

SPACE FOR LEASE

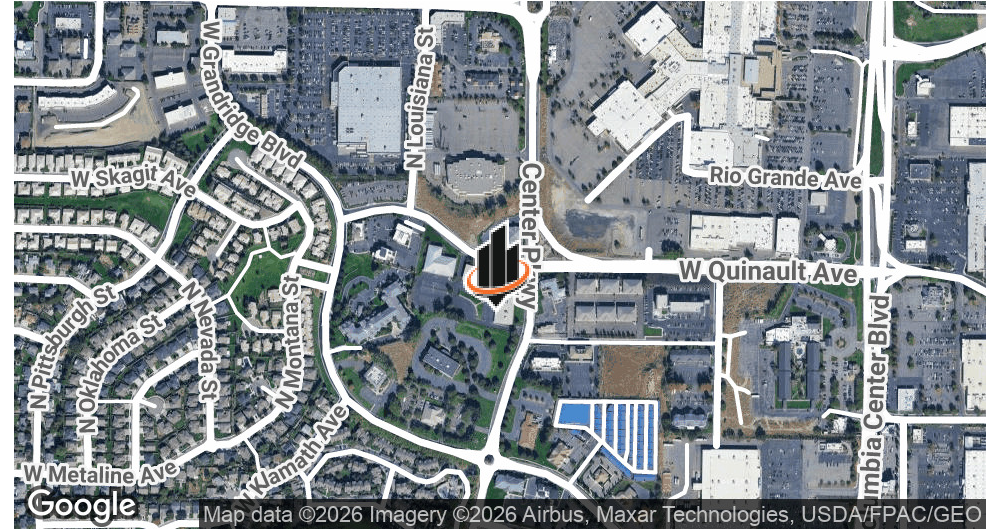
8203 W Quinault Ave

KENNEWICK WASHINGTON 99336

Suite 500
6,067 SF

Suite 900
4,865 SF

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10,135.00 per month Full Service
BUILDING SIZE:	25,684 SF
AVAILABLE SF:	4,865 SF
LOT SIZE:	2 acres

PROPERTY OVERVIEW

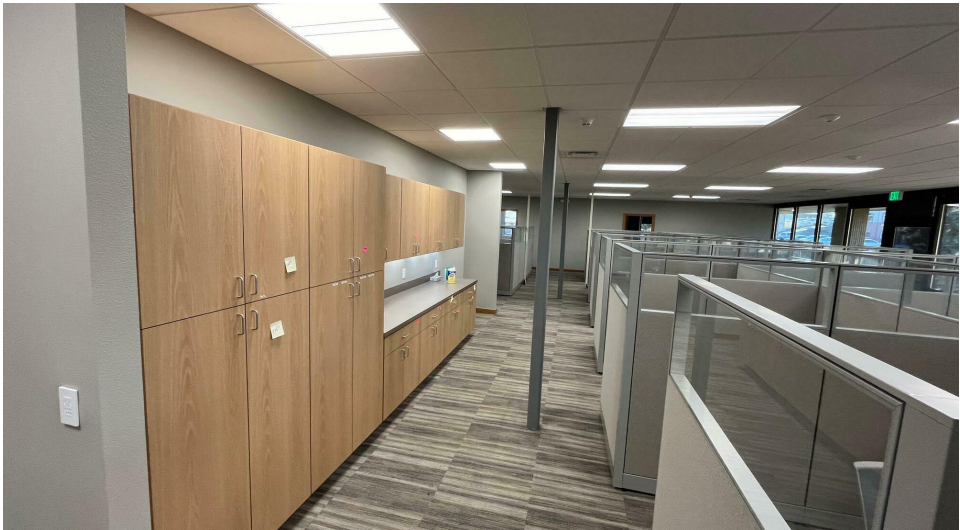
Newly remodeled space in Kennewick's premier office district. Property sits on the corner of Quinault and Center Pkwy and overlooks Columbia Center Mall. Everything in the space is new, carpet, paint, ceiling grid, furniture, fixtures etc. Exterior updates include new building paint and landscaping. Starting lease rate is \$10,135/month and includes utilities.

