



FOR LEASE

SPACE AVAILABLE
900
SQFT [Approx]

RENT
\$2000
/PER MONTH

LEASE TYPE
**Full Lease /
Gross Lease**

OCCUPANCY
IMMEDIATE

SUITE 240 - 3030 W CLEARWATER AVE KENNEWICK, WA 99336



PROPERTY HIGHLIGHTS

- **Professional Office Environment** - well-maintained multi-tenant building with modern infrastructure.
- High-Exposure Clearwater Avenue Frontage
- Prime Position Along Busy Commercial Corridor
- Strategic Tri-Cities Location in Growing Commercial Submarket
- **Abundant On-Site Parking** – generous parking ratio for employees and visitors.
- **Digital HVAC Infrastructure** – modern, energy-efficient climate control system.
- High-visibility monument signage available in front of the building.
- Abundant natural light with energy-efficient LED lighting.
- Efficient layout featuring open private office with sink installed.
- High Ceilings enhancing openness and natural light.
- **24/7 Secure Facility** : Exterior Video Surveillance System



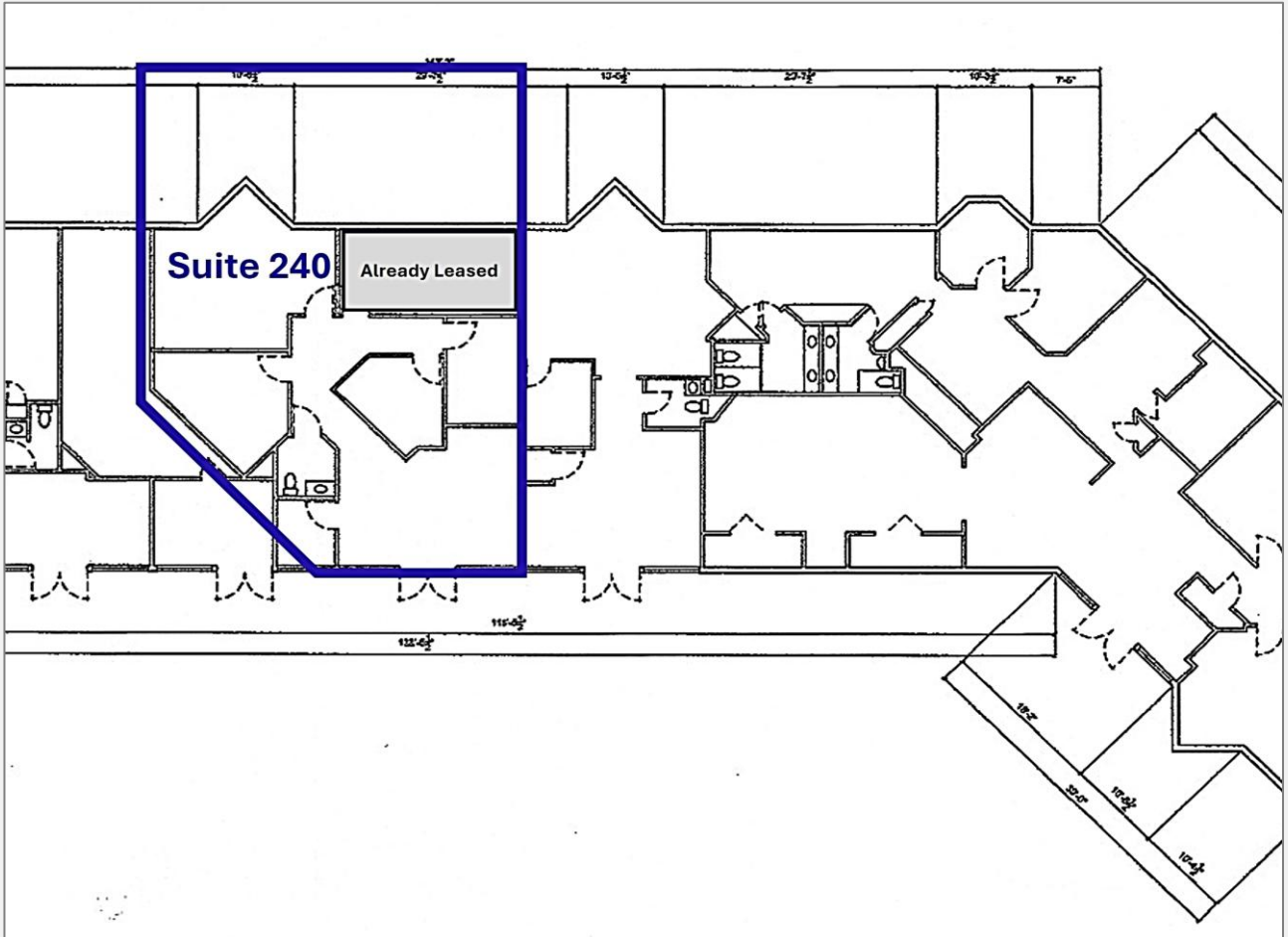


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FLOOR PLAN



LOCATION



CONTACT

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