



Sun Willows Business Center

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

Contact

Charles Laird | 509.521.5168
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SUMMARY

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 \$19 - \$23 PSF + NNN

Suite A	\$23.00/SF
3,993.5 RSF	
Suites C + D	\$19.00/SF
2,544.1 RSF	
Suites A + C + D	Blended Rate \$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

2805 St. Andrews Loop, Pasco, WA

TAX PARCEL

113-300-207

UTILITIES

Power: Franklin PUD

Water: City of Pasco

Sewer: City of Pasco

ZONING

C-1

LANDLORD

Harris Hirsch Trust

LINKS

Municipal

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

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

Economic Development

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

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

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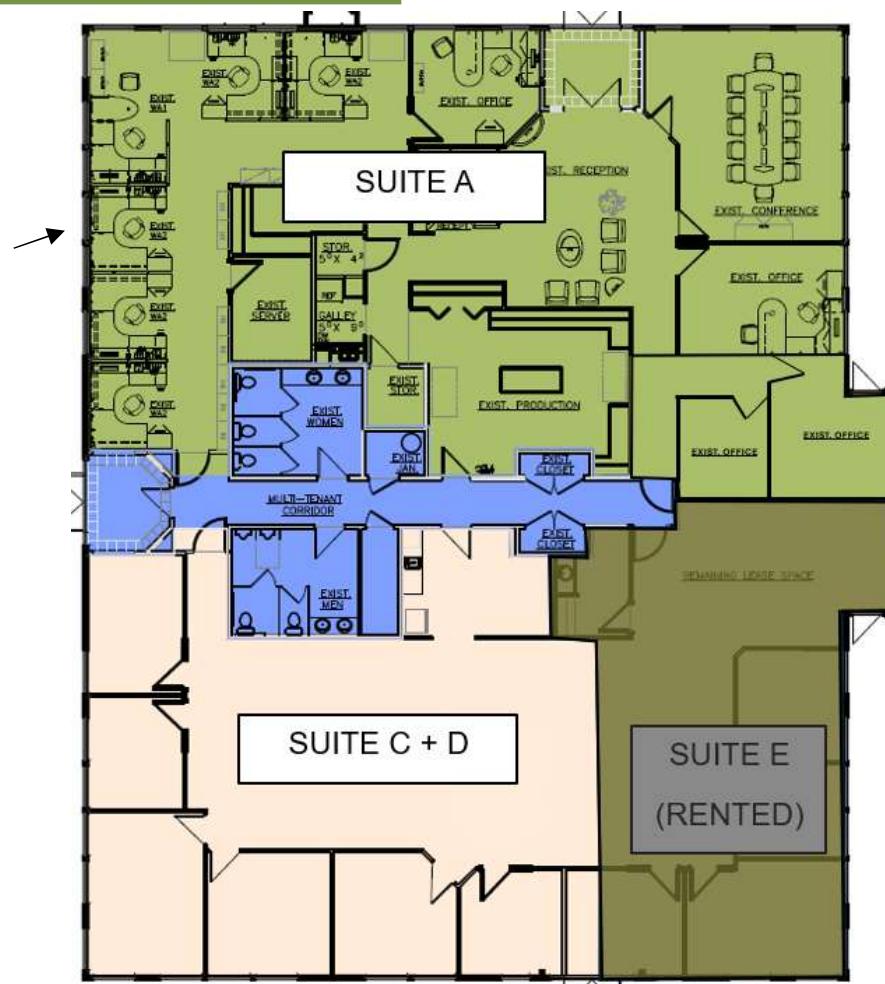
Mobile: 509.521.5168

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.