PROPERTY HIGHLIGHTS

- Best Office Location in the Tri Cities
- Newly remodeled interior and exterior
- Two spaces available
- Suite 900 Building B is 4,865
- Suite 500 Building A is 6,067
- Exterior offices have floor to ceiling windows

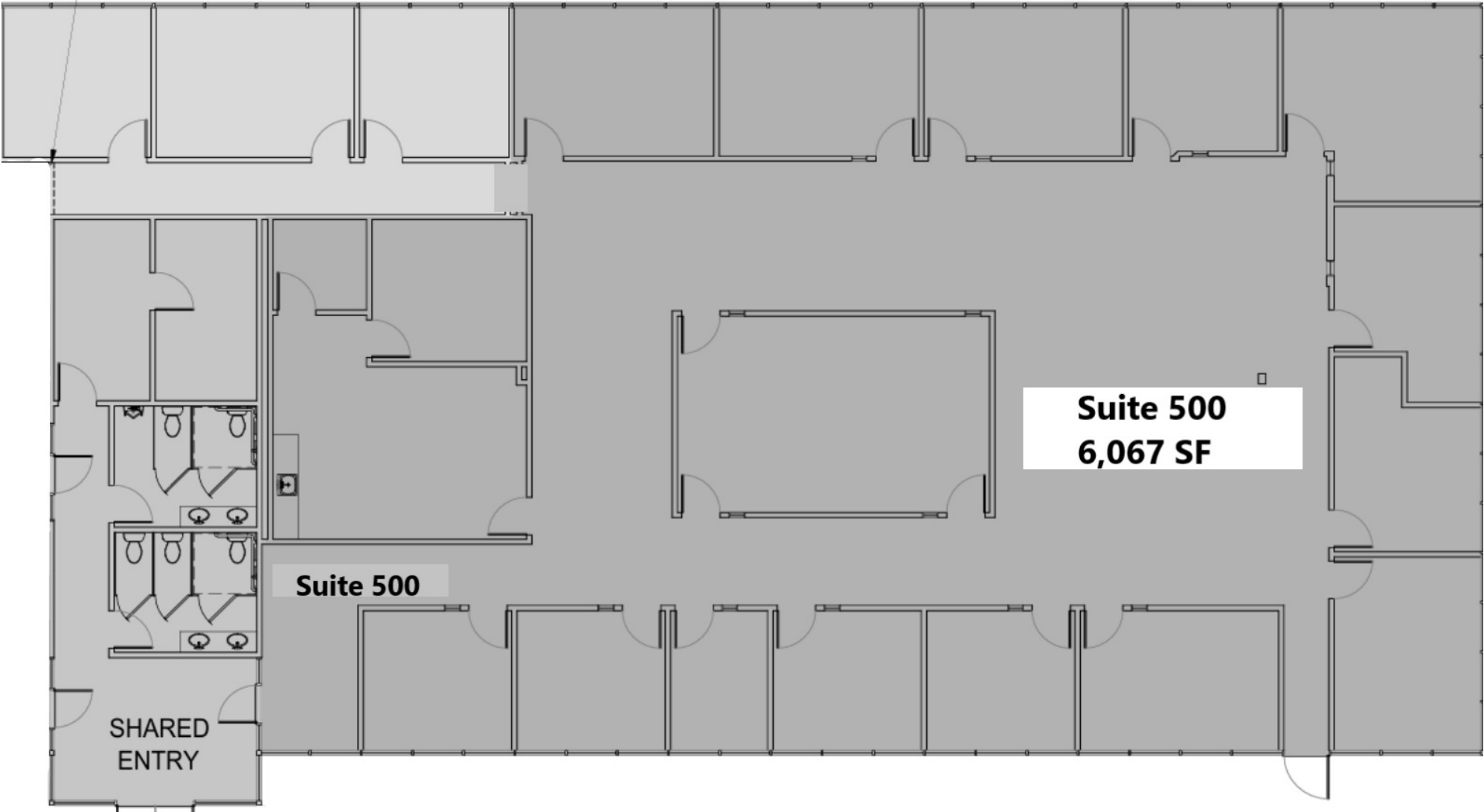
SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

