

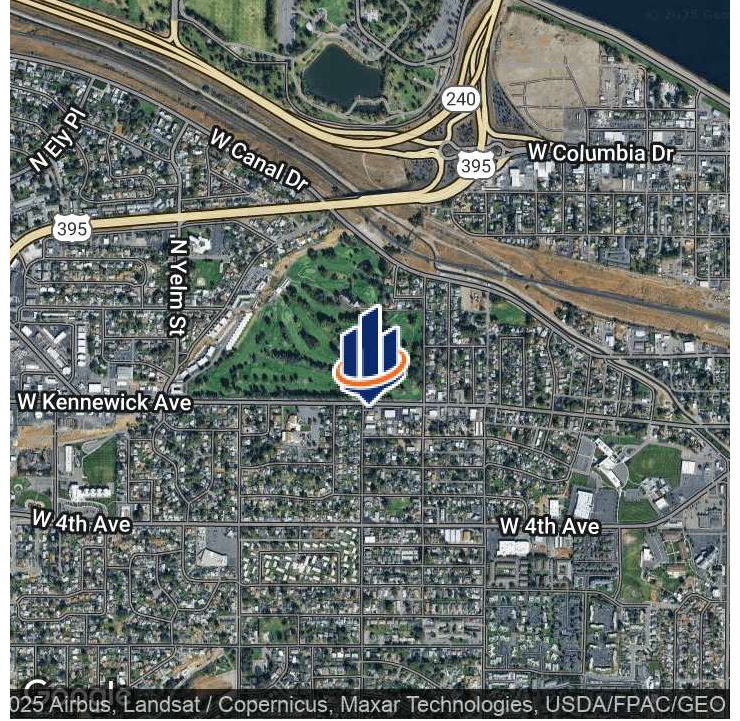
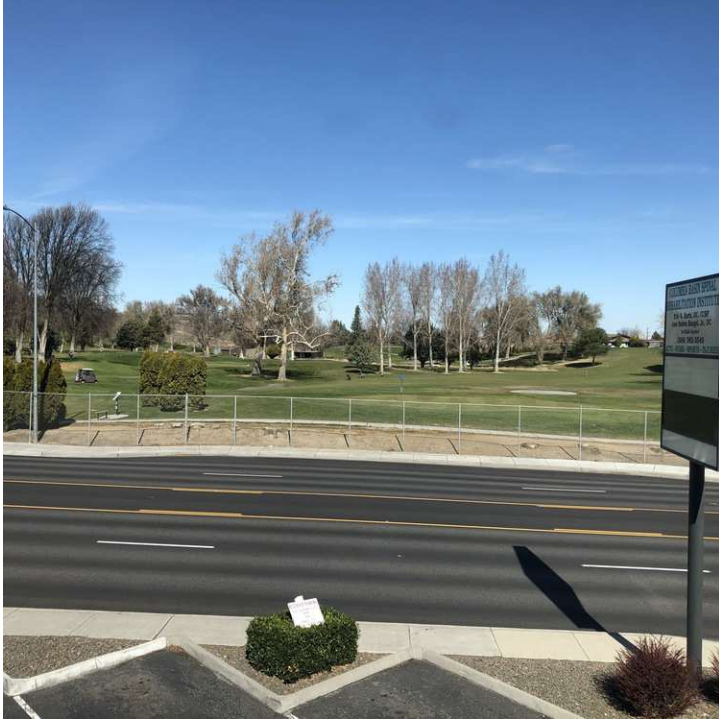


1721 W KENNEWICK AVE

KENNEWICK, WA 99336

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	5,078 SF
Available SF:	5,050 SF
Lot Size:	0.24 Acres
Year Built:	1997
APN:	102891070001005

PROPERTY OVERVIEW

MLS# Excellent office building centrally located in Kennewick WA with a view of the golf course! Building is set up for one tenant on the ground floor and two on the upper floor. Upper floor has elevator access and stairs. Current tenant occupies the entire building and will be vacating Q1 2025. The third suite upstairs was a longtime Edward Jones office. Two suites upstairs [Suite 2 & 3] are approximately 1,000 square feet of usable space each just over 500 sf of common area space. Ground floor [Suite 1] has approximately 2,050 usable square feet and 500 square feet of common area.