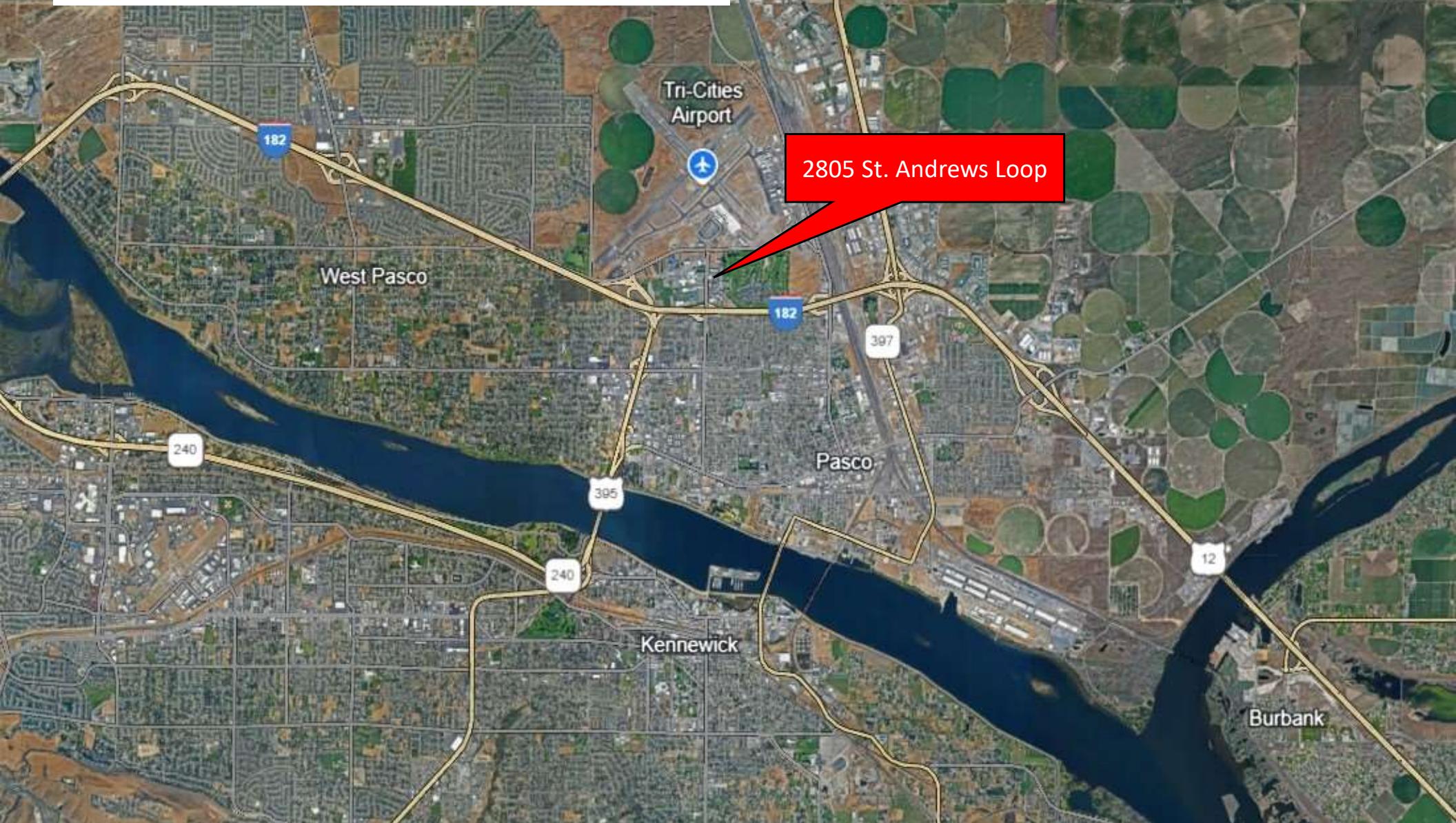


SUITE	USEABLE SF	% of CA	CA	RENTABLE SF	BASE RNT PSF / YR	TOTAL / MO
A	3564	50%	429.5	3,993.50	\$ 23.00	\$ 7,654.21
C + D	2271	32%	273.1	2,544.10	\$ 19.00	\$ 4,028.16
A + C + D	5835.0	82%	702.6	6537.6	\$ 21.44 *	\$ 11,682.37

