

2713 N. 20TH AVE



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COMMERCIAL | RESIDENTIAL | PROPERTY MANAGEMENT

2703 N 20th Ave. | Pasco, WA | 99301

BUILT	2022
SQUARE FEET	18,000
AVAILABLE SQUARE FEET	8,070
FLOORS	1
AIR CONDITIONING	Central HVAC
HEAT	Central HVAC
PARKING	Open
LAND ACRES	65,870 SF
ZONING	SERVICES, MISCELLANEOUS
LEASE RATE	\$19 - \$24/foot/year

This Memorandum does not necessarily provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective lenders or investors may need or desire. The operating, financial, or physical condition of the Property may have changed since the creation of the Memorandum. Paragon, along with its clients, members, officers, agents or principals have not made, nor will they make any representations or warranties, express or implied, as to the accuracy or completeness of the Memorandum, any of its contents or any other Information, and no legal commitment or obligation shall arise based on the Memorandum, its contents or any other Information. Analysis and verification of the provided information is the sole responsibility of the prospective lender or investor.

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CONOVER CORNER

Currently under construction, Conover Corner is a custom-designed, Class A office building built for 2-3 tenants. Located on a high-traffic road, and conveniently located right next to Columbia Basin College, The Tri-Cities Airport, and a growing residential zone, the building offers strong exposure for its tenants.

With up to 8,070 square feet available as build-to-suit, you can make your vision a reality here. Our lease rates are flexible to meet tenant's needs. Want a low lease-rate and can handle the tenant improvements yourself? Great! Prefer a higher lease rate with a strong tenant improvement allowance to save your cash? We can do that too.



IDEAL LOCATION

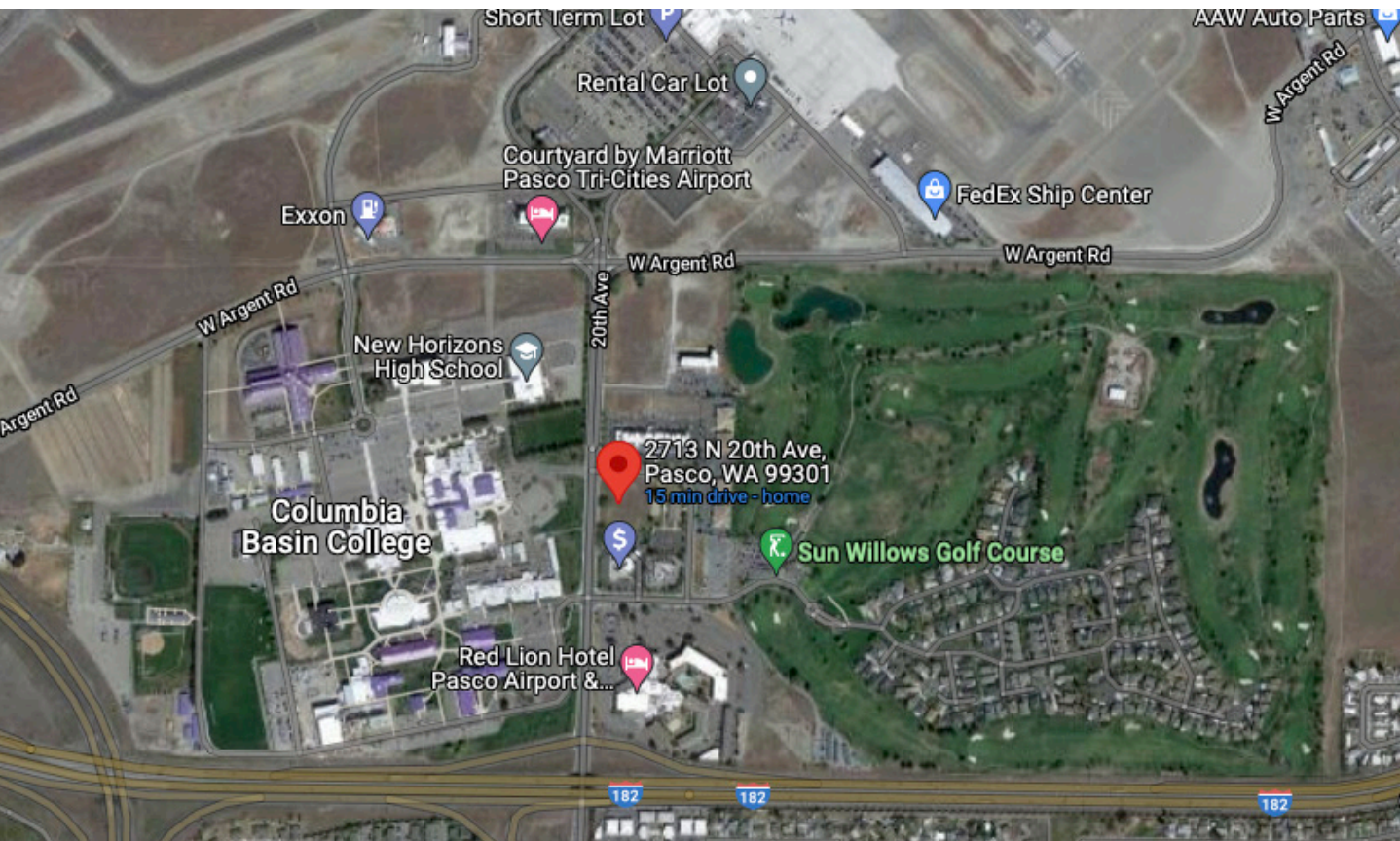
Located in Pasco's growing business district, this property is ideally located. 20th Avenue is a high traffic/exposure location. This building is positioned directly across from Columbia Basin College, less than a mile from the airport; and near the intersection of major highways US-395 and US-182. Next door, the Sun Willows Golf Course is a great place to do business.

Located in the heart of the Pacific Northwest, the cities of Richland, Kennewick, and Pasco comprise the Tri-Cities in Southeastern Washington state. Here the Columbia, Snake, and Yakima river converge, providing endless fun on our 300+ sunny days per year.

With a well-established and ever-growing technology sector, as well as a skilled workforce featuring some of the sharpest minds in the country, the region is a great choice for your business.

Currently, nearly 290,000 people call the Tri-Cities, which spans Benton and Franklin Counties, home. The third largest metro area in the state, it has also recently been the fastest-growing one. Major economic activities are agriculture, agricultural manufacturing, research at a national energy laboratory, remediation of nuclear waste, and tourism. The population of the two counties has become increasingly diverse over time. The counties boast Columbia Basin College and Washington State University Tri-Cities. It is also the home of Pacific Northwest National Laboratory (PNNL). PNNL performs over \$1B per year in research volume. Staff files one invention disclosure per day, and one patent is granted to PNNL per week.

Separated by the Columbia River, the two counties sport different collective personalities but are united around the common goal of making the quality of life here even better.



IDEALLY LOCATED

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