

LEASE

2261 Stevens Dr

2261 STEVENS DR

Richland, WA 99354

PRESENTED BY:

SCOTT SAUTELL

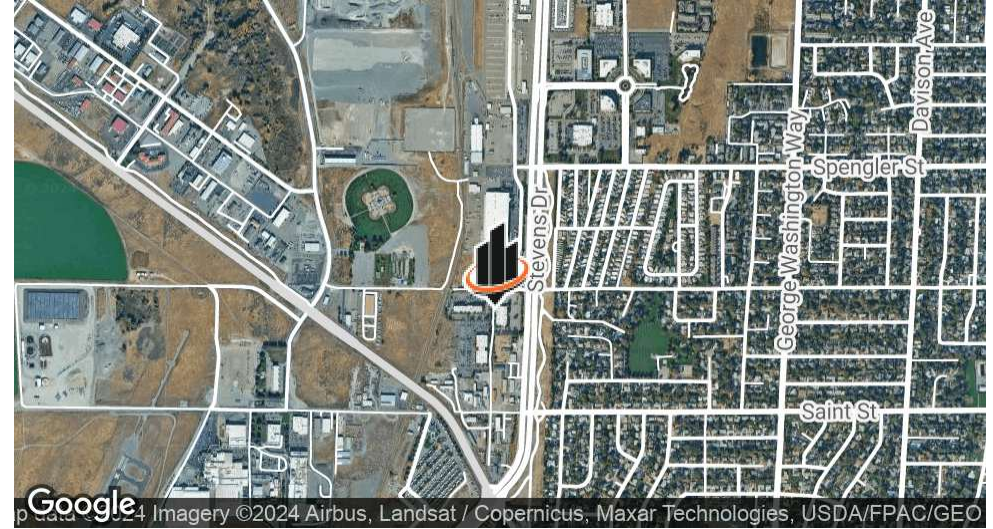
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WA #109003



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	5,000 to 50,784
LOT SIZE:	28,072 SF
BUILDING SIZE:	50,784 SF

PROPERTY DESCRIPTION

2261 Stevens Building at the Evergreen Office Complex for lease. Historically the building has accommodated a single tenant, but can be demised to handle up to 4 tenants. The building has a central staircase and elevators off of the main entrance as well as stairwells on each end of the building with exits. Space is turn key with office furniture in place. Exterior offices with windows with open cube space through the middle. Large breakrooms and common restrooms. It is served by a T1 data connection and has access to HLAN. The building is ideal for a large scale Hanford Contractor or can be divided to accommodate up to 2 tenants per floor. A total of 232 parking spaces offered. Move in ready. TI allowance available.

PROPERTY HIGHLIGHTS

- Expansive floor plan with versatile spaces
- - Modern amenities and flexible layouts
- - Ideal for office, or service-based businesses
- - Ample parking for employees and clients

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ADDITIONAL PHOTOS



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FIRST FLOOR PLAN



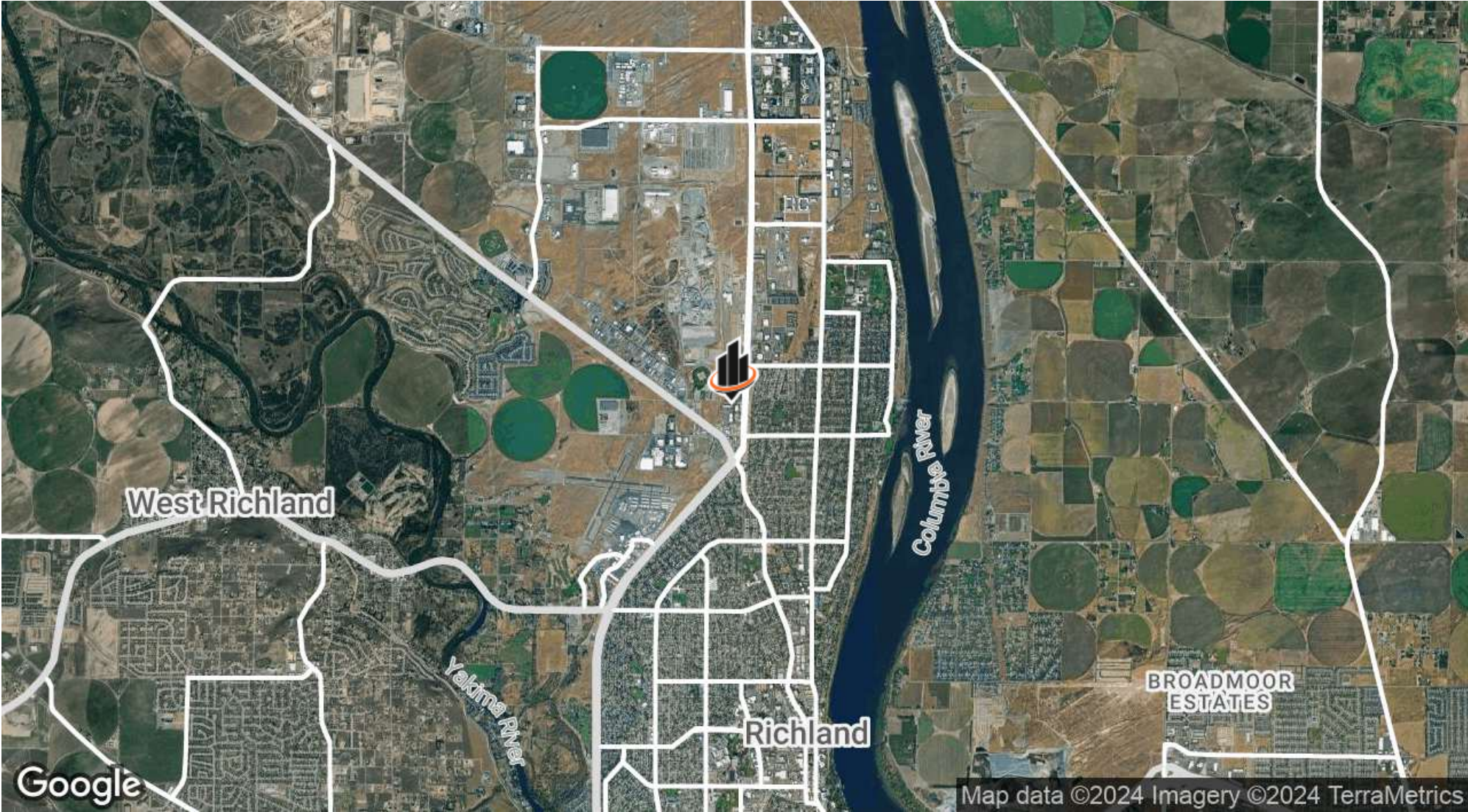
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SECOND FLOOR PLAN