ADDITIONAL PHOTOS



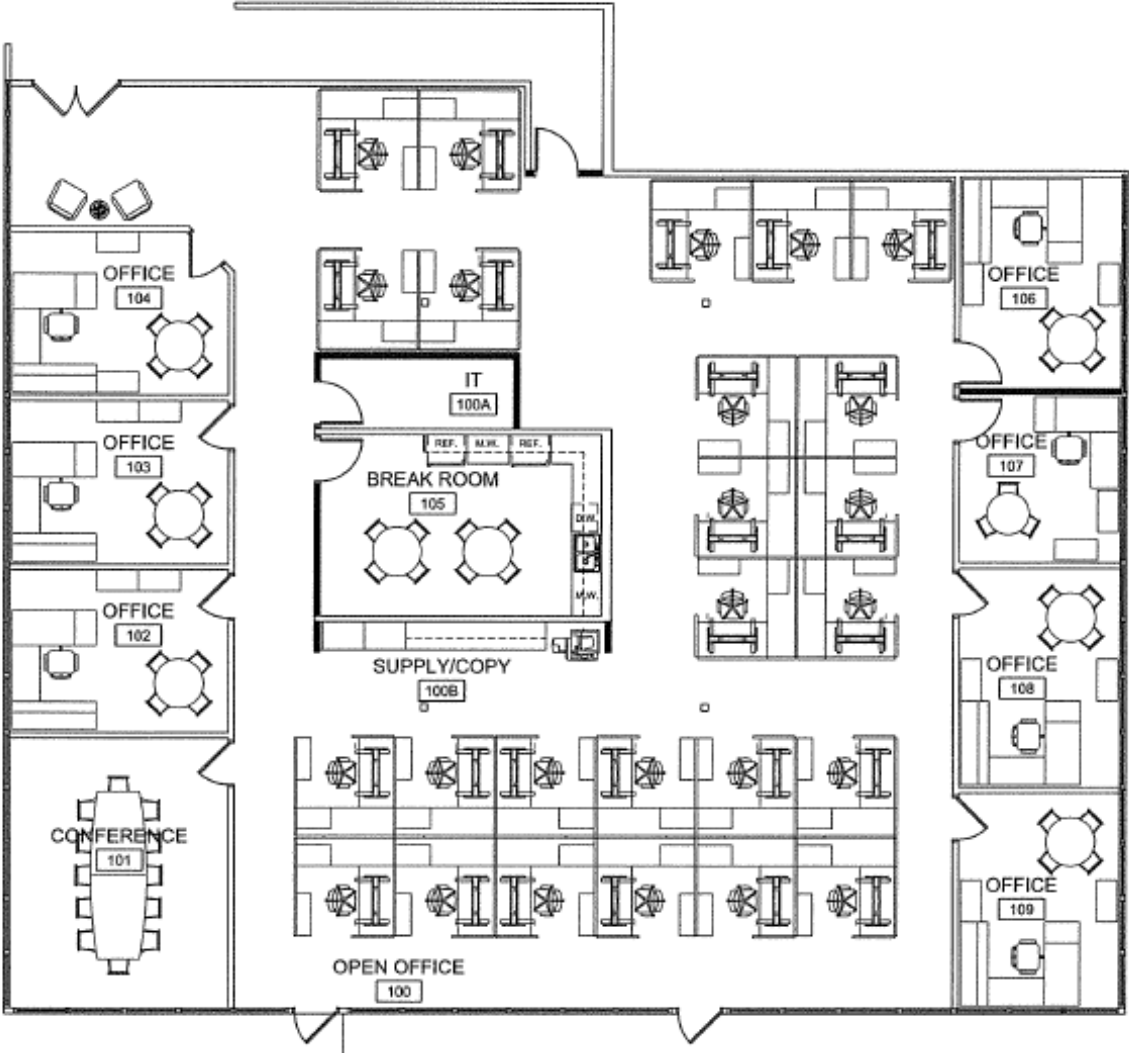
SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

