

2211 West Court Street



2211 W. Court St., Pasco, WA 99301

- SUITE: D
- RSF: 1,195 +/-
- RATE: \$24
- TERM/LEASE: 3-5 YR
- GROSS
- AVAILABLE NOW



Located on Court Street just off Highway 395, 2211 W. Court St. offers exceptional visibility and convenient access. With average daily traffic counts of over 17,500 vehicles on Court Street and 50,000+ vehicles on Highway 395, this property provides outstanding exposure! Neighboring national and regional retailers include AutoZone, Taco Bell, McDonald's, and Numerica Credit Union. Prominent building façade and monument signage opportunities are available.

Suite D features a versatile retail layout with a private office, storage room, and break room. Positioned on the property's most visible side, the suite offers excellent storefront exposure and convenient customer access.

Gross Lease – No NNN! Tenants are responsible for electricity, phone, and internet. The Landlord covers water, sewer, garbage, building maintenance, property taxes, and insurance.



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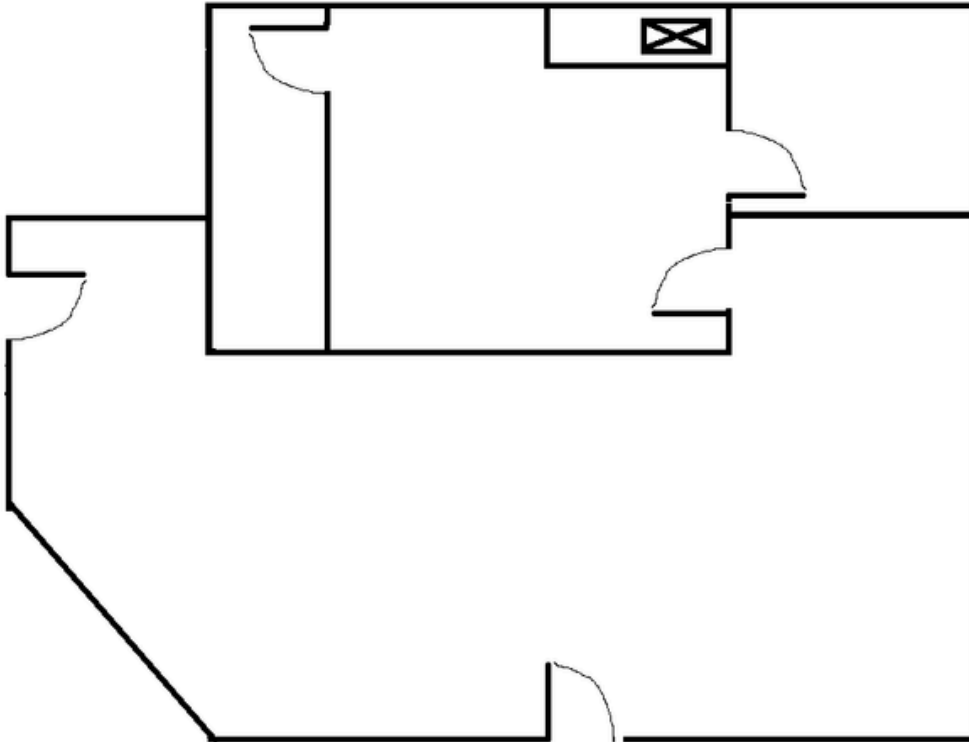
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FOR LEASE: Suite D 2211 W. Court St. Pasco, WA 99301



Please note: Plan is intended to provide a representation for layout. Actual dimensions may vary as this document is not 100% to scale.

Disclaimer: The material contained herein is furnished solely for the purpose of considering the Leasing of the Property. Neither Crown Property Management nor the Owner make any representation or warranty, express or implied as to the accuracy or completeness of the information contained herein. The information contained herein is subject to change without notice and the recipient of these materials are advised and encouraged to conduct their own comprehensive review and analysis of the Property. The Owner expressly reserves the right, at it's sole discretion, to reject any or all expressions of interest to Lease the Property and to terminate negotiations with any entity, for any reason, at any time with or without notice.



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