

An architectural rendering of a modern commercial building. The building is a two-story structure with a light-colored facade and dark window frames. The word "SIGNAGE" is prominently displayed in large, bold, black letters on the upper level of the building. The ground floor features large glass windows and doors. In front of the building is a paved parking lot with white parking lines. The sky is blue with some light clouds. The overall style is clean and professional.

NAITri-Cities

OFFICE | RETAIL AVAILABLE FOR LEASE

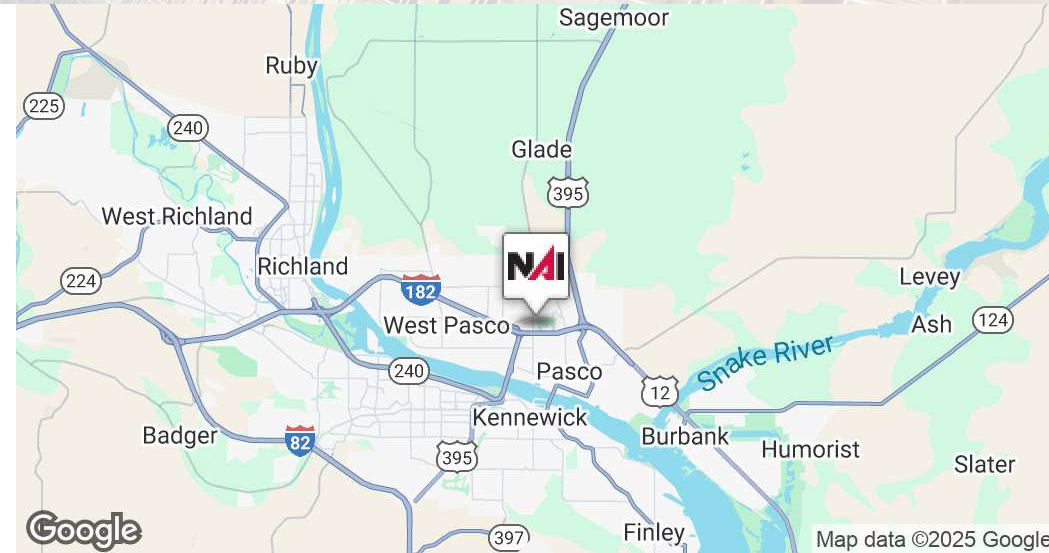
Coming Early 2025

2911 N 20th Ave, Pasco, WA

±1,512 - 6,156 SF | \$26 - 28 SF/yr

Property Type	
Property Subtype	Office Building
APN	093019-22-BS1701-000-0010
Building Size	See Page 5
Lot Size	±2.45 Acres
Building Class	A
Year Built	2025
Number of Floors	1

