

OFFICE BUILDING FOR LEASE | MLS 271040  
6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336

**NAITri-Cities**



**Todd Sternfeld**

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Building Name	6802 W Rio Grande Ave - Ste C
Property Type	Office
Property Subtype	Office Building
APN	132991030000012
Building Size	±10,764 SF
Lot Size	±1.47 Acres
Building Class	B
Year Built	2011
Number of Floors	2
Number of Buildings	1

MLS 271040 - Leasing opportunity in a prime business location in the heart of Kennewick! Vista Fields is a mixed-use development consisting of professional offices, retail and residential.

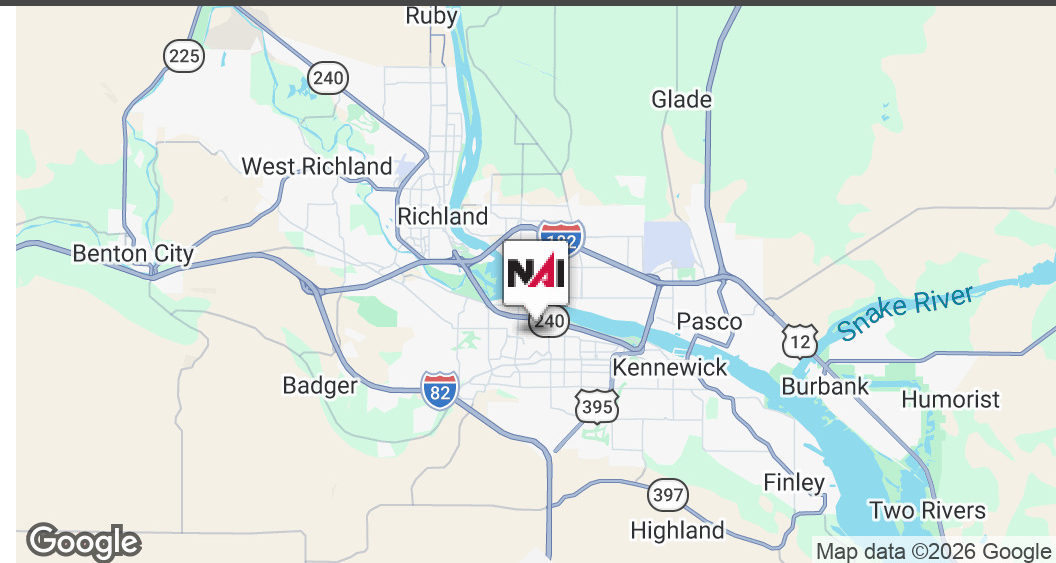
Ownership will provide the property in vanilla shell condition that will allow you to customize the space to suit your specific needs.

Two suites (totaling ±4,370 SF) available and able to be leased together or separately.

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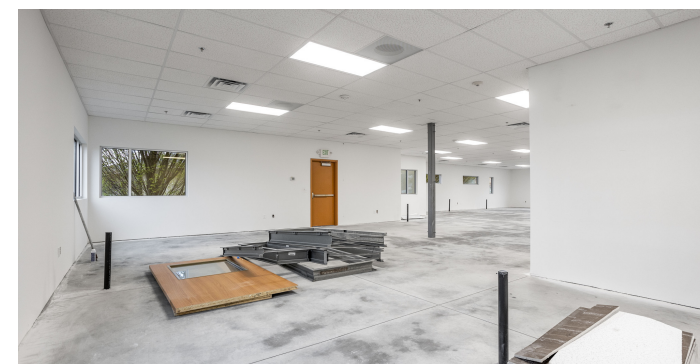


- ±3,300 SF Available | \$24 PSF + NNN (\$7.00)
- Existing pediatric office in the heart of Kennewick
- Independent entry and exit
- Wired for Fiber Optics - IT room ready
- Space includes 1 fully functional bathroom
- Multiple locations plumbing ready
- Great opportunity to customize to suit your business
- \$50,000 Tenant Improvement Allowance for leases 6 years or greater
- Street sign available
- Ample parking
- ±25K VPD