*Blended Rate

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

LOCATION MAP



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AERIAL VIEW



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AREA BUSINESSES



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PHOTOS – SUITE A



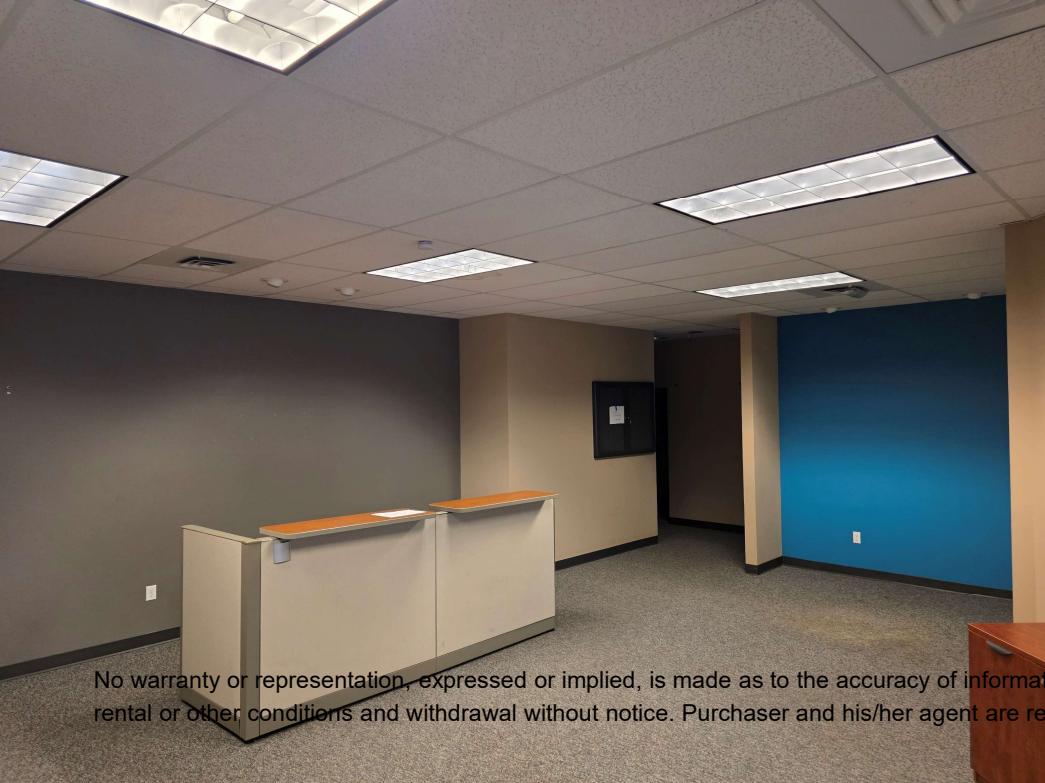
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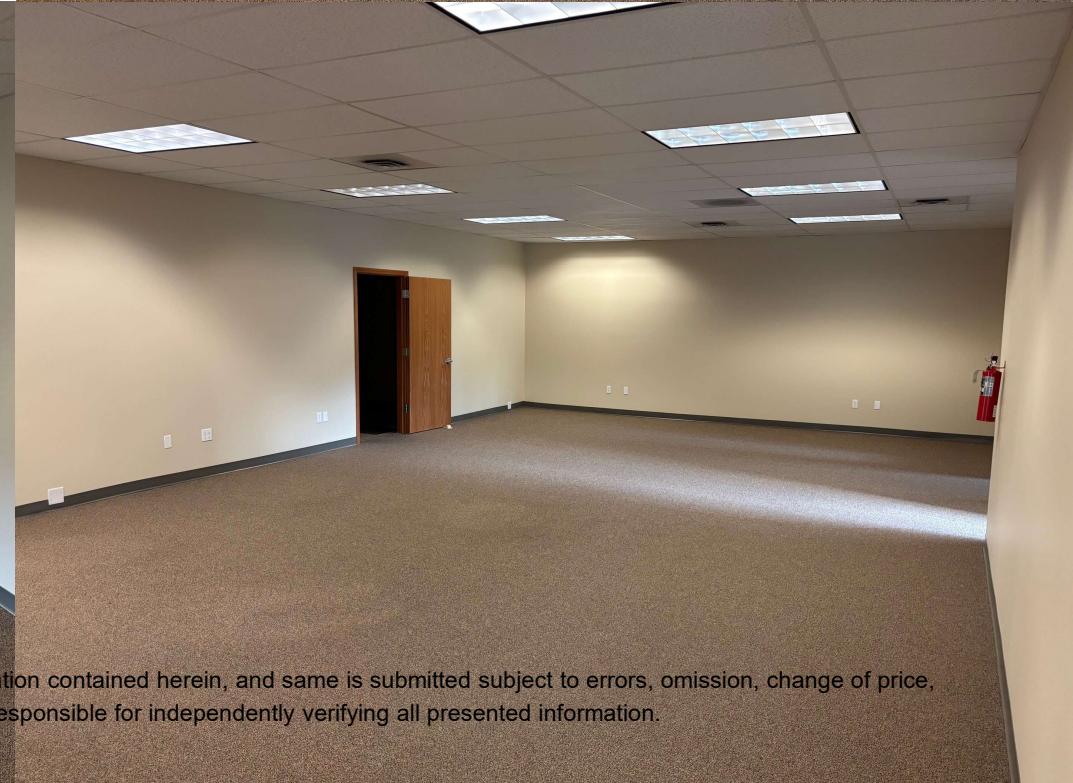
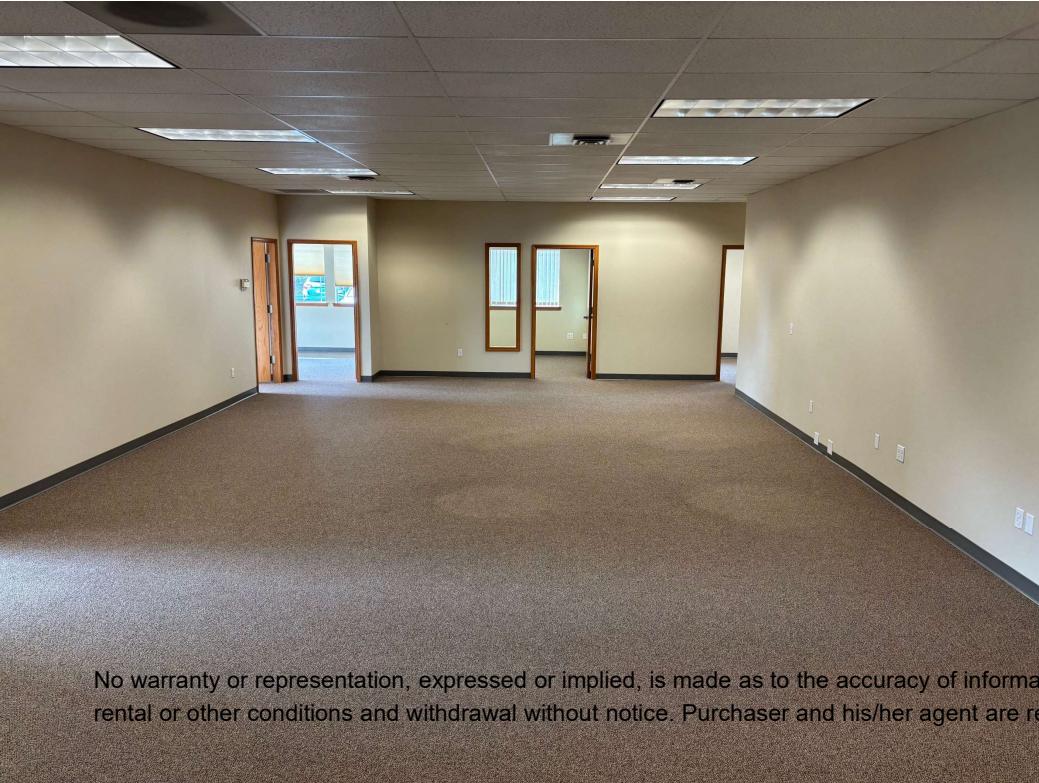