PROPERTY HIGHLIGHTS

- 3 suite office building with golf course views
- Corner property
- \$16/sf modified gross lease rate
- Pro rata share of utilities paid by tenants
- Suite 1 = 2,550 square feet
- Suite 2 = 1,250 square feet
- Suite 3 = 1,250 square feet
- Elevator services second floor

Complete Highlights

LEASE HIGHLIGHTS

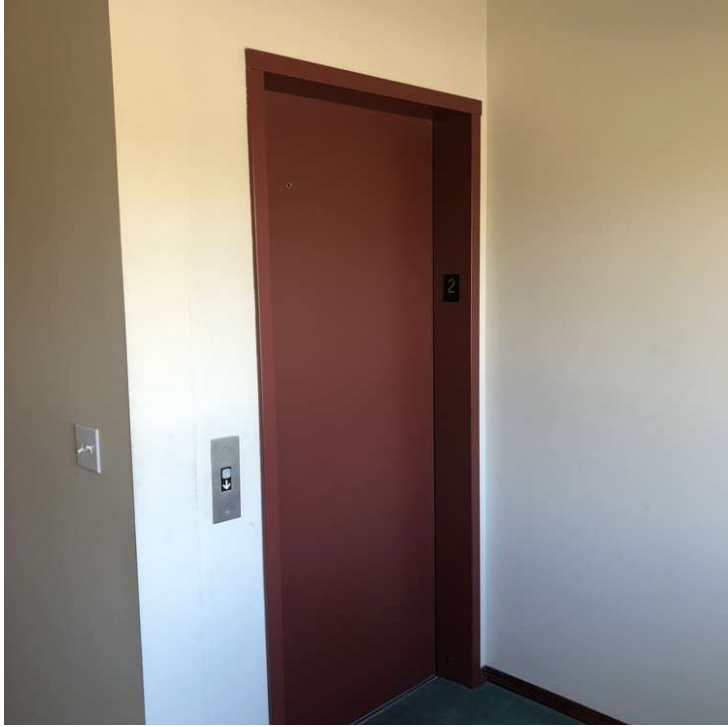
- 3 suite office building with golf course views
- Corner property
- Stucco exterior
- second floor suites have balconies
- Gas fireplaces
- ADA accessible
- \$16/sf modified gross lease rate
- Pro rata share of utilities paid by tenants
- Suite 1 = 2,550 square feet
- Suite 2 = 1,250 square feet
- Suite 3 = 1,250 square feet
- Elevator services second floor
- Street signage



