

8382 W Gage Boulevard



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- SUITE: O
- RSF: 2,700 +/-
- RATE: \$13.75 sf/yr AS-IS
- Modified Gross



Suite O is configured to accommodate a variety of office, service, or professional users and is ideally situated in the central business district. 8382 Gage benefits from a prime location central to all of Tri-Cities, near the well-trafficked roundabout at Gage and Columbia Center Shopping Mall. The building is surrounded by a dynamic mix of retail, restaurants, and services.

The Landlord will be demising the premises into smaller suites and providing a turnkey office buildout with standard office finishes. Split options and rent rate details:

- Option #1: 1,750 +/- sf, \$18.00/sf + Utilities
- Option #2: 1,750 +/- sf, \$16.00/sf + Utilities
- Option #3: 950 +/- sf, \$18.50/sf + Utilities

Standard office finishes defined as rolled carpet, cove base, paint throughout, standard electrical service, and LED lighting. See attached floor plans for conceptual space configurations.



HARLEY HUSTON

COMMERCIAL BROKER

509-619-7347 MOBILE

509-735-0161 COMMERCIAL LEASING

HHUSTON@CROWNPROPERTYMANAGEMENT.COM

OLIVIA KELLY

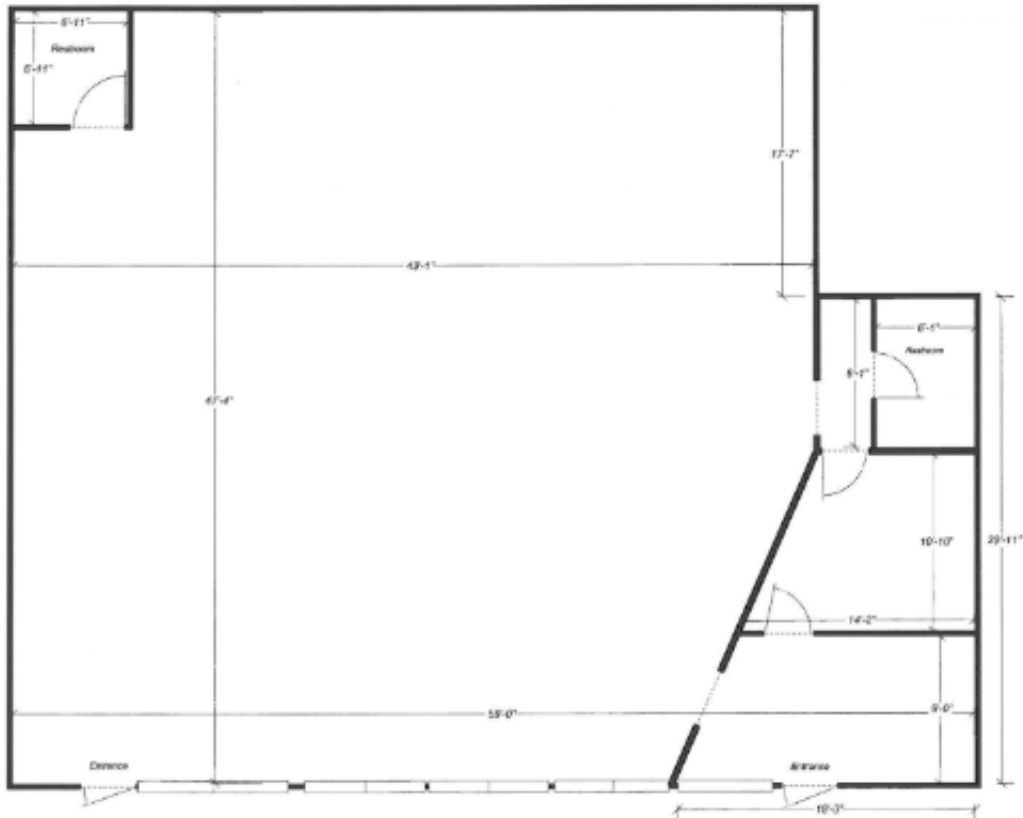
COMMERCIAL BROKERAGE ASSISTANT

509-957-2900 MOBILE

509-735-0161 COMMERCIAL LEASING

OKELLY@CROWNPROPERTYMANAGEMENT.COM

FOR LEASE: Current Floor Plan \$13.75/sf/yr AS-IS



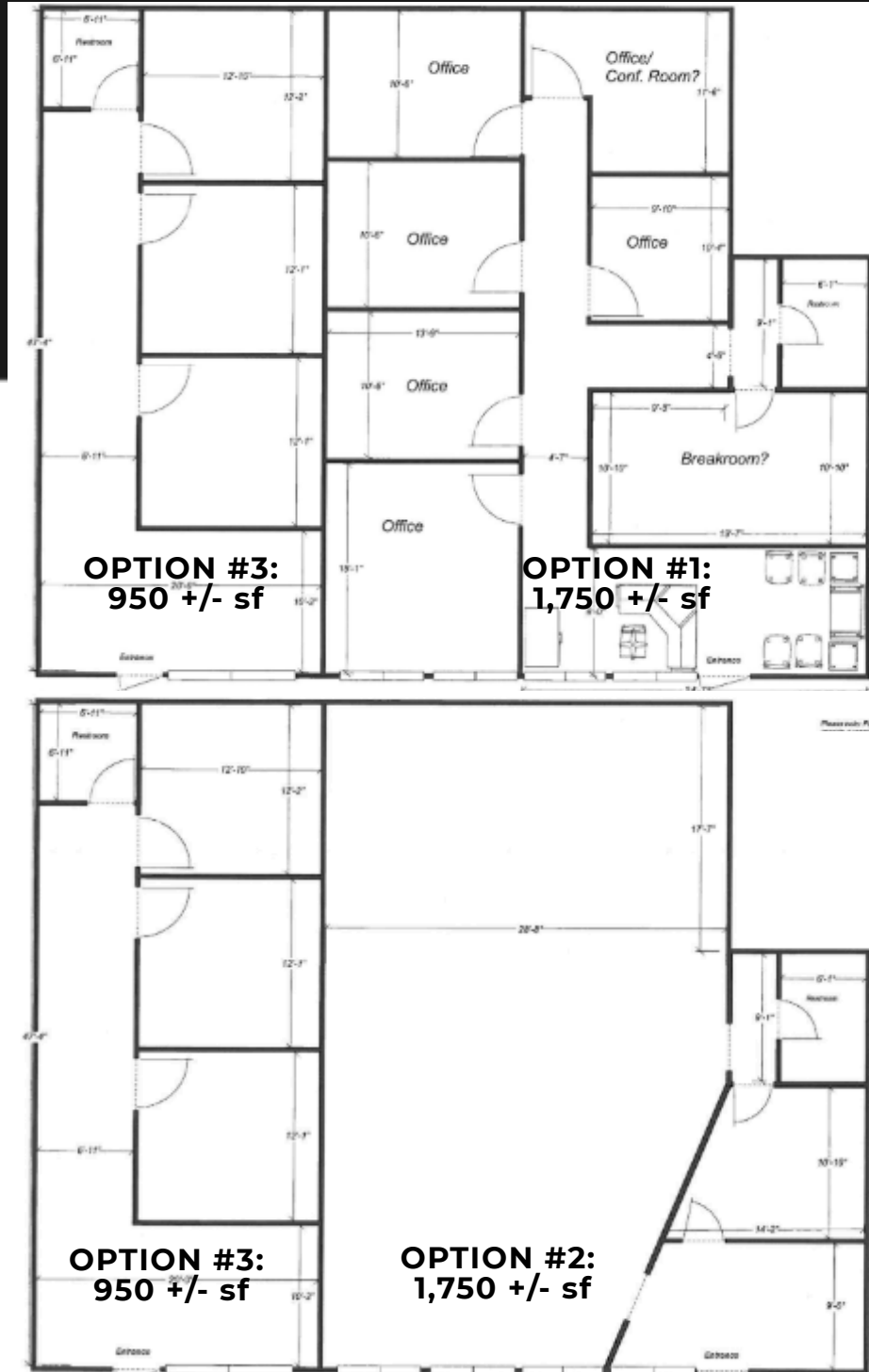
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CROWN PROPERTY MANAGEMENT
552 N. COLORADO ST. STE. 101
KENNEWICK, WA 99336
509-619-7347 OFFICE
CROWNCOMMERCIALREALESTATE.COM

HARLEY HUSTON
COMMERCIAL BROKER
509-619-7347 MOBILE
509-735-0161 COMMERCIAL LEASING
HHUSTON@CROWNPROPERTYMANAGEMENT.COM

FOR LEASE: Split Floor Plan Options



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