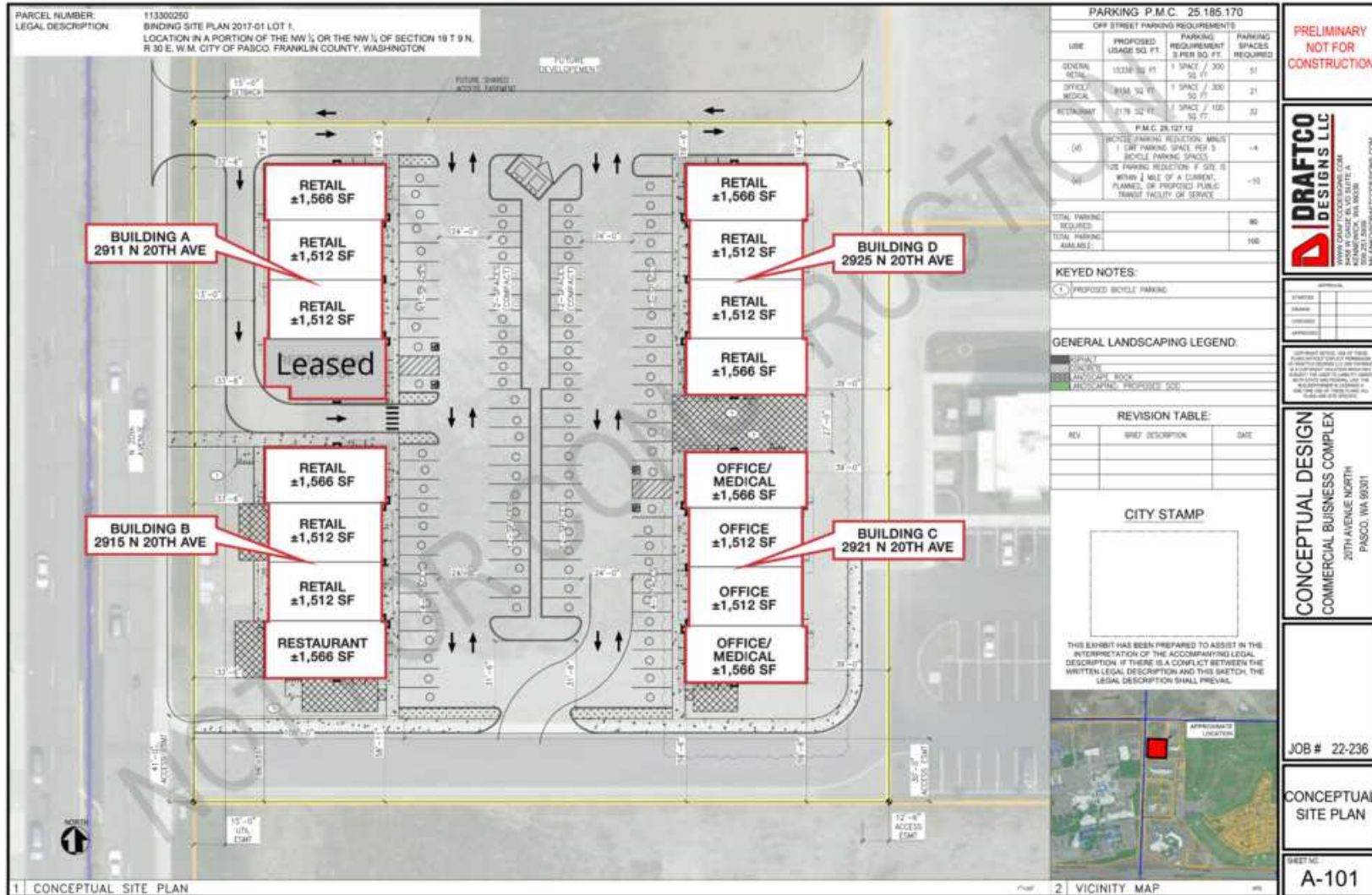
Discover an exceptional leasing opportunity in the heart of Pasco, WA. Boasting prime frontage on 20th Avenue, this versatile plaza is perfectly suited for office, retail, or medical use, with the option for customized tenant improvements to meet your specific requirements. The property's proximity to the airport and Columbia Basin College ensures excellent accessibility, while ample parking and high visibility guarantee a welcoming environment for both customers and employees. With its professional atmosphere and strategic location, this property is the ideal choice for businesses seeking a prominent presence in a thriving commercial hub.



- Prime 20th Avenue frontage
- Flexible use for office, retail, and medical
- Tenant improvement options available
- Proximity to airport and Columbia Basin College
- Ample parking for customers and employees
- High visibility for maximum exposure
- Professional and welcoming atmosphere
- Ideal for businesses seeking a strategic location
- ±1,512 - 6,156 SF | \$26.00 - 28.00 SF/yr + NNN







