

LEASE
Clearwater Plaza

3180 W CLEARWATER AVE SUITE'S R & S

Kennewick, WA 99336

PRESENTED BY:

JAMES WADE

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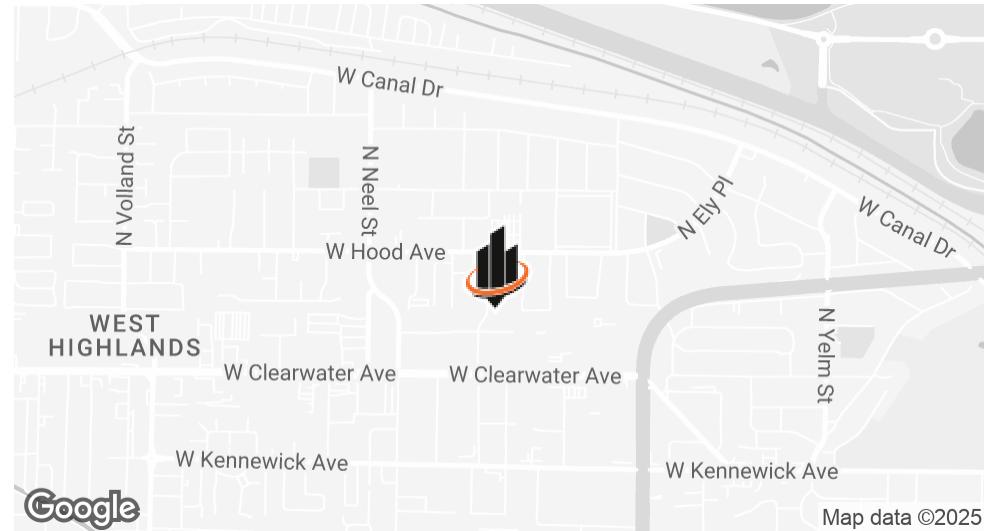
SCOTT HOWELL

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PROPERTY SUMMARY



Map data ©2025

OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
AVAILABLE SF:	5,071 SF
LOT SIZE:	1.5 Acres
BUILDING SIZE:	42,402 SF

PROPERTY DESCRIPTION

Great location for a new or established business. Located off Clearwater with Monument Sign on one of the highest traffic count Avenues in all of Tri Cities. Large open clear span suite with high ceilings, four private offices, and three bathrooms. Please call LA for additional details.

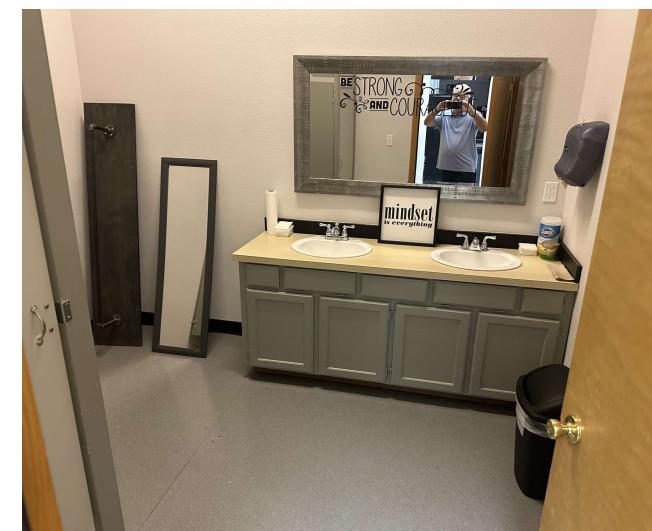
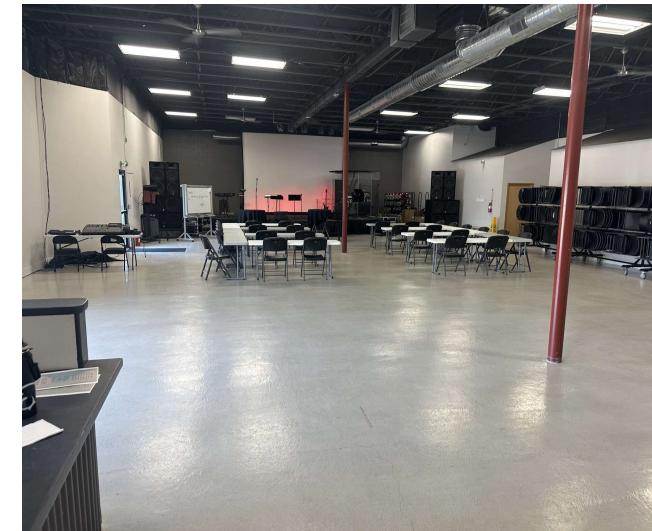
PROPERTY HIGHLIGHTS

