

## OFFICE SPACE FOR LEASE

8203 W Quinault Ave

KENNEWICK WASHINGTON 99336

Suite 500  
6,067 SF

Suite 900  
4,865 SF



## PROPERTY DETAILS & HIGHLIGHTS

|                     |                 |
|---------------------|-----------------|
| PROPERTY TYPE       | Office          |
| PROPERTY SUBTYPE    | Office Building |
| BUILDING SIZE       | 25,684 SF       |
| LOT SIZE            | 2.67 acres      |
| BUILDING CLASS      | B               |
| YEAR BUILT          | 1989            |
| YEAR LAST RENOVATED | 2025            |
| NUMBER OF FLOORS    | 1               |
| FREE STANDING       | Yes             |

Office space for lease in Kennewicks premier central office district. Property sits on the corner of Quinault and Center Pkwy and overlooks Columbia Center Mall. Property has had extensive interior and exterior remodeling done recently.

Space is \$24/sf and includes everything except phone/internet and in suite janitorial.

Two spaces to choose from. Suite 900 is 4,865 sf and is newly remodeled, everything in the space is new, carpet, paint, ceiling grid, furniture, fixtures etc. Space has 7 offices, conference room, and was originally set up with 25 cubicle spaces. Cubicles are no longer in the space.

Suite 500 is 6,067 sf and has 17 offices, large conference room, break room, data room and storage room. Space has furniture that is negotiable to stay in the space for a future tenants use.

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- Suite 900 in building B is 4,865 SF
- Suite 500 in Building A is 6,067 SF
- Turn Key
- Nice furniture can stay
- Exterior offices have floor to ceiling windows
- Price is full service and includes utilities



