

LEASE

Business Research Park

**2940 GEORGE WASHINGTON WAY SUITE
SUITE 202**

Richland, WA 99354

PRESENTED BY:

SCOTT HOWELL

Phone: 509.379.3111

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JAMES WADE

Phone: 509.737.9429

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	5,000 SF
LOT SIZE:	1.8 Acres
BUILDING SIZE:	40,000 SF

PROPERTY DESCRIPTION

Interior suite ready for custom buildout in a two story building with elevator. In heart of Tri-Cities Science and Technology Park and close to WSU Tri-Cities, Battelle, and PNNL. Ample parking and suites and office spaces are like brand new. Suite 202 is a blank canvas open for Tenant's design. Landlord will take the space to a Vanilla Shell, plus a TI Allowance of \$30 psqft for qualified Tenant's. Please call LA for showing instructions.

PROPERTY HIGHLIGHTS

- Build Your Own Customized Suite
- Ample Parking
- NNN's \$4.00 psqft

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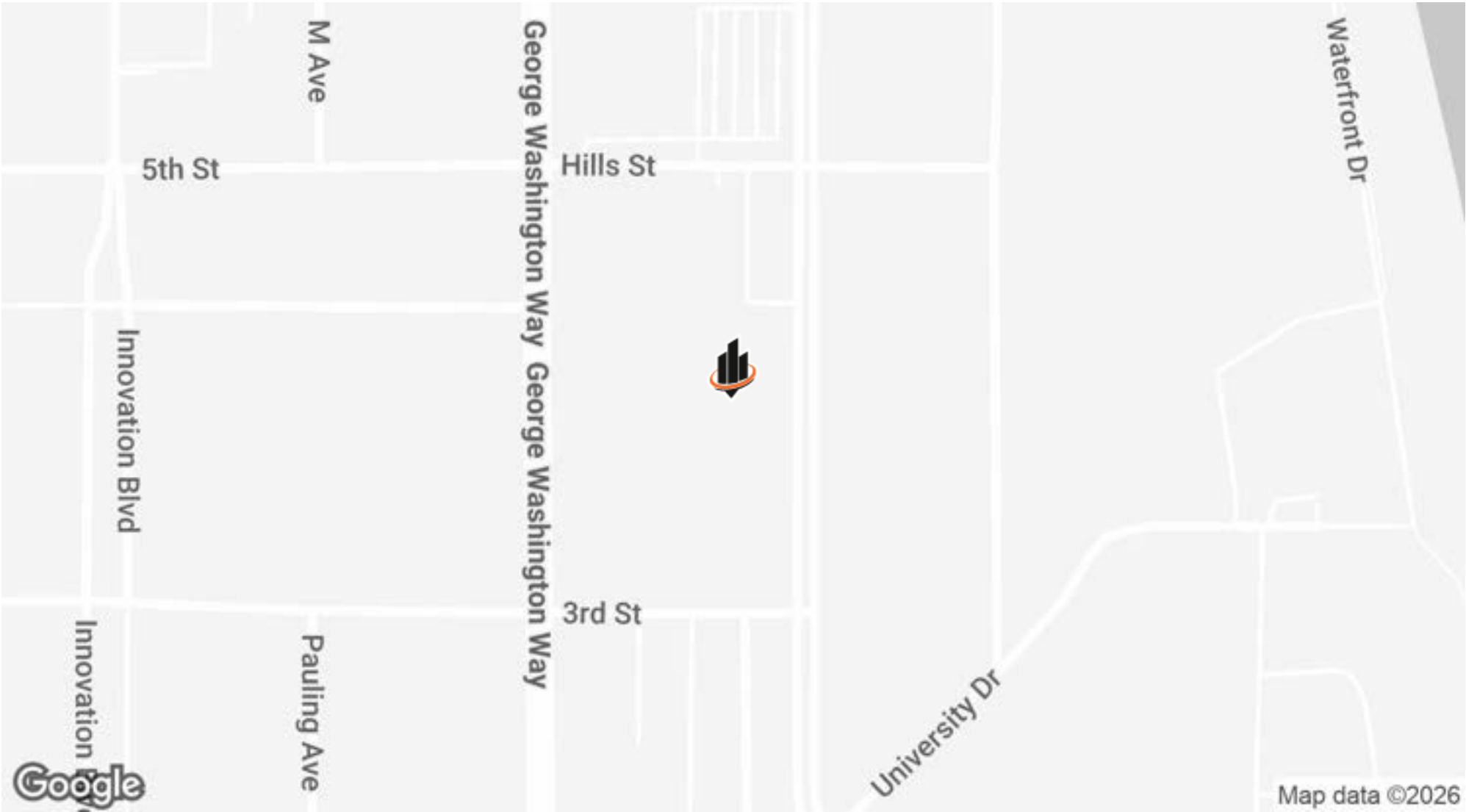
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ADDITIONAL PHOTOS



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LOCATION MAP



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SECTION 1 Advisor Bios

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.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

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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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