- High Traffic Count with Great Signage
- Newly Remodeled
- Great Tenant Mix

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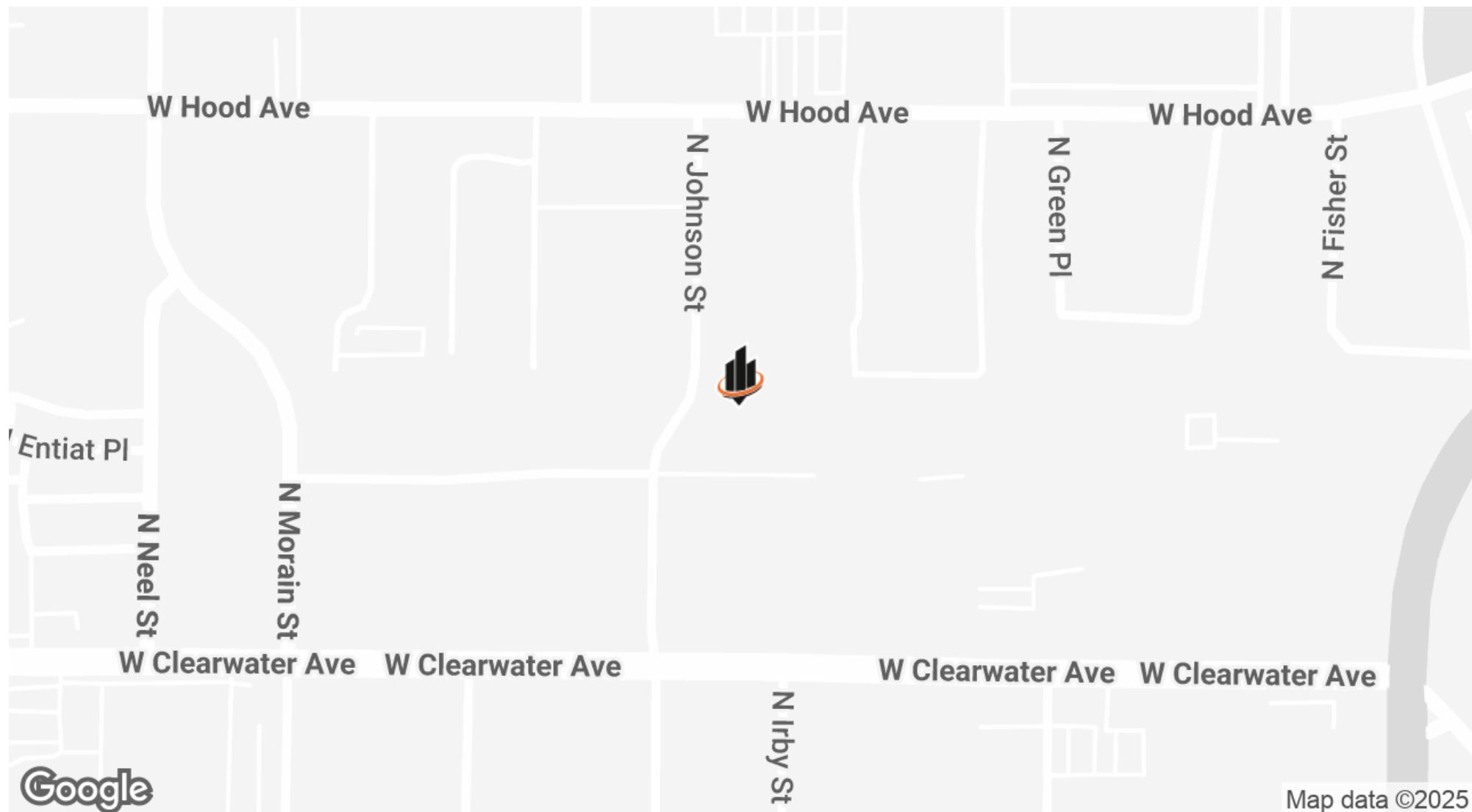
ADDITIONAL PHOTOS



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LOCATION MAP



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ADVISOR BIO 1



JAMES WADE

Senior Advisor

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Direct: **509.737.9429** | Cell: **509.521.3724**

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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ADVISOR BIO 2



SCOTT HOWELL

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PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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