

LEASE

Clearwater Plaza

3180 W CLEARWATER AVE SUITE B

Kennewick, WA 99336

PRESENTED BY:

SCOTT HOWELL

Phone: 509.379.3111

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JAMES WADE

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james.wade@svn.com

HWY 395

CLEARWATER AVE

SVN
RETTET & COMPANY

PROPERTY SUMMARY



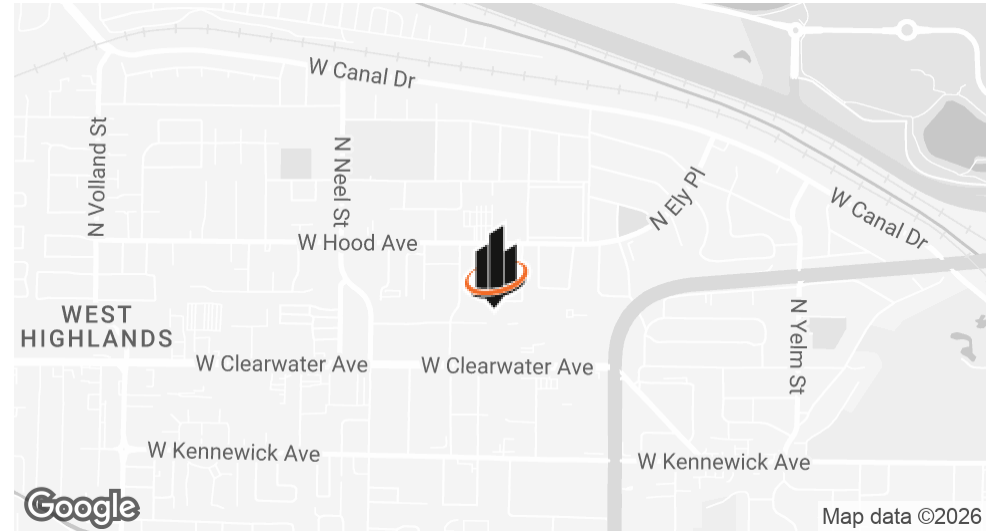
OFFERING SUMMARY

LEASE RATE:	\$15 SF/yr (MG)
NUMBER OF UNITS:	20
AVAILABLE SF:	1,248 SF
LOT SIZE:	1.5 Acres
BUILDING SIZE:	42,402 SF

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PROPERTY DESCRIPTION

Monument Sign on one of the highest traffic count Avenues in all of Tri Cities. Reception Area, 1 ADA Restroom, 1 Medical storage room, 1 Lab, and 6 Exam Rooms. Please do not disturb current Tenant. Space is available 2/1/2027. Please contact LA for Showing Instructions.

PROPERTY HIGHLIGHTS

- High Traffic Count with Great Signage
- Newly Remodeled with LVP Flooring
- Great Tenant Mix

SVN | RETTER & COMPANY 2

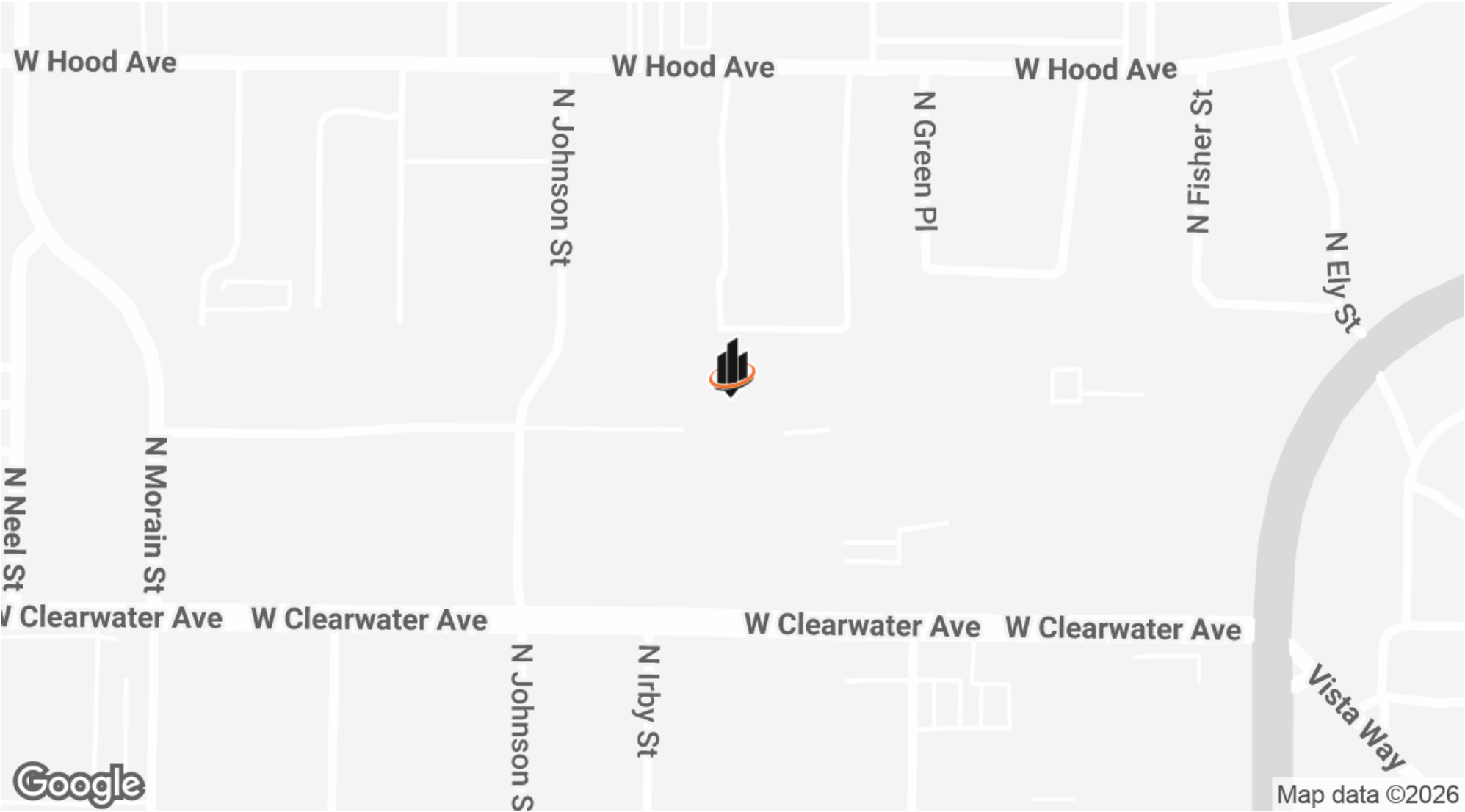
ADDITIONAL PHOTOS



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LOCATION MAP



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HWY 395

CLEARWATER AVE

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

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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