SUITE 500 FLOOR PLAN



SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

SUITE 900 FLOOR PLANS



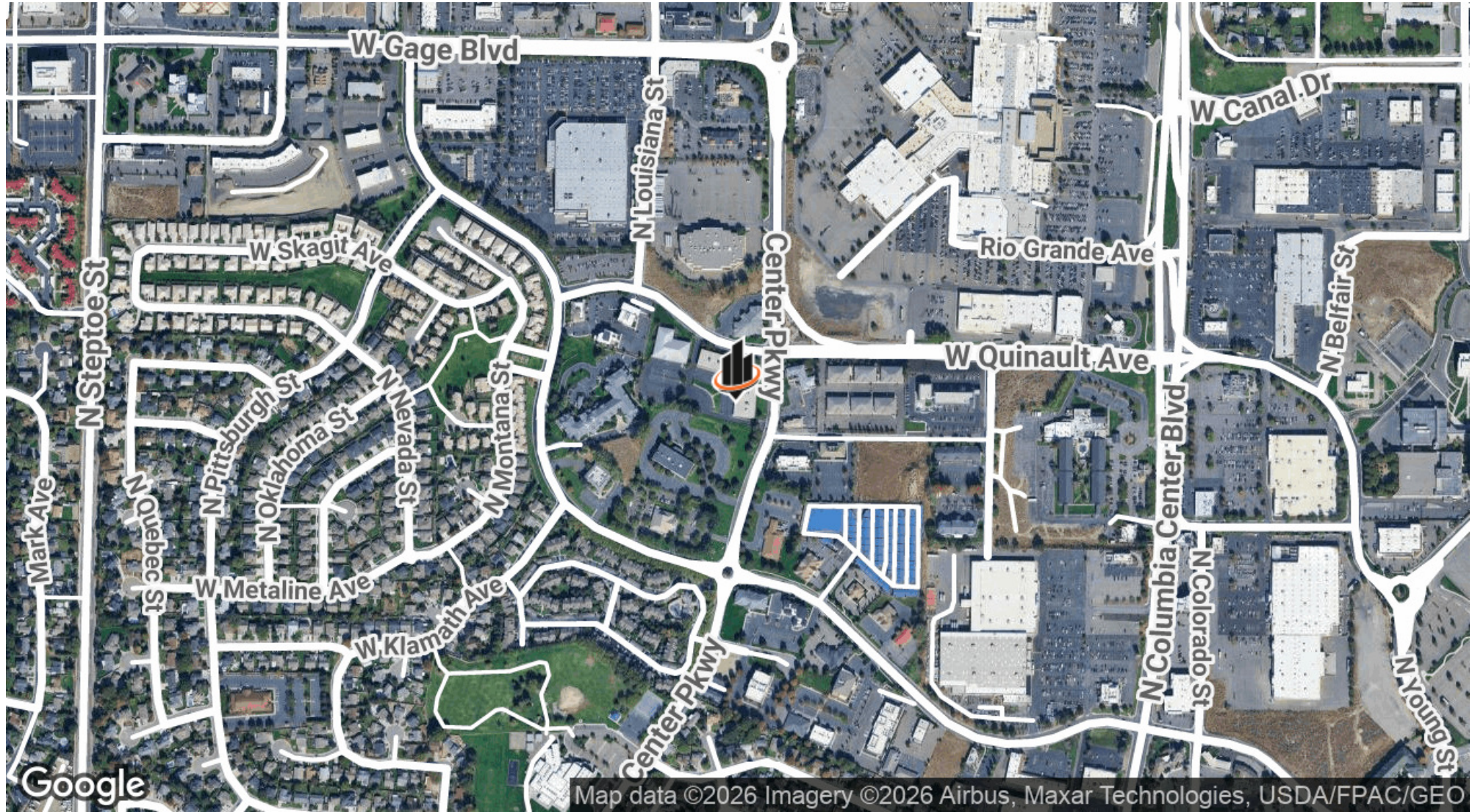
SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

