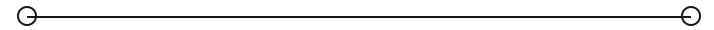


LEASE

First Plaza

100 N MORAIN ST SUITE'S 202 & 204

Kennewick, WA 99336



PRESENTED BY:

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

JAMES WADE
O: 509.737.9429
james.wade@svn.com

Clearwater

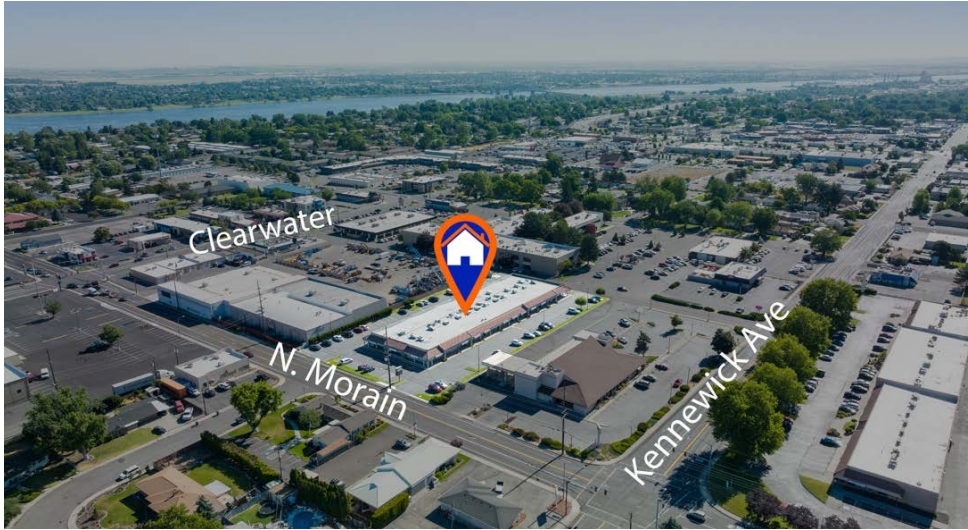


N. Morain

Kennewick Ave



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (MG)
NUMBER OF UNITS:	36
AVAILABLE SF:	2,184 SF
LOT SIZE:	1.82 Acres
BUILDING SIZE:	26,891 SF

PROPERTY DESCRIPTION

Hard to find small office space in the heart of Kennewick with high traffic counts. Reader board opportunities for signage. Suite includes reception area, multiple large offices, breakroom, conference room, ADA bathroom, storage closet, and utility closet. Space will be available for occupancy 1/1/2026. Please do not bother Tenant and call listing agents with any questions.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Electronic Reader Board
- Newly Remodeled Suite

SCOTT HOWELL **JAMES WADE**
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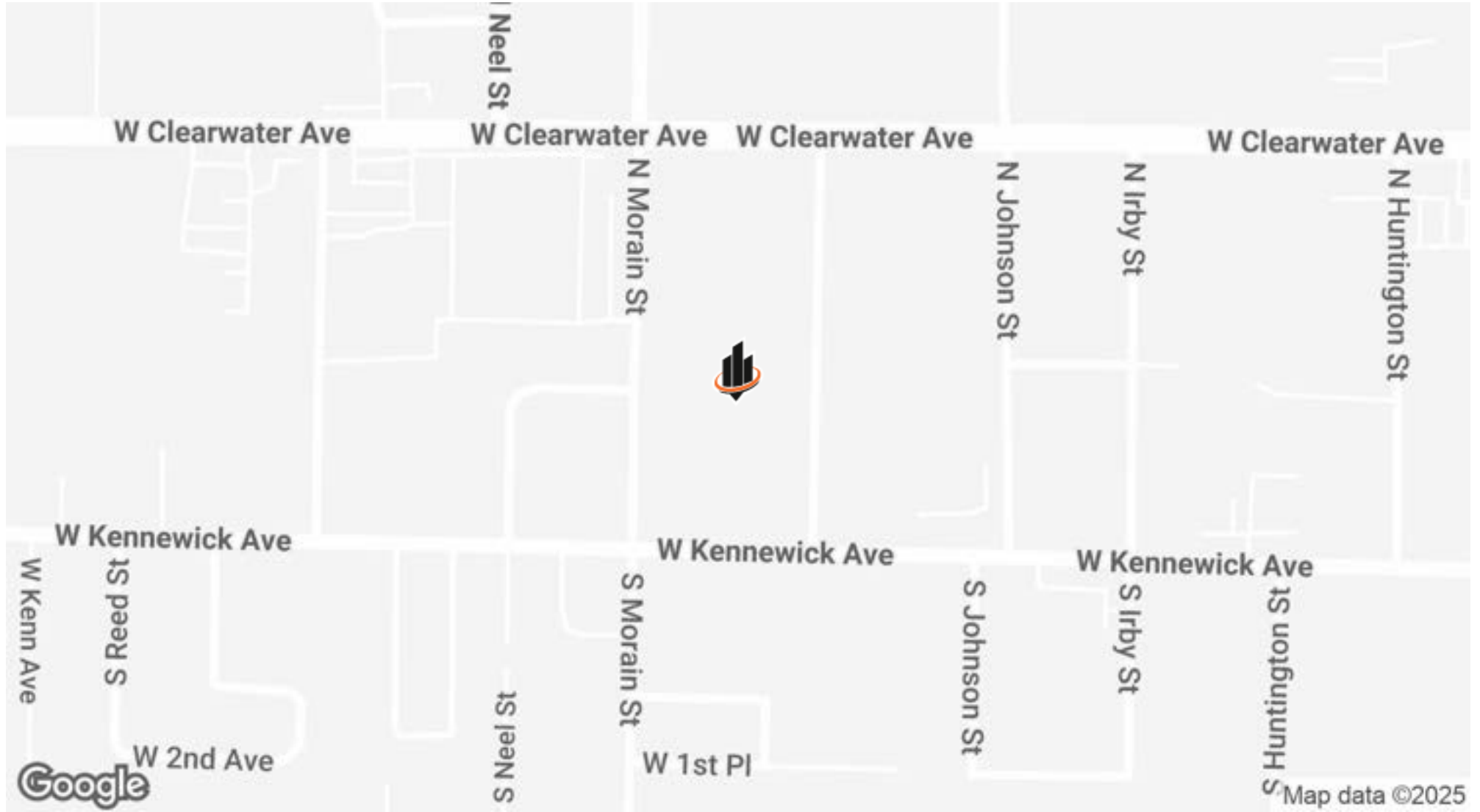
ADDITIONAL PHOTOS