## ADDITIONAL PHOTOS

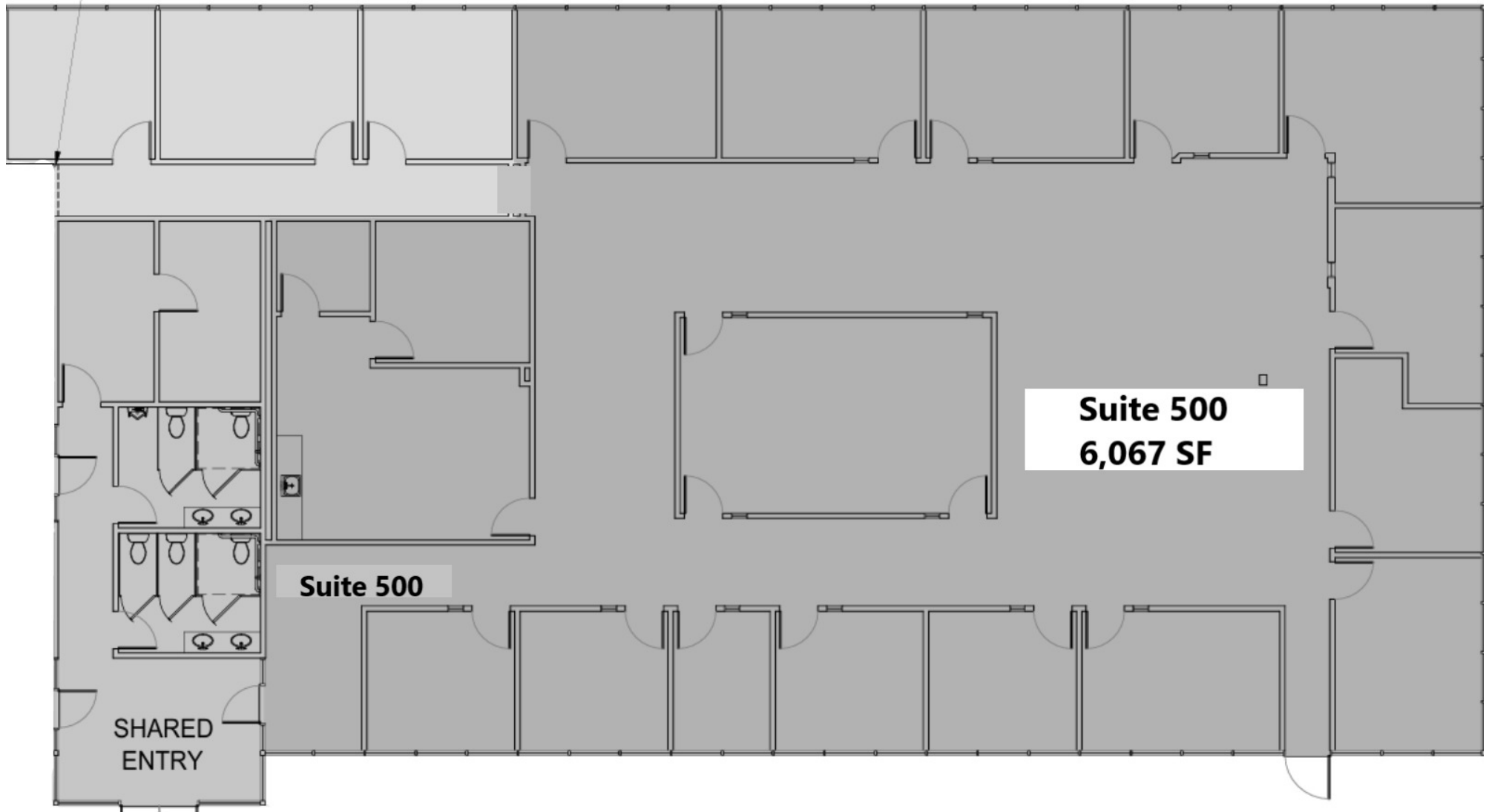


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**8203 W QUINAULT AVE SUITE 900** | Kennewick, WA 99336

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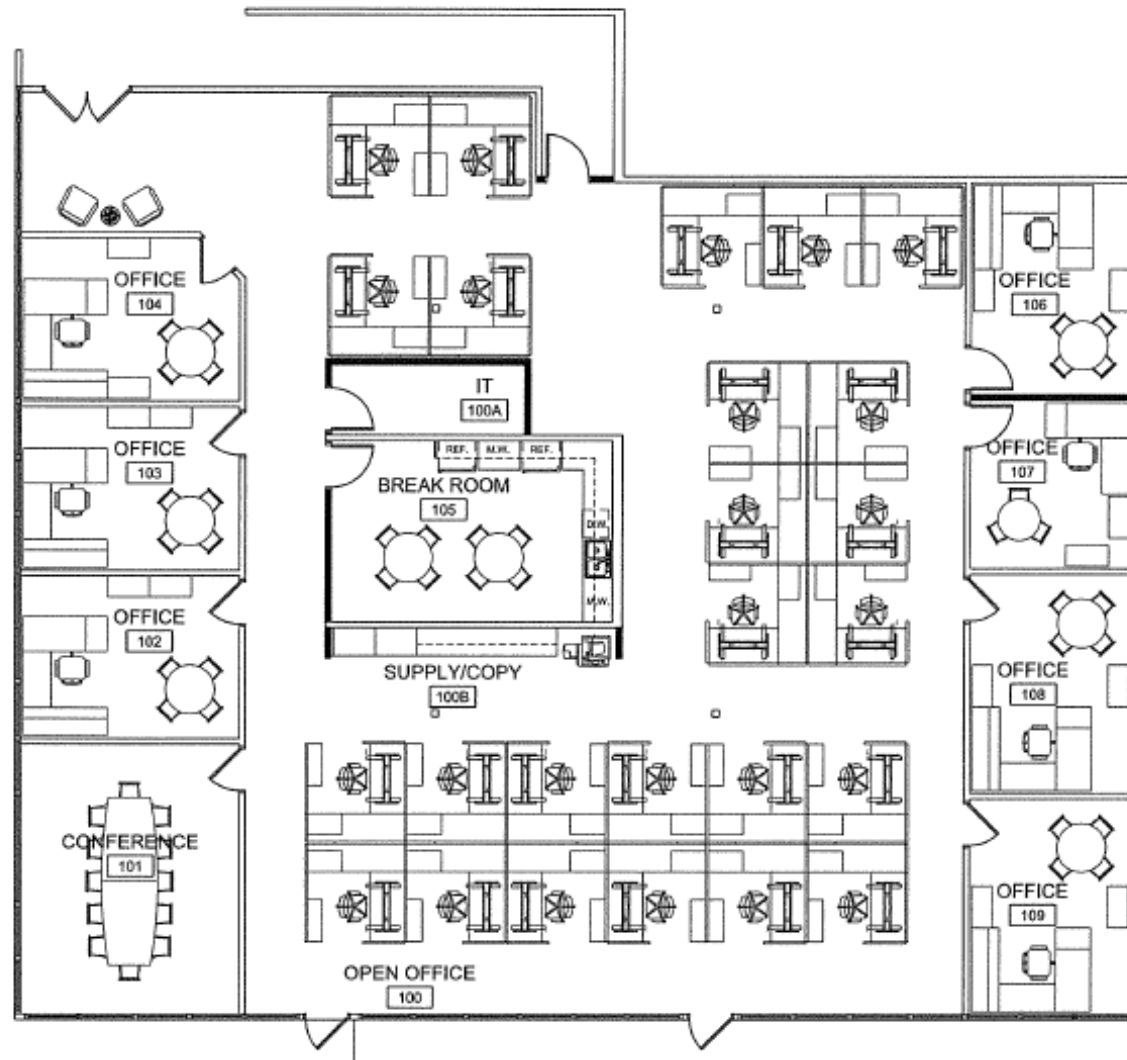
## SUITE 500 FLOOR PLAN