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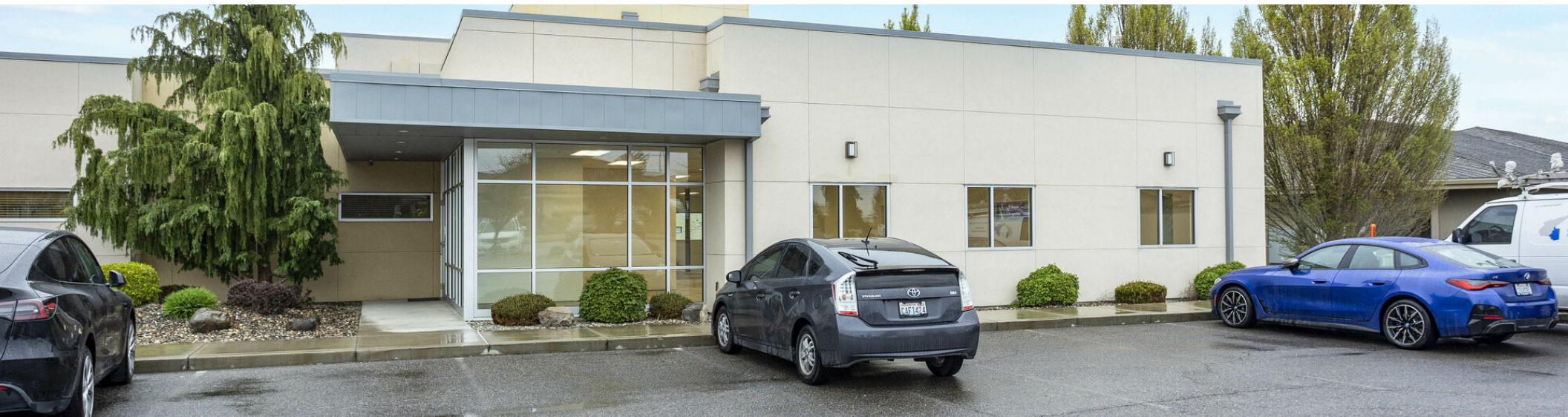
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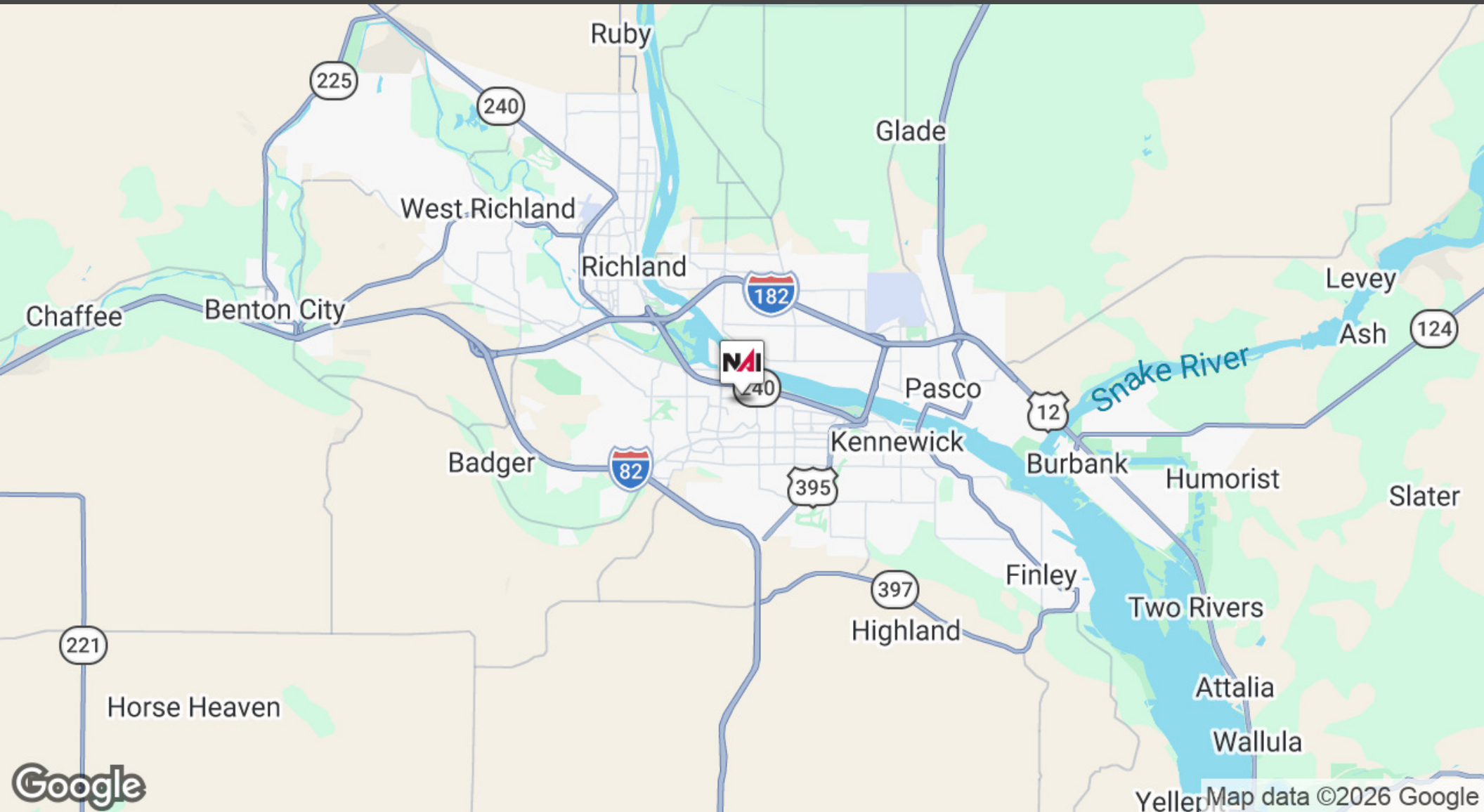
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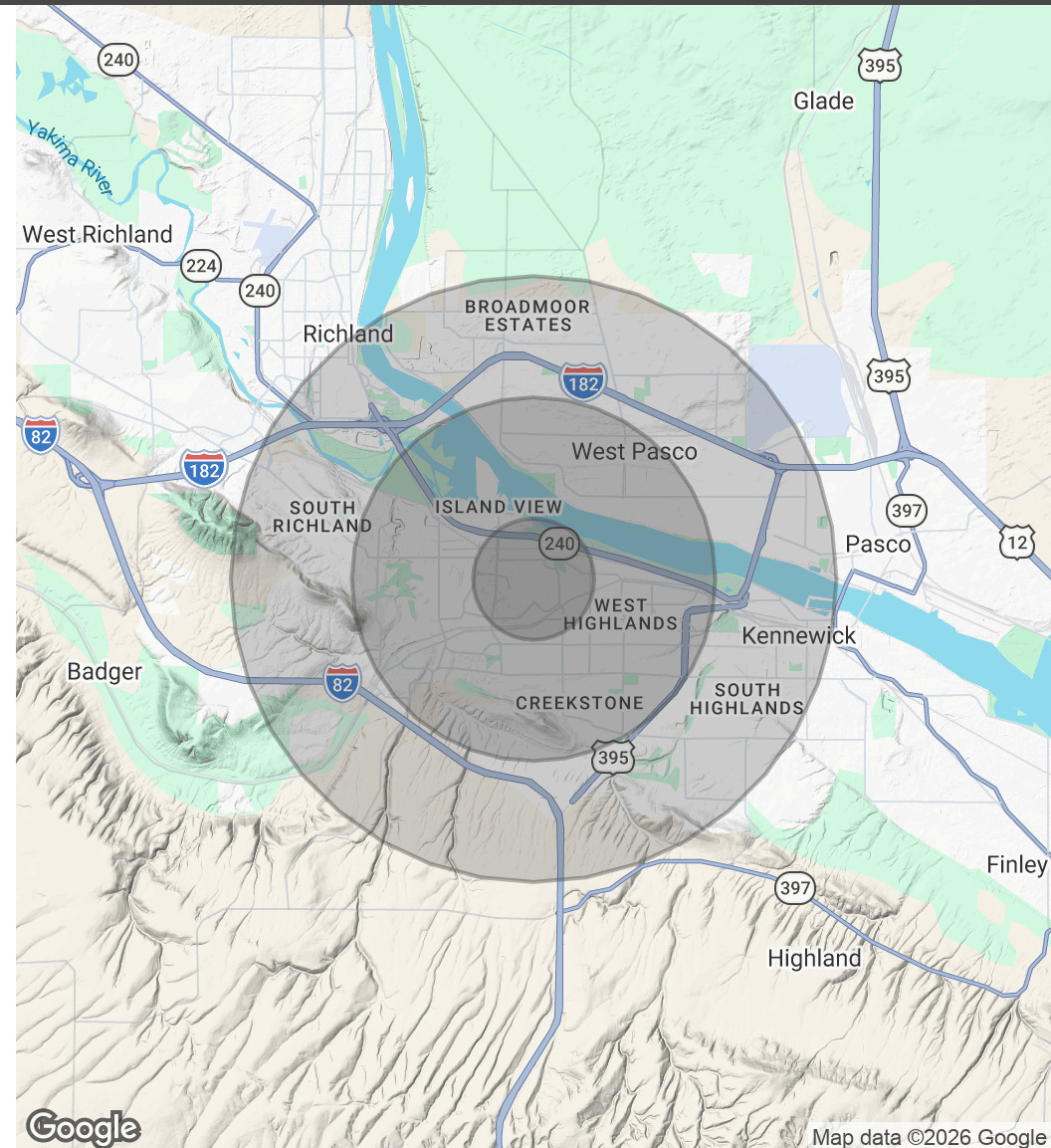
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,334	62,066	153,013
Average Age	34.4	38.0	35.5
Average Age (Male)	35.0	36.3	34.4
Average Age (Female)	34.9	38.8	36.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,703	25,582	57,597
# of Persons per HH	2.7	2.4	2.7
Average HH Income	\$65,955	\$83,064	\$85,046
Average House Value	\$216,576	\$248,986	\$243,604

2020 American Community Survey (ACS)



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