



FLYER

5428 W Clearwater Ave - SUBLEASE - Bldg B, Kennewick, WA 99336

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Kennewick, Washington 99336

Property Overview

Building B offers a $\pm 1,200$ SF flex office/warehouse with 10 ft roll-up door. Approximately ± 800 SF office, ± 400 SF warehouse, ADA bathroom, and spacious mezzanine for storage or additional office. Centrally located on Clearwater providing Pylon signage. Surrounded by major retail, grocers, and restaurants. Easy access to HWY 240.

Property Highlights

- Sub-Lease - Lease Expired at 3/30/30
- Commercial Community Zoning
- High Traffic Location - 21.3K VPD
- Stand Alone Building - Modified Gross
- Excellent Signage

Offering Summary

Lease Rate:	\$1,713 SF/yr (NNN)
Available SF:	1,200 SF

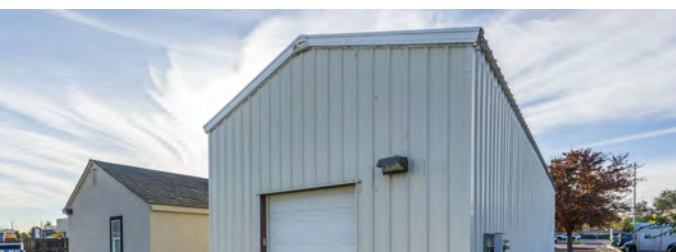
For More Information



Todd Sternfeld

Principal / Commercial Broker
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Flex Space



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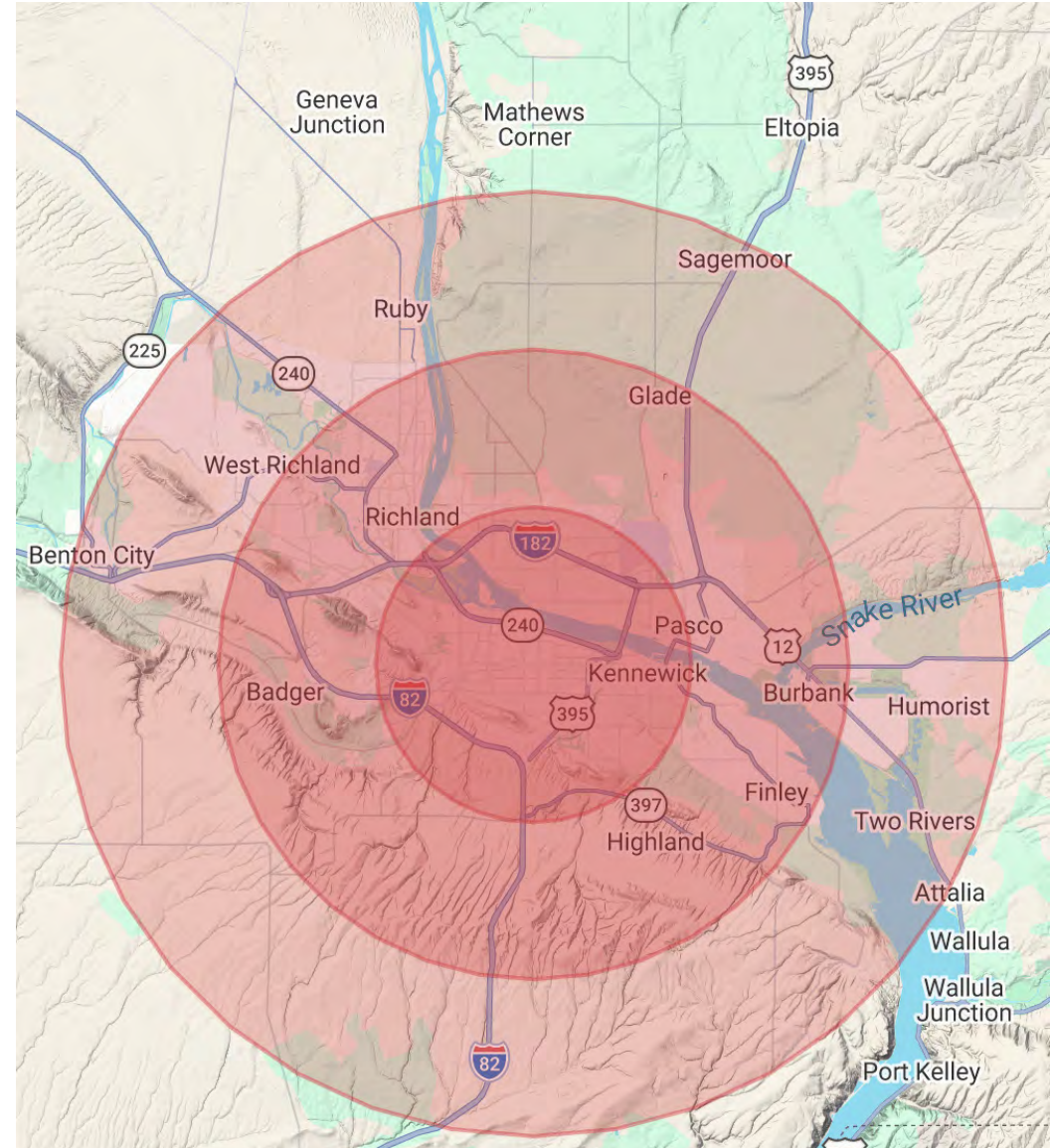


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Population	5 Miles	10 Miles	15 Miles
Total Population	161,546	257,610	278,701
Average Age	35.6	35.2	35.2
Average Age (Male)	35.6	34.9	35.0
Average Age (Female)	36.1	35.9	35.9
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	57,807	90,368	97,361
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$103,682	\$110,786	\$110,975
Average House Value	\$381,421	\$391,168	\$390,320

2023 American Community Survey (ACS)



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