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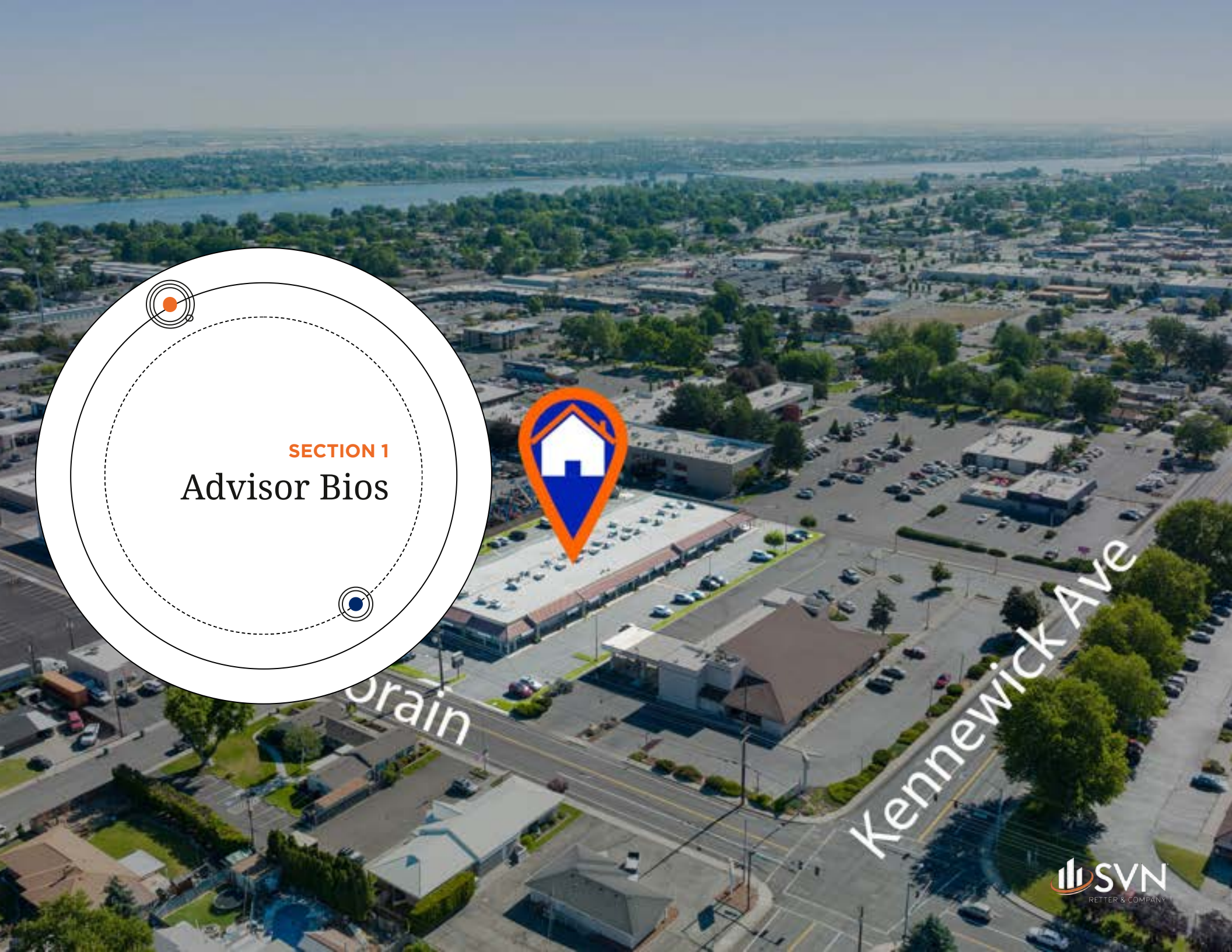
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LOCATION MAP



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SECTION 1

Advisor Bios



Brain

Kennewick Ave

ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: **509.379.3111** | Cell: **509.379.3111**

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

SVN | Retter & Company
329 N. Kellogg
Kennewick, WA 99336
509.783.8811

SCOTT HOWELL

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JAMES WADE

O: 509.737.9429

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com

Direct: **509.737.9429** | Cell: **509.521.3724**

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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