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## SUITE 900 FLOOR PLANS



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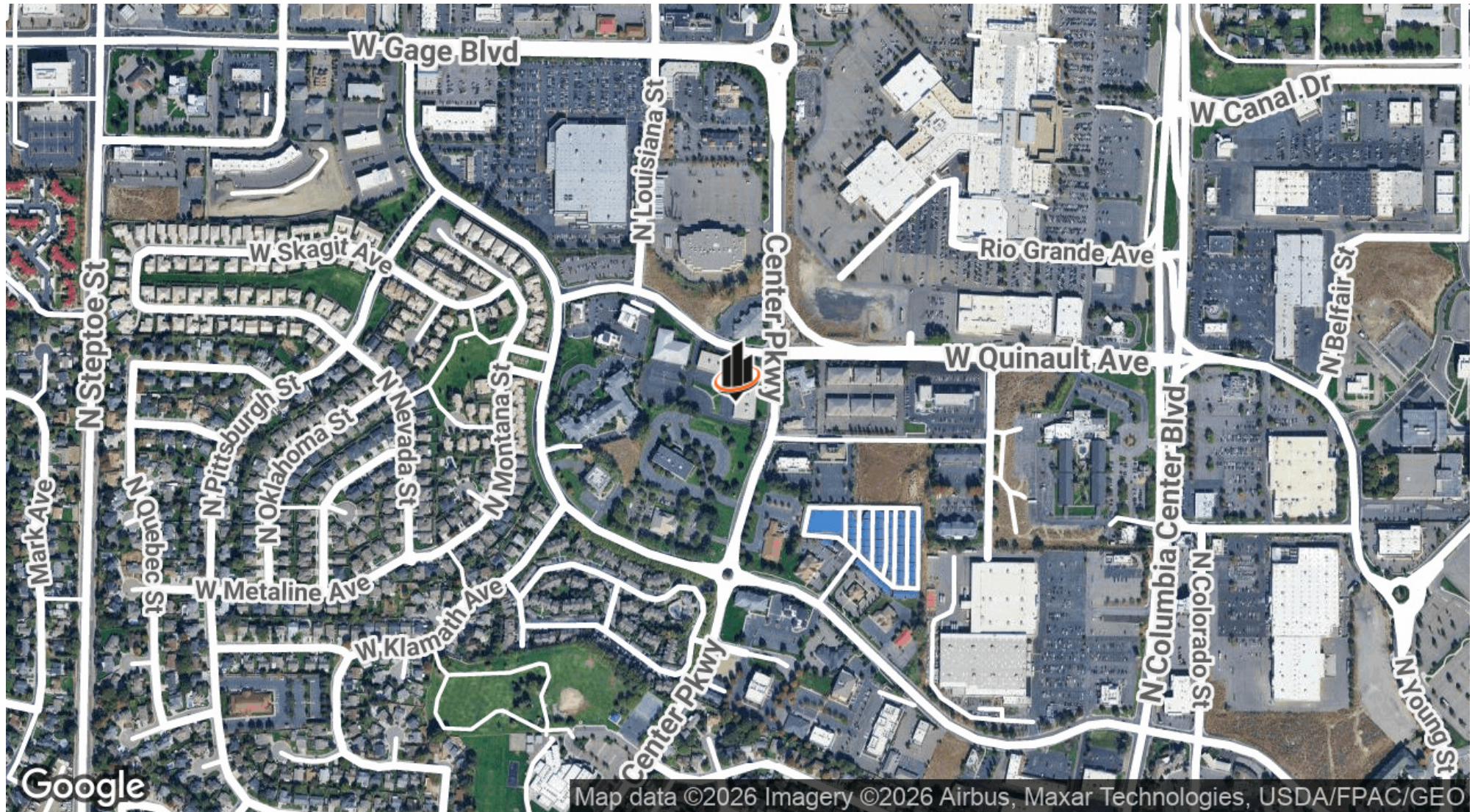
## SUITE 900 ADDITIONAL PHOTOS



