

FOR SALE

Located in the Heart of the Tri-Cities Professional Services Area



OFFICE BUILDING

8200 W Grandridge Boulevard
Kennewick, WA 99336

OFFERING PRICE \$3,455,000

BUILDING SIZE	±9,226 SF
LOT SIZE	±3.0 Acres
PARCEL NO	131991000015003
ZONING	Commercial
YEAR BUILT	1994 (Renovated 2015)
PARKING	±65 Stalls
LEASE EXP DATE	March 2028

**KIEMLE
HAGOOD**

LANCE BACON

Managing Broker
509.430.6547

lance.bacon@kiemlehagood.com

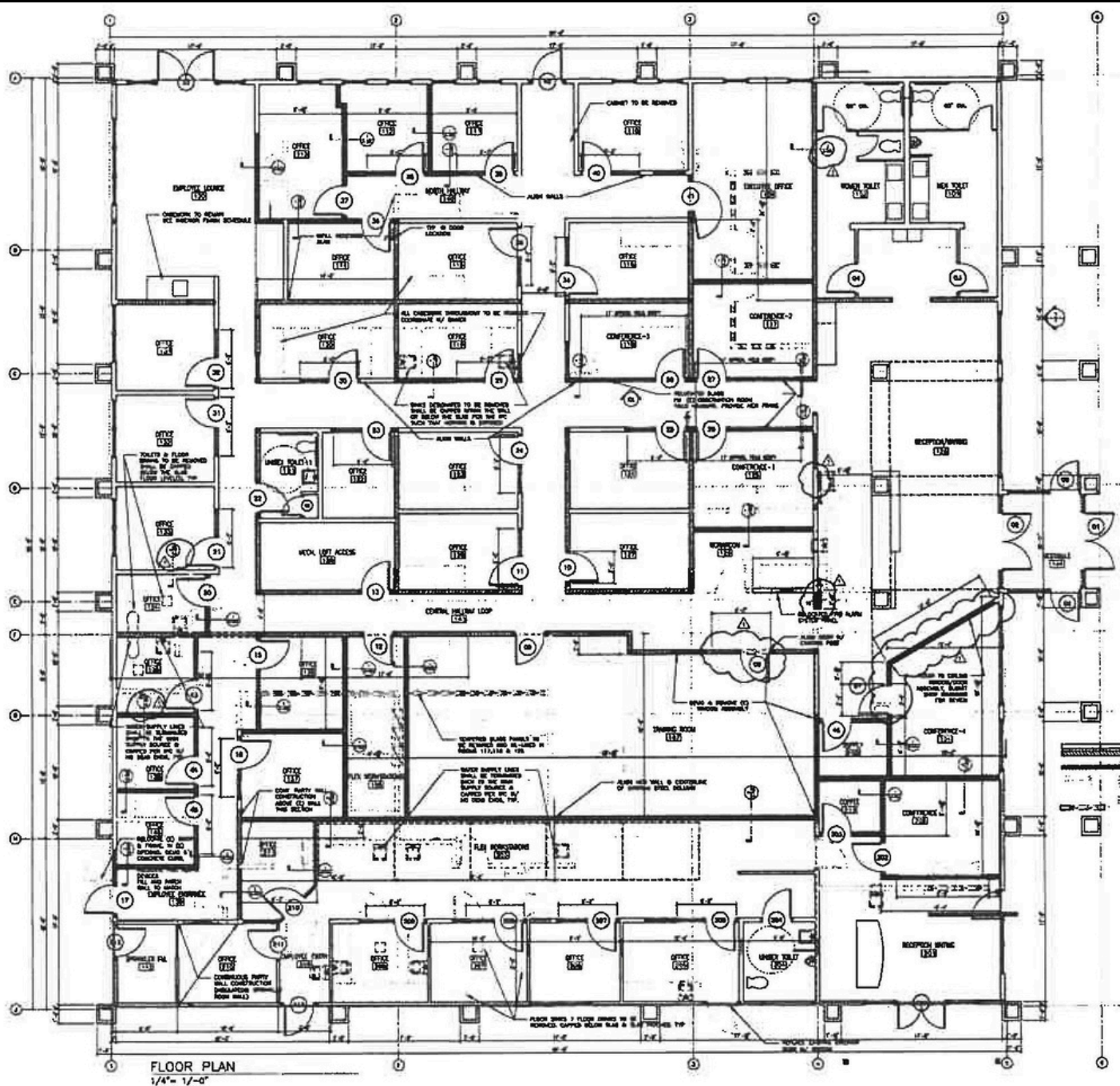
BRENDA BERK

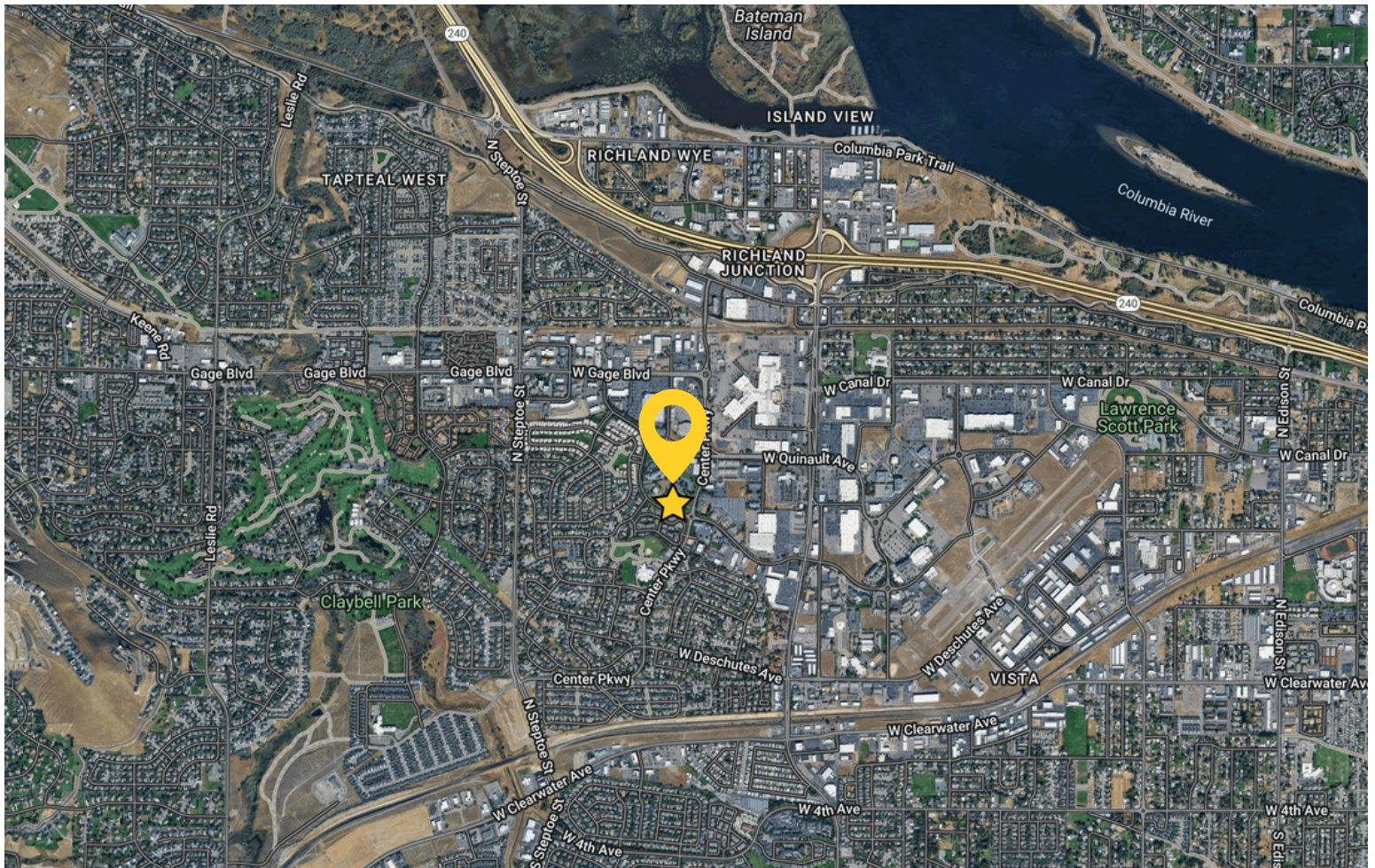
Commercial Property Manager
509.482.3532

brenda.berk@kiemlehagood.com

Discover an excellent commercial opportunity with this $\pm 9,226$ SF building situated on a generous ± 3 -acre lot in Kennewick, WA. Built in 1994, the property offers a versatile layout suitable for a wide range of business uses under its commercial zoning. Ample parking is available with approximately 65 on-site stalls, providing convenience for employees, clients, or customers. Professional Office Building with Sur Plus property that could be developed and or sold. With its spacious site and flexible building design, this property presents an ideal option for investors, or redevelopment potential in a prime Tri-Cities location. Property is fully leased through March 2028.

Owner started Short Plat process to separate out ± 2 acre parcel with building and land and ± 1 acre land parcel. Lot to be created by Site Plan, buyer and seller to agree on. ± 1 acre parcel is on the corner or Center Parkway and Grandridge Blvd.





MULTI-TENANT OFFICE BUILDING

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Kennewick, WA 99336

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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

7025 W GRANDRIDGE BLVD, SUITE B-2
KENNEWICK WA 99336