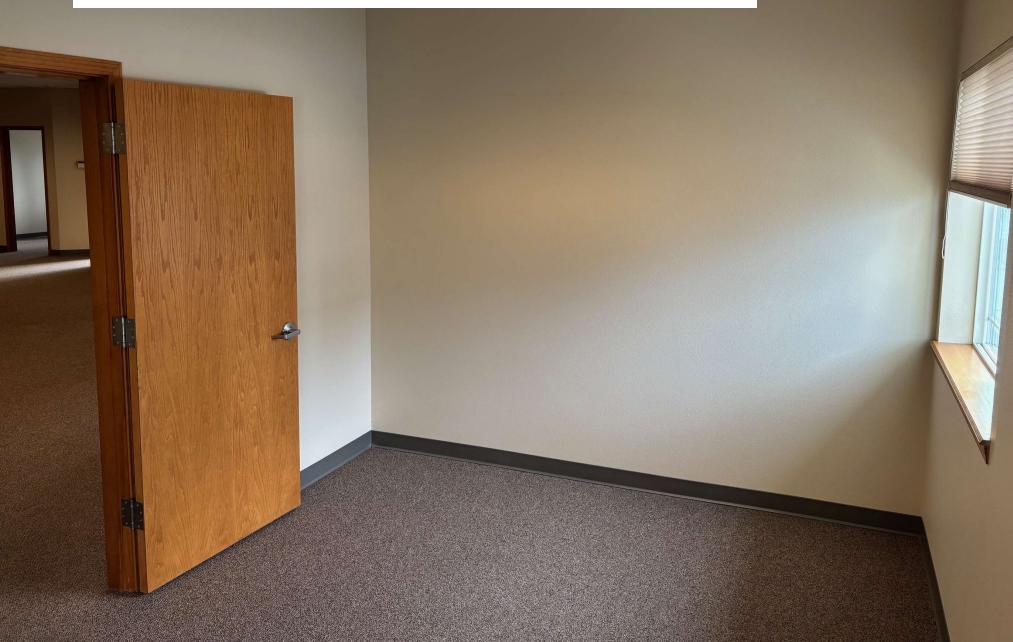
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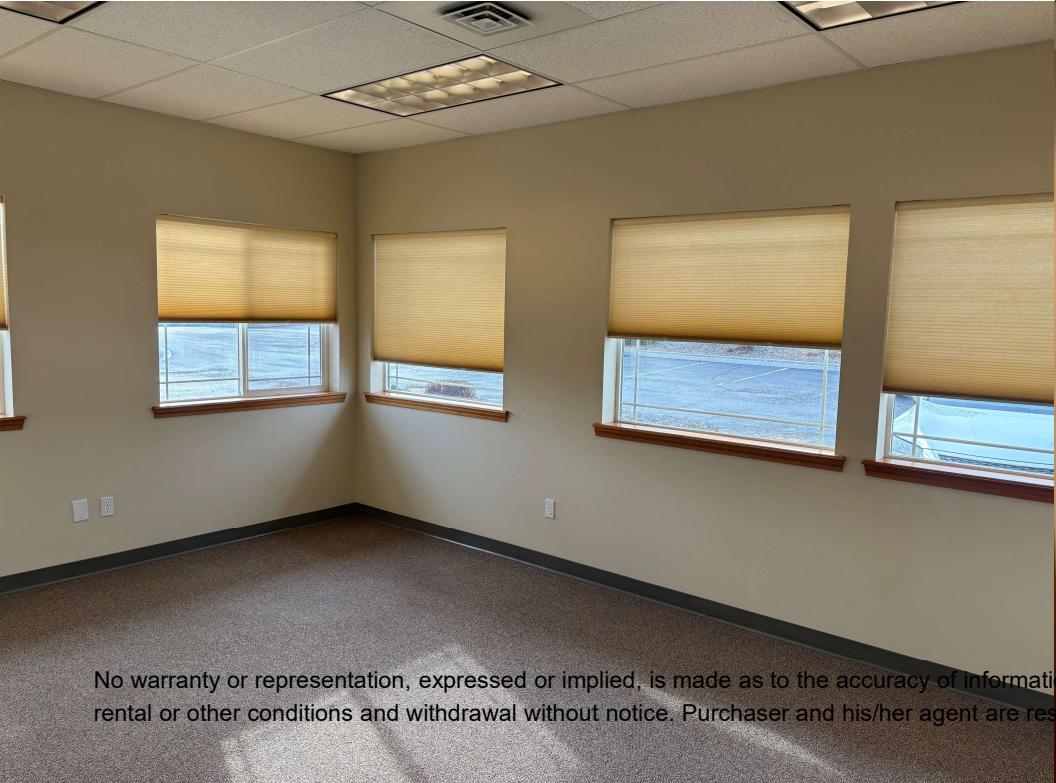
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PHOTOS - SUITES C+D



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