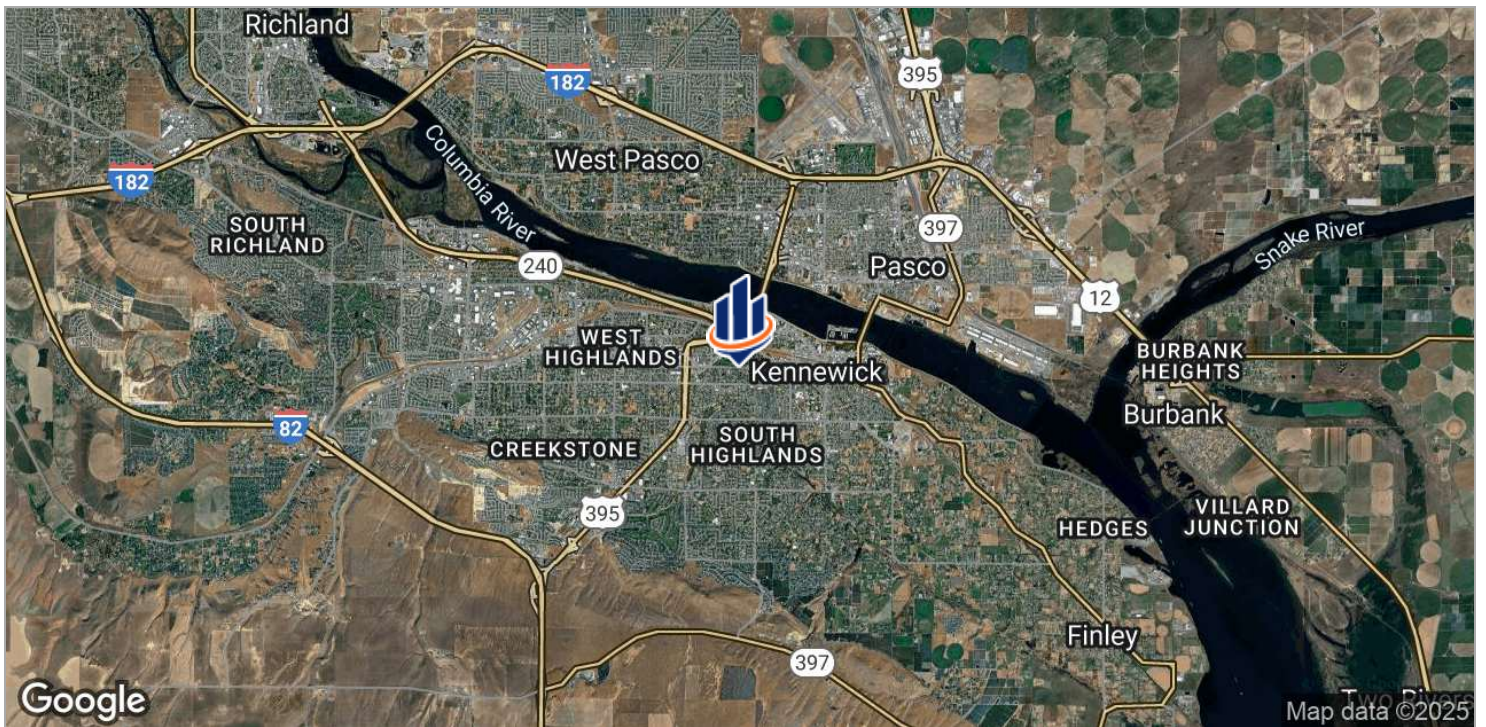
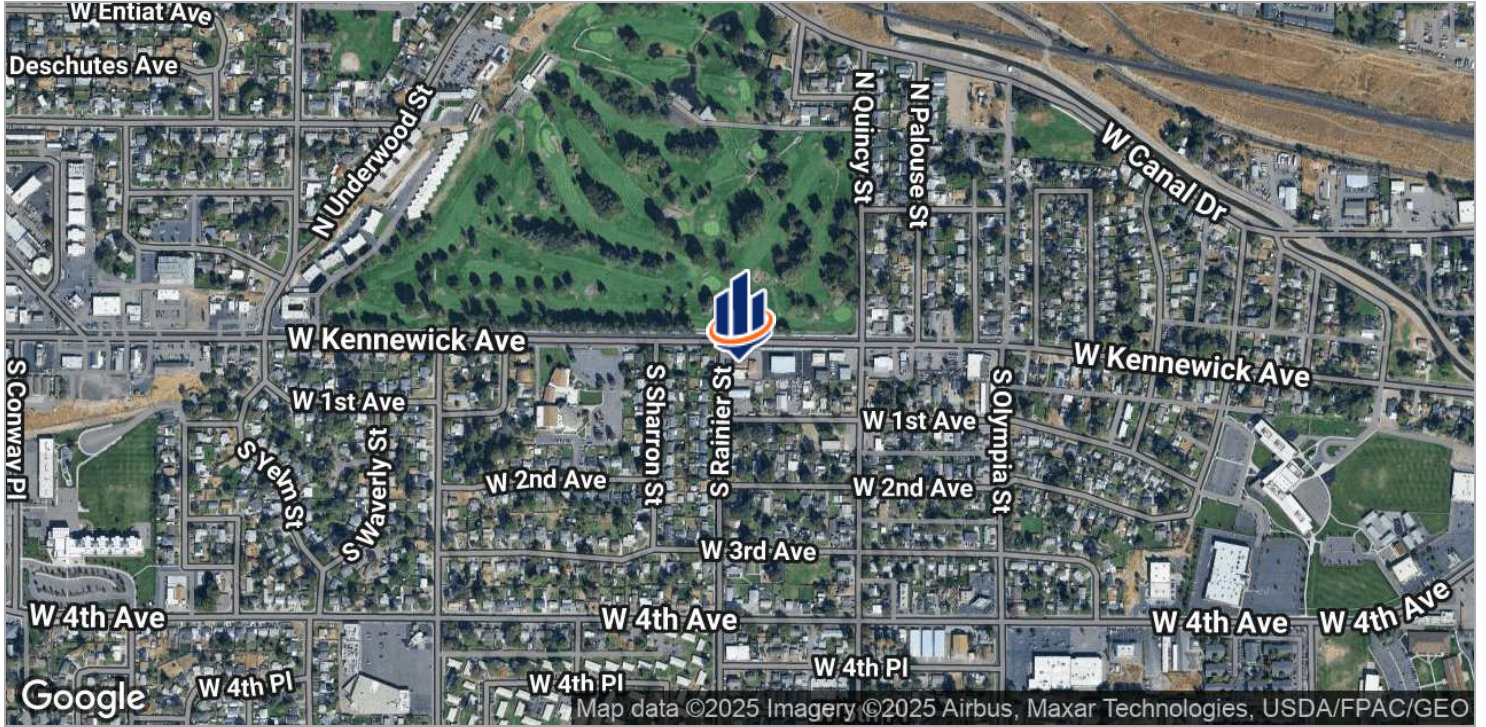
Additional Photos



