

**LEASE**

# 4330 W Van Giesen St Suite 104

**4330 W VAN GIESEN ST SUITE 104**

West Richland, WA 99353

**PRESENTED BY:**

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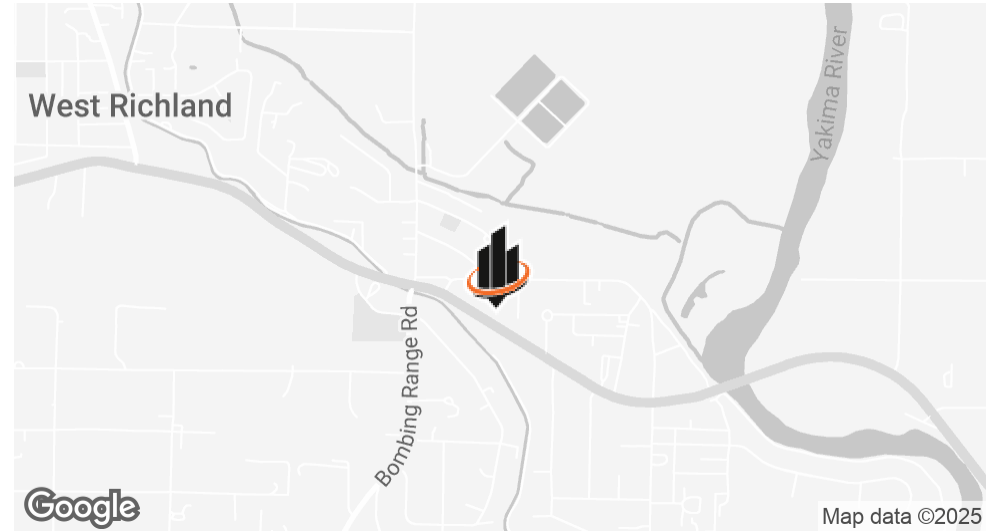
**JAMES WADE**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	1,800 SF
<b>LOT SIZE:</b>	0.86 Acres
<b>BUILDING SIZE:</b>	9,400 SF

## PROPERTY DESCRIPTION

Office/retail available for lease. Brand new building. High traffic count directly in the heart of West Richland on Van Giesen. Great signage on facade of building facing street with ample parking. TI's negotiable. Additional suites can be combined for max contiguous of 9,400 sqft. Please contact LA for additional details.

## PROPERTY HIGHLIGHTS

- High Traffic Count
- New Build
- Excellent Signage Opportunity
- NNN's \$6.75 SF/yr

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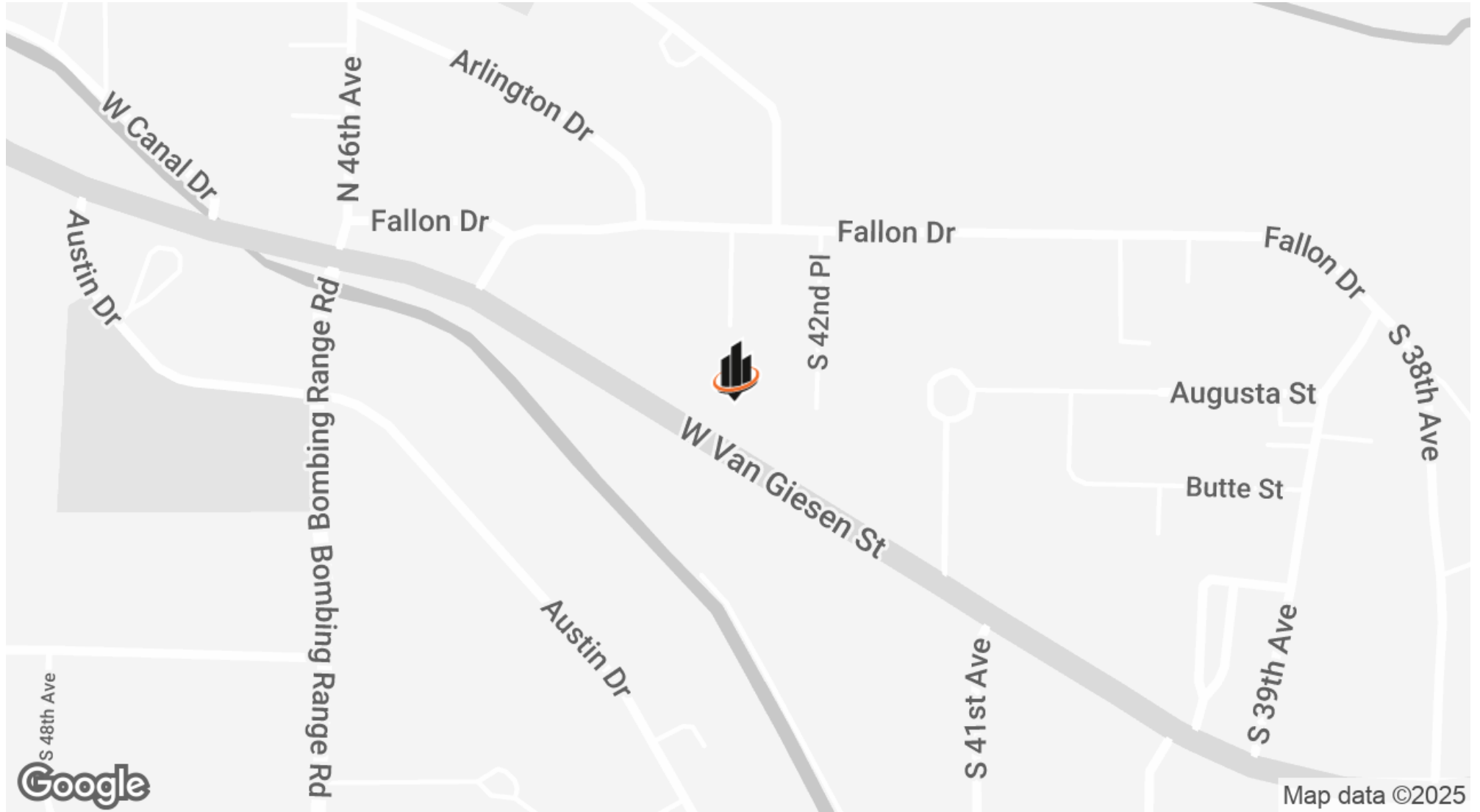
**ADDITIONAL PHOTOS**



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# LOCATION MAP



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