Lease Information

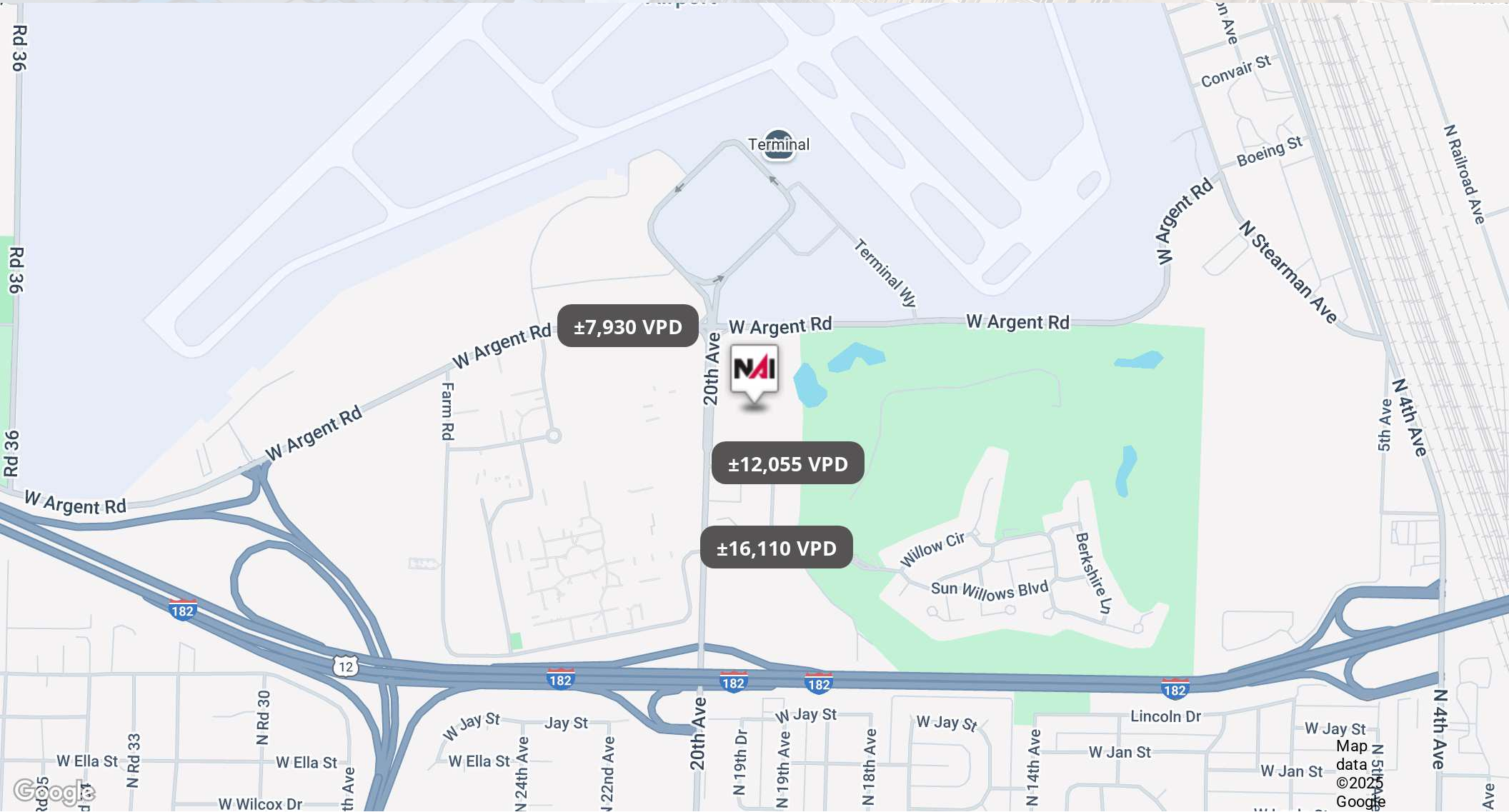
Lease Type:	NNN/\$6 PSF	Lease Term:	Minimum 3 Year Lease
Total Space:	1,512 - 6,156 SF	Lease Rate:	\$26 - \$28 SF/yr