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

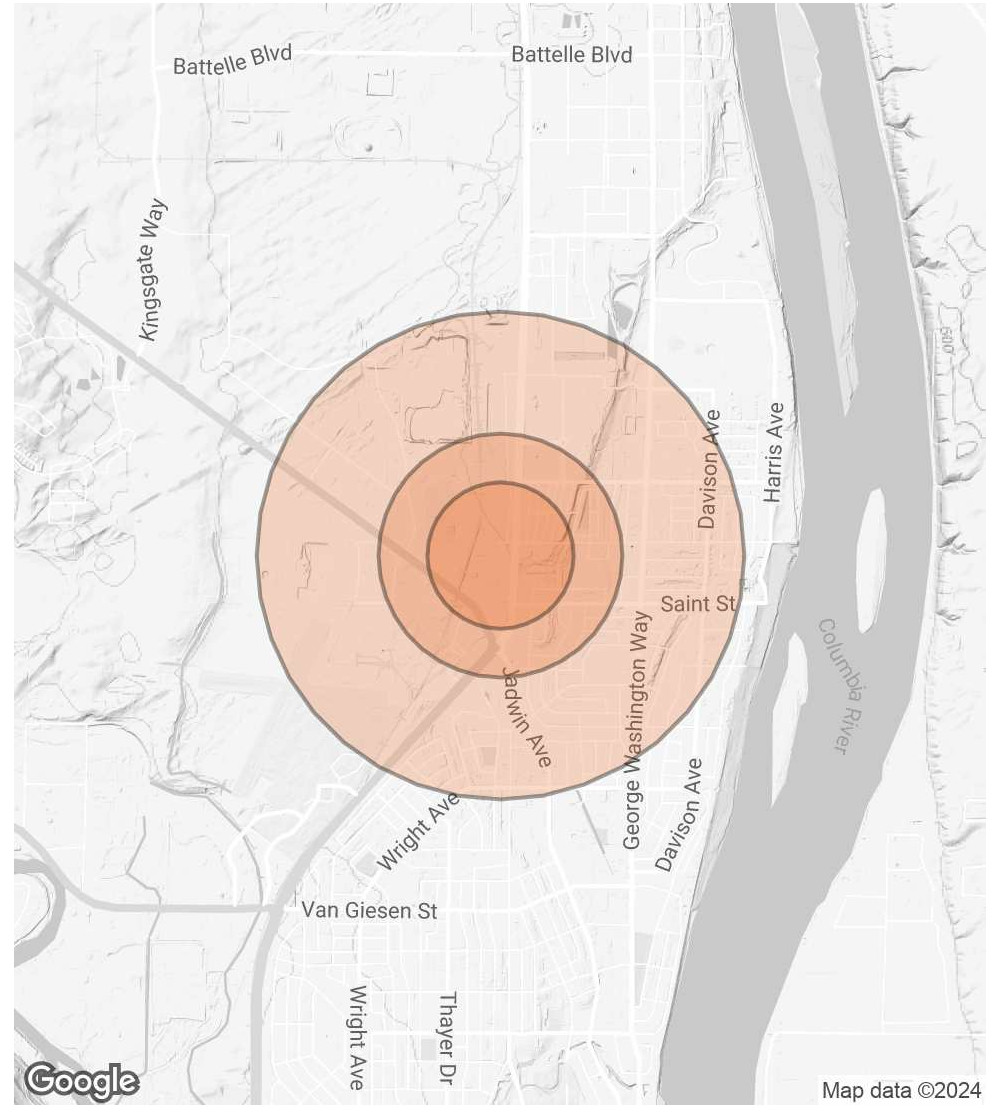
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	618	2,241	8,176
AVERAGE AGE	39	39	41
AVERAGE AGE (MALE)	38	38	40
AVERAGE AGE (FEMALE)	39	39	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	220	810	3,427
# OF PERSONS PER HH	2.8	2.8	2.4
AVERAGE HH INCOME	\$111,414	\$110,787	\$109,689
AVERAGE HOUSE VALUE	\$260,285	\$276,843	\$370,320

Demographics data derived from AlphaMap



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