



## Sun Willows Business Center

2805 St. Andrews Loop, Suites A & C + D, Pasco, WA  
MLS #281298 & #289956

### Contact

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Charles Laird | 509.521.5168  
[charles@tippettcompany.com](mailto:charles@tippettcompany.com)

## SUMMARY

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Office space for lease located in the professionally-managed Sun Willows Business Center, located along the Sun Willows Golf Course in Pasco, WA. The Sun Willows Business Center is within close proximity to restaurants, amenities, Columbia Basin College, and the Pasco Airport.

## FOR LEASE

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**\$19 - \$23 PSF + NNN**

Suite A	\$23.00/SF
3,993.5 RSF	

Suites C + D	\$19.00/SF
2,544.1 RSF	

	<b>Blended Rate</b>
Suites A + C + D	\$21.44/SF
6,537.6 RSF	

2025 Projected NNN = \$6.15/RSF

\*Note: Square footage may be subject to slight change based on final BOMA measurements.

## ADDRESS

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2805 St. Andrews Loop, Pasco, WA

## TAX PARCEL

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113-300-207

## UTILITIES

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Power: Franklin PUD

Water: City of Pasco

Sewer: City of Pasco

## ZONING

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C-1

## LANDLORD

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Harris Hirsch Trust

## LINKS

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Municipal

<https://www.pasco-wa.gov/>

<https://www.franklincountywa.gov/>

Economic Development

<https://www.portofpasco.org/>

<https://www.tridec.org/>

## CONTACT

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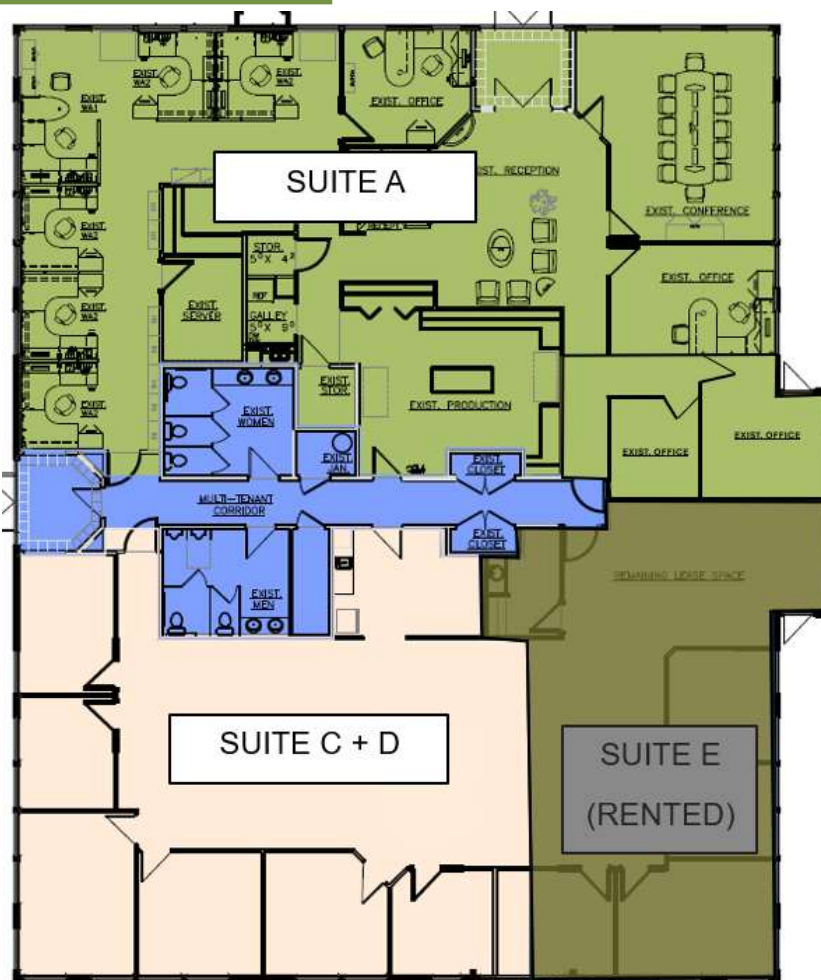
Mobile: 509.521.5168

Office: 509.545.3355

2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## CURRENT FLOOR PLAN

Cubicles and office furniture in Suite A may be available for use. Subject to Landlord reaching an agreement with the outgoing tenant to leave the furniture in place.