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## LOCATION MAP



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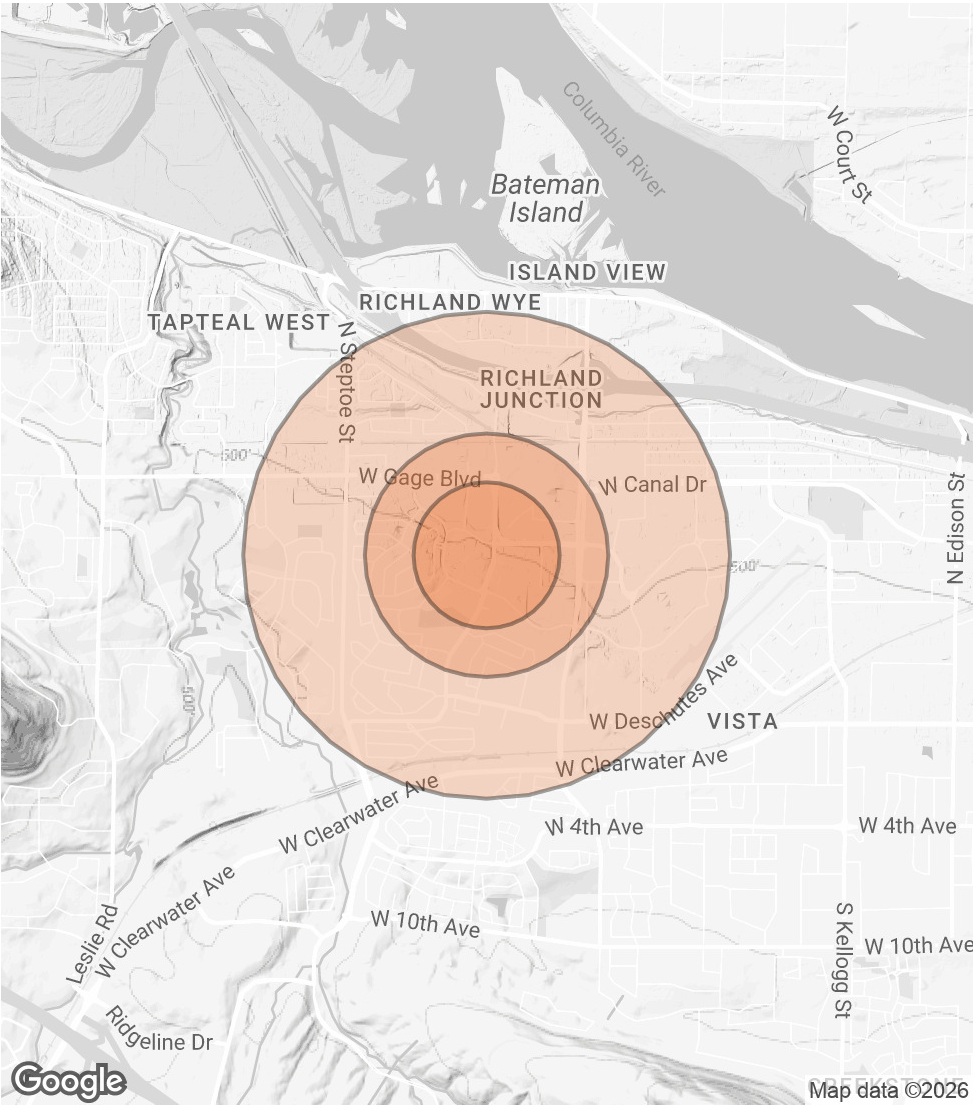


DEMOGRAPHICS MAP & REPORT

| POPULATION           | 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    |
|---------------------|-----------|-----------|-----------|
| 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



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