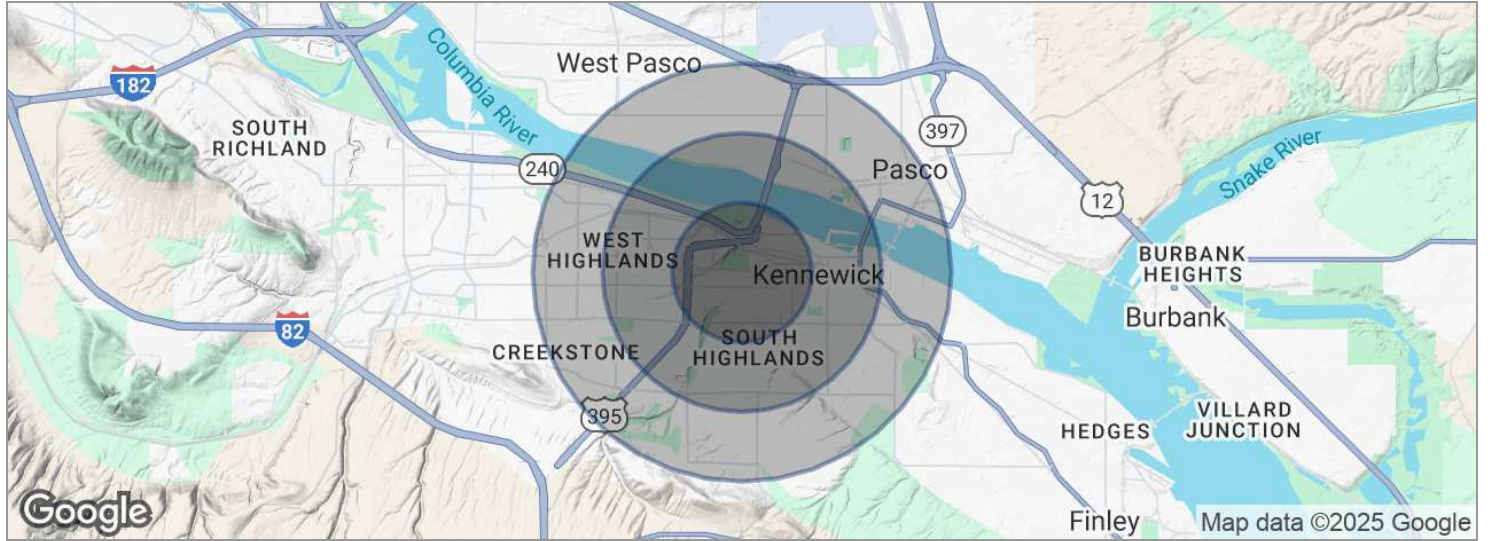
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,012	40,440	72,609
Median age	31.3	31.4	31.1
Median age [Male]	31.8	30.8	30.3
Median age [Female]	30.8	32.2	32.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,776	14,831	26,041
# of persons per HH	2.7	2.7	2.8
Average HH income	\$42,694	\$47,008	\$49,518
Average house value	\$135,870	\$140,553	\$146,861

* Demographic data derived from 2020 ACS - US Census