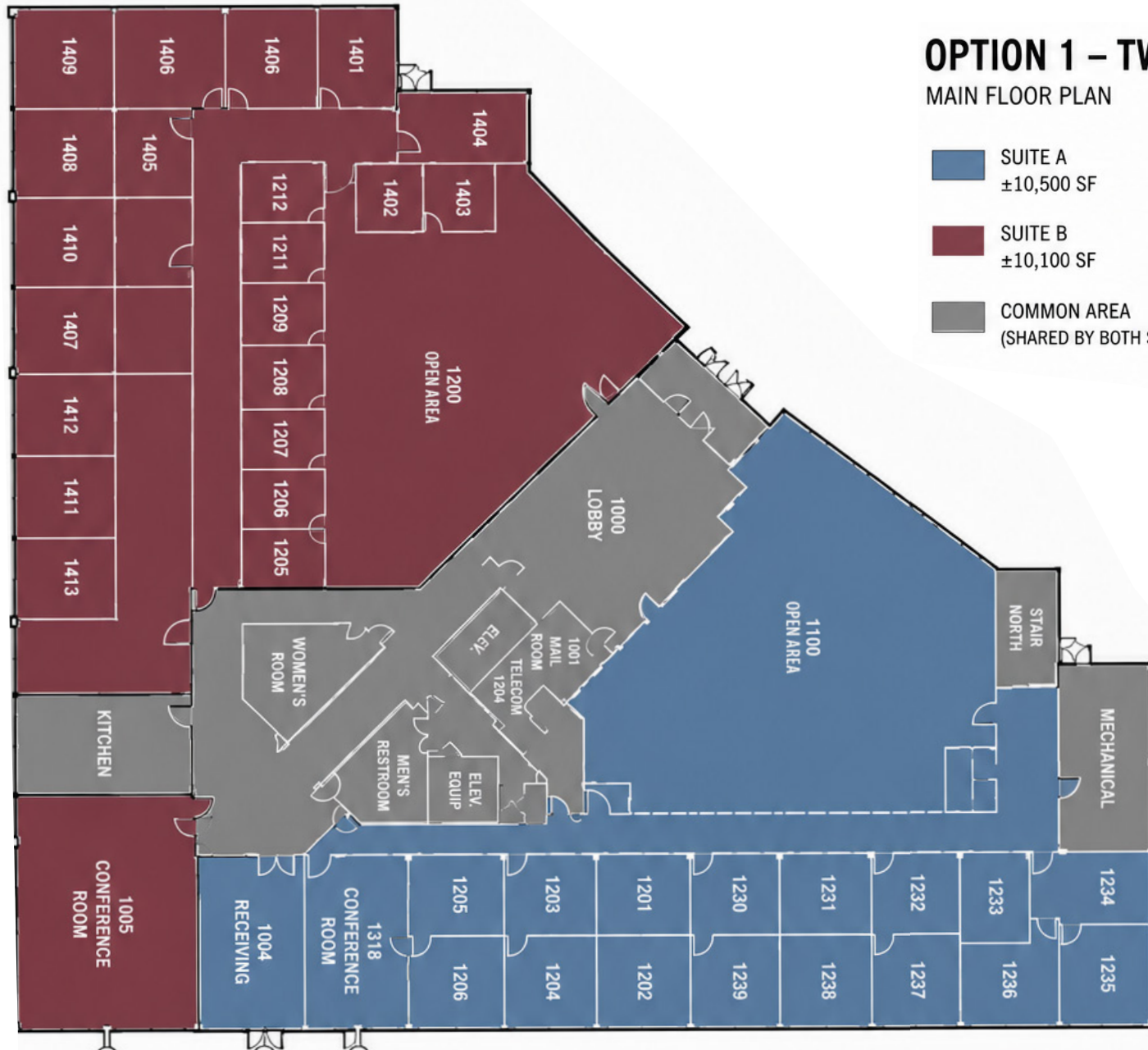
How many employees do businesses in Tri-Cities MSA have?



OPTION 1 – TWO SUITE CONFIGURATION

MAIN FLOOR PLAN

- SUITE A
±10,500 SF
- SUITE B
±10,100 SF
- COMMON AREA
(SHARED BY BOTH SUITES)







Centrally Connected in the Northwest

The Tri-Cities offers unmatched regional access, positioned at the heart of the Northwest between **Seattle, Spokane, Boise, and Portland**. This central location provides businesses with efficient reach to major metropolitan markets while avoiding the congestion and costs of larger urban hubs. For users, buyers, or investors, it means faster distribution, streamlined logistics, and a strategic base that maximizes both regional and interstate connectivity.



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