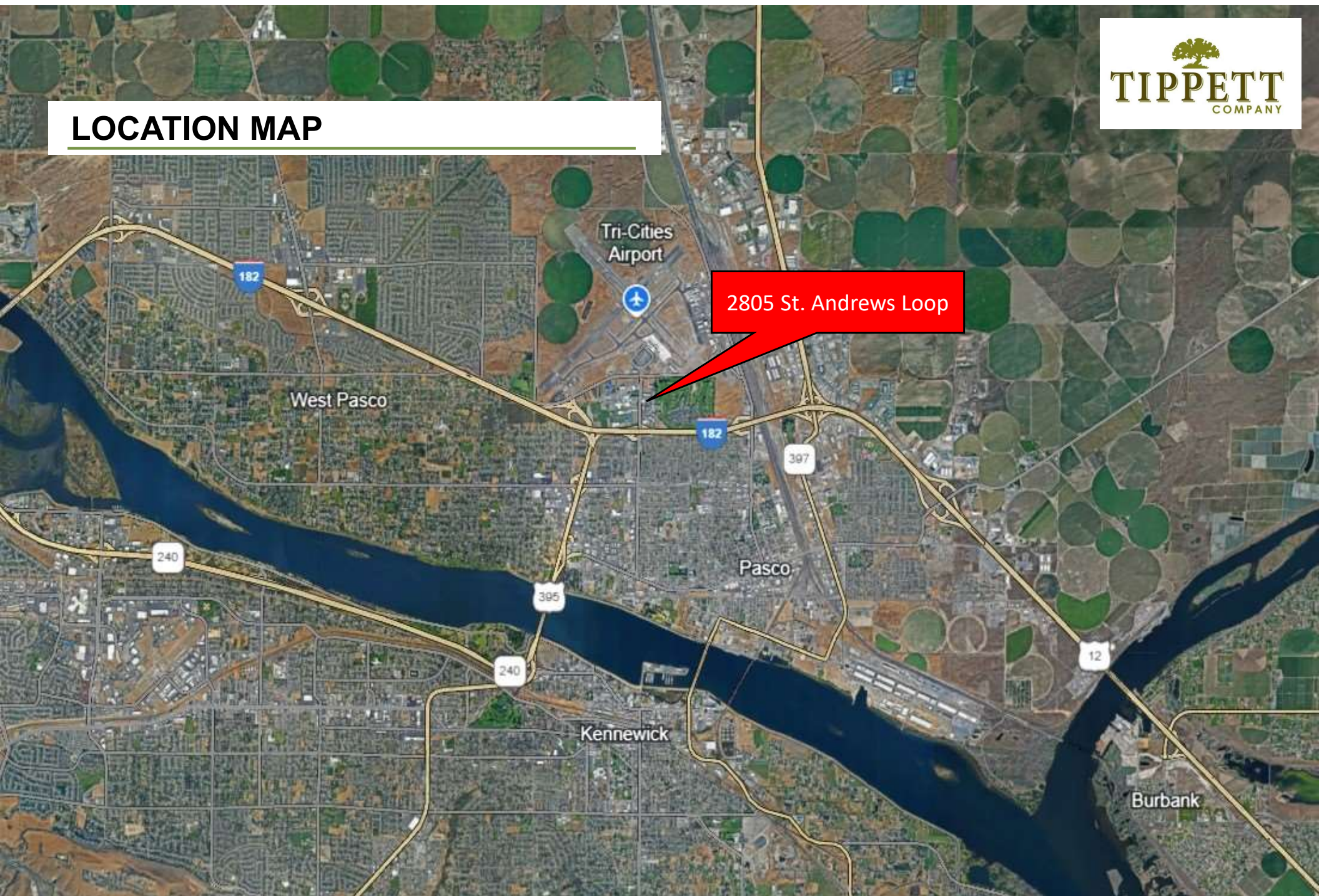
SUITE	USEABLE SF	% of CA	CA	RENTABLE SF	BASE RNT PSF / YR	TOTAL / MO
A	3564	50%	429.5	3,993.50	\$ 23.00	\$ 7,654.21
C + D	2271	32%	273.1	2,544.10	\$ 19.00	\$ 4,028.16
A + C + D	5835.0	82%	702.6	6537.6	\$ 21.44 *	\$ 11,682.37

\*Blended Rate

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## LOCATION MAP



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## AERIAL VIEW

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## AREA BUSINESSES



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