

SIGMA III | OFFICE LEASE



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (Gross)
BUILDING SIZE:	20,353 SF
AVAILABLE SF:	5,200 SF
YEAR BUILT:	1977
ZONING:	Business - Research Park
MARKET:	Kennewick - Pasco - Richland
APN:	814084000002002

PROPERTY OVERVIEW

This office building has a strong rental history with Hanford Contractors as well as Battelle. The property currently is occupied by two tenants with long lease histories at the building. There is an additional 5,200 sf of space that can be leased as value add to this leased office investment.

Both the location and price point of this property make it an attractive option to tenants in this submarket.

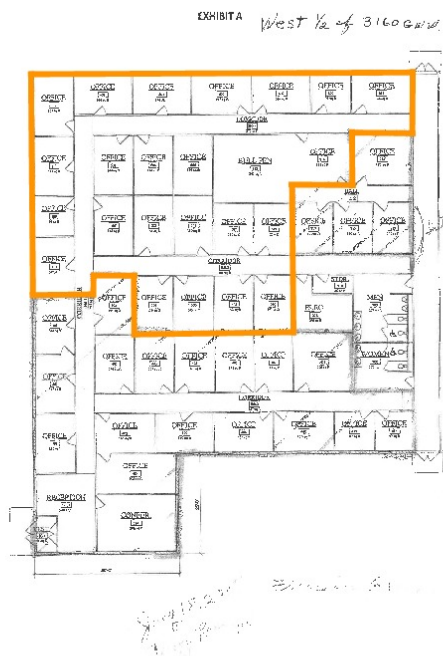
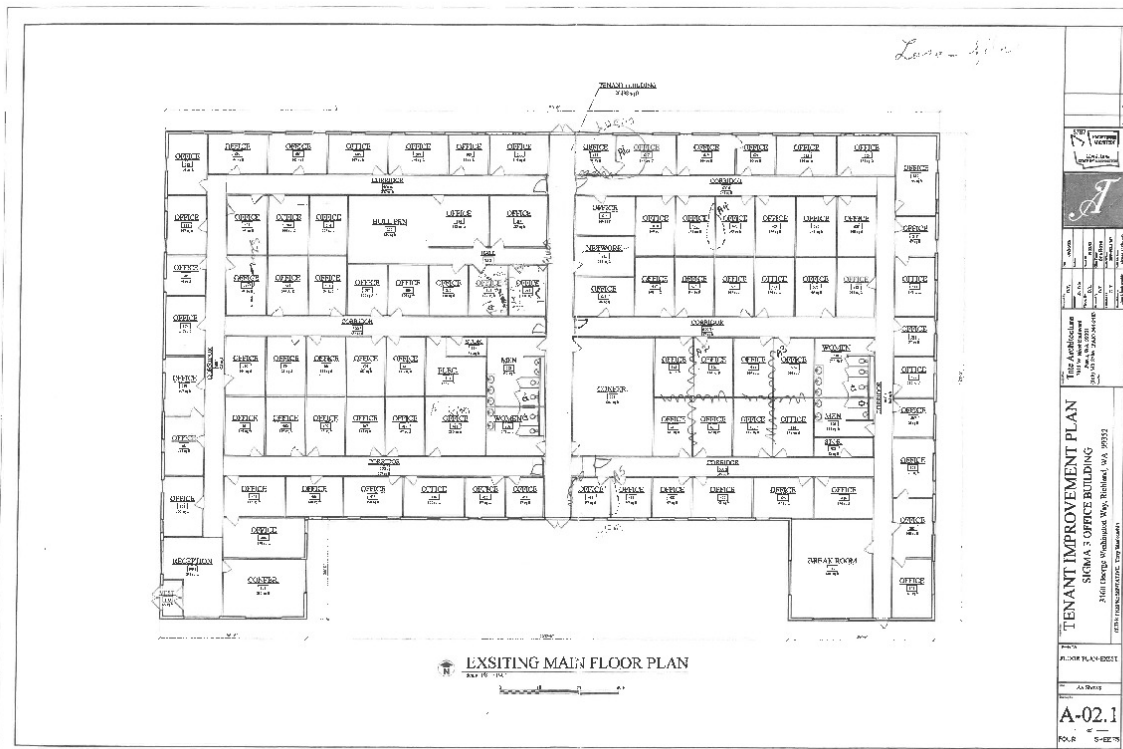
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FLOOR PLANS



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