



For Lease

1912 N 4th Ave

Pasco, WA 99301



PROPERTY SUMMARY

This versatile office property offers an excellent location complemented by a fully fenced and secure 80' x 100' yard, making it ideal for a variety of business operations. The office layout includes a spacious reception area with a front desk, five private offices, and flexible open work areas that can accommodate a range of professional or service-oriented uses. Formerly occupied as a veterinary clinic, the building is well suited for conversion to medical, office, contractor, or other commercial uses with minimal modifications.

PROPERTY HIGHLIGHTS

- Large Reception and Front Desk Area
- 5 Offices
- Open Space/Lab Areas
- 80' x 100' Fenced and Gated Yard
- 1 Car Garage

Lease Rate \$4,200 per month (NNN)

Lot Size 19,334 SF

Building Size 3,746 SF

NN \$450 per month



Rob Ellsworth, CCIM

Senior Advisor

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WA #17790





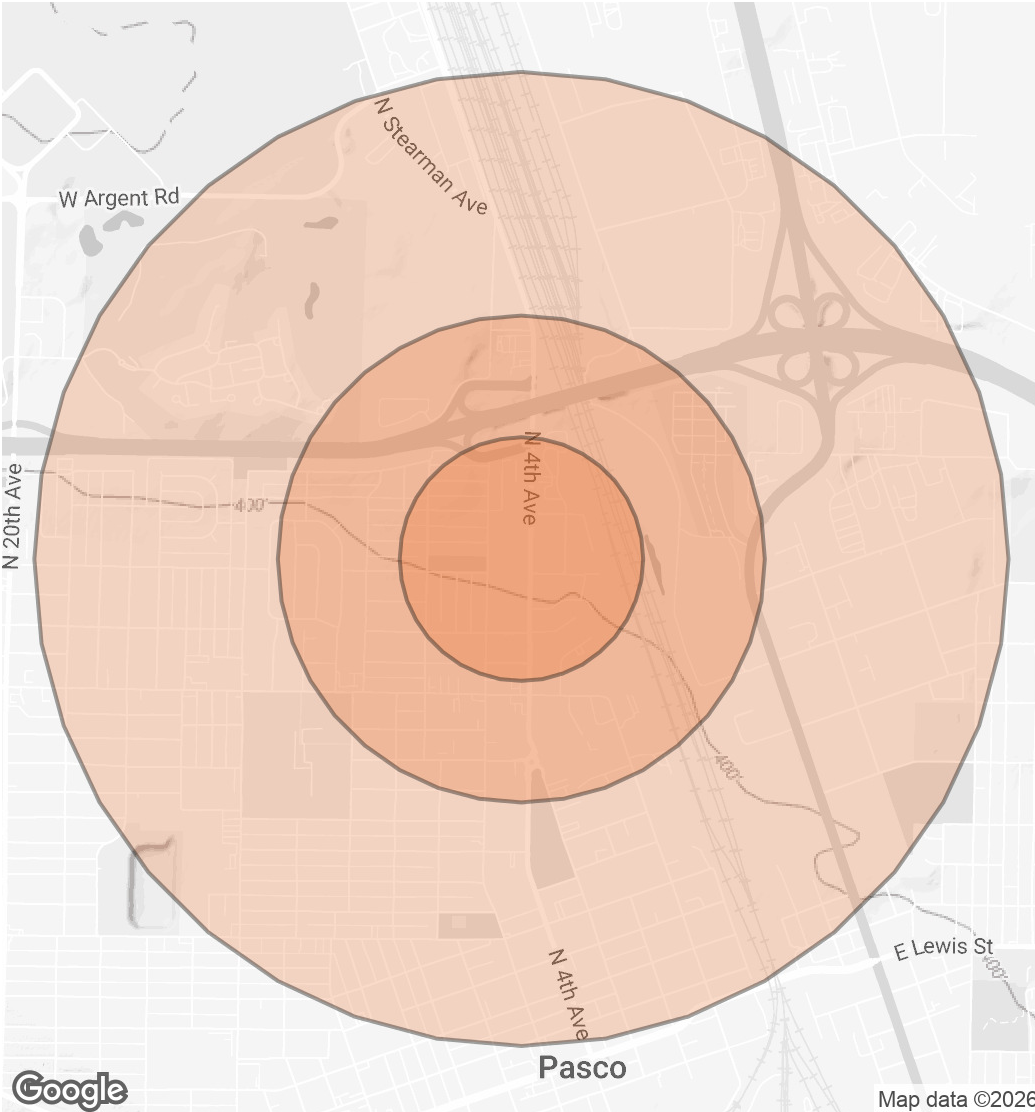
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,306	3,788	10,501
AVERAGE AGE	33.1	30.7	29.0
AVERAGE AGE (MALE)	33.3	30.7	29.1
AVERAGE AGE (FEMALE)	33.3	30.8	29.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	416	1,147	3,166
# OF PERSONS PER HH	3.1	3.3	3.3
AVERAGE HH INCOME	\$46,762	\$58,247	\$64,354
AVERAGE HOUSE VALUE	\$40,992	\$159,106	\$232,739

2023 American Community Survey (ACS)



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