SUITE 900 ADDITIONAL PHOTOS



SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

LOCATION MAP



SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

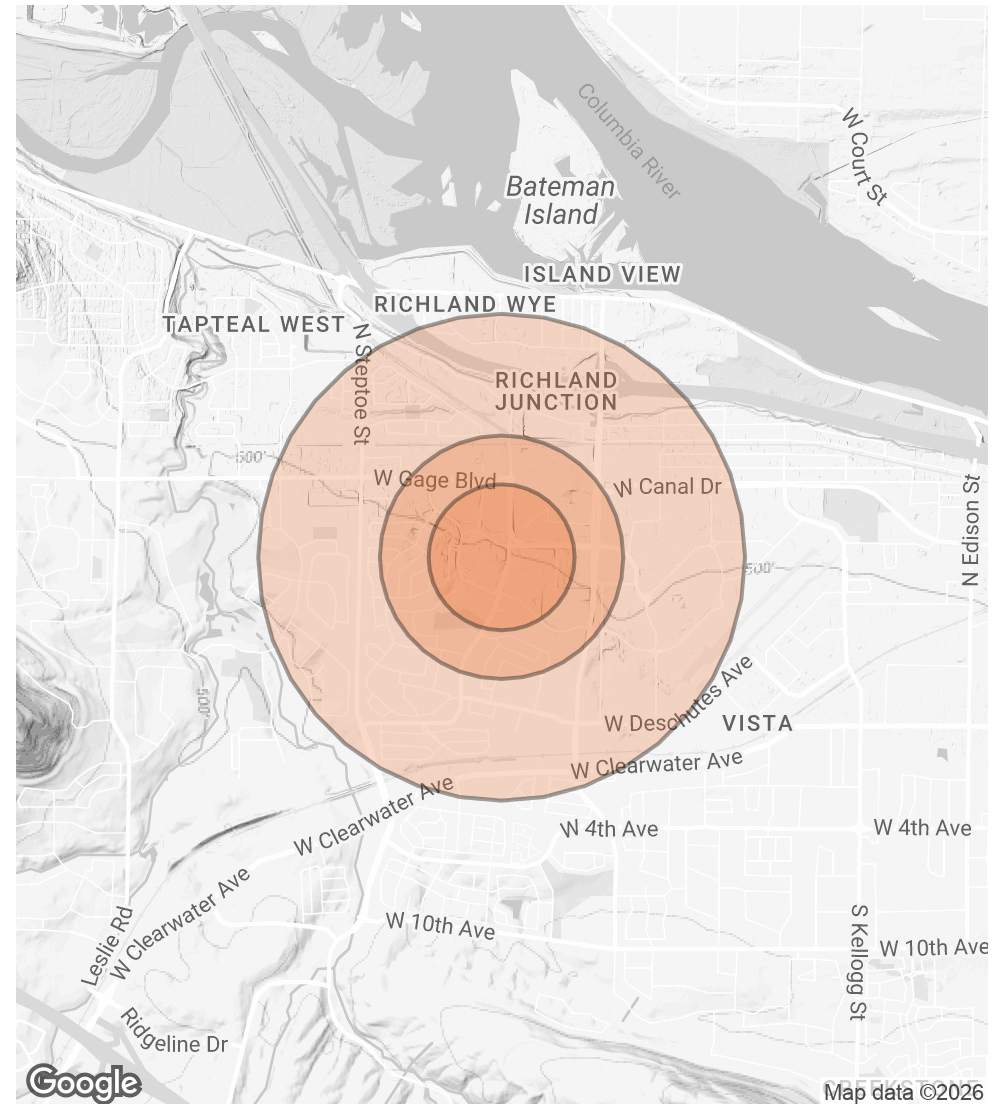
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	404	2,187	10,636
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	43	41	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	163	883	4,501
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$148,317	\$132,760	\$108,890
AVERAGE HOUSE VALUE	\$459,097	\$425,430	\$379,077

* Demographic data derived from 2020 ACS - US Census



SCOTT SAUTELL
 O: 509.430.8986
 scott.sautell@svn.com
 WA #109003