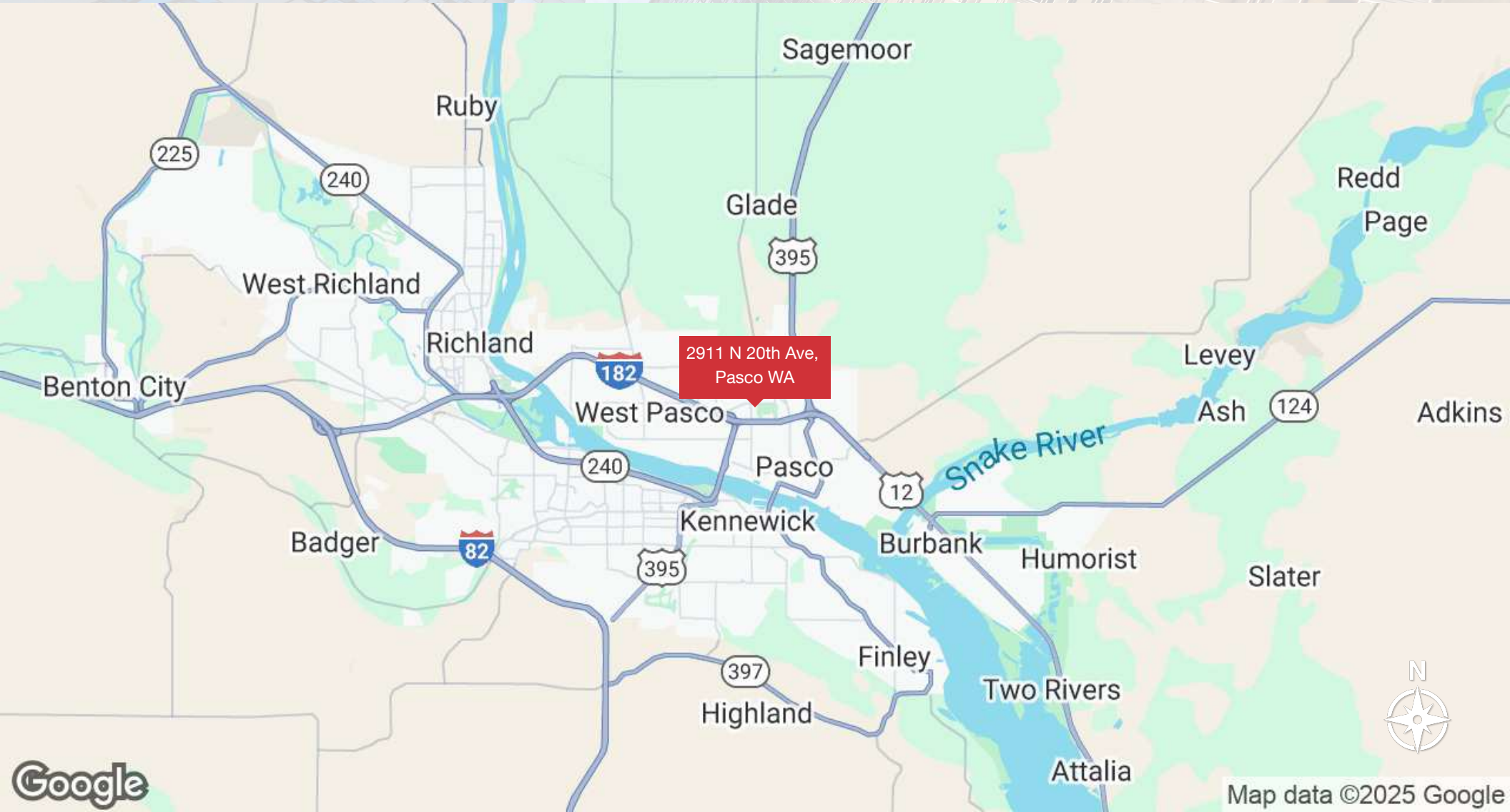
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Building A - Ste 1	Available	1,566 SF	NNN	\$28.00 SF/yr	MLS 280757
Building A - Ste 2	Available	1,512 SF	NNN	\$28.00 SF/yr	MLS 280758
Building A - Ste 3	Available	1,512 SF	NNN	\$28.00 SF/yr	MLS 280759
Building A - Ste 4	Leased	1,610 SF	NNN	\$32.00 SF/yr	MLS 280760
Building B - Ste 1	Available	1,566 SF	NNN	\$28.00 SF/yr	MLS 280761
Building B - Ste 2	Available	1,512 SF	NNN	\$28.00 SF/yr	MLS 280762
Building B - Ste 3	Available	1,512 SF	NNN	\$28.00 SF/yr	MLS 280763
Building B - Ste 4	Available	1,566 SF	NNN	\$28.00 SF/yr	MLS 280764
Building C - Ste 1	Available	1,566 SF	NNN	\$26.00 SF/yr	MLS 280765
Building C - Ste 2	Available	1,512 SF	NNN	\$26.00 SF/yr	MLS 280766
Building C - Ste 3	Available	1,512 SF	NNN	\$26.00 SF/yr	MLS 280767
Building C - Ste 4	Available	1,566 SF	NNN	\$26.00 SF/yr	MLS 280768
Building D - Ste 1	Available	1,566 SF	NNN	\$26.00 SF/yr	MLS 280769
Building D - Ste 2	Available	1,512 SF	NNN	\$26.00 SF/yr	MLS 280770
Building D - Ste 3	Available	1,512 SF	NNN	\$26.00 SF/yr	MLS 280771
Building D - Ste 4	Available	1,566 SF	NNN	\$26.00 SF/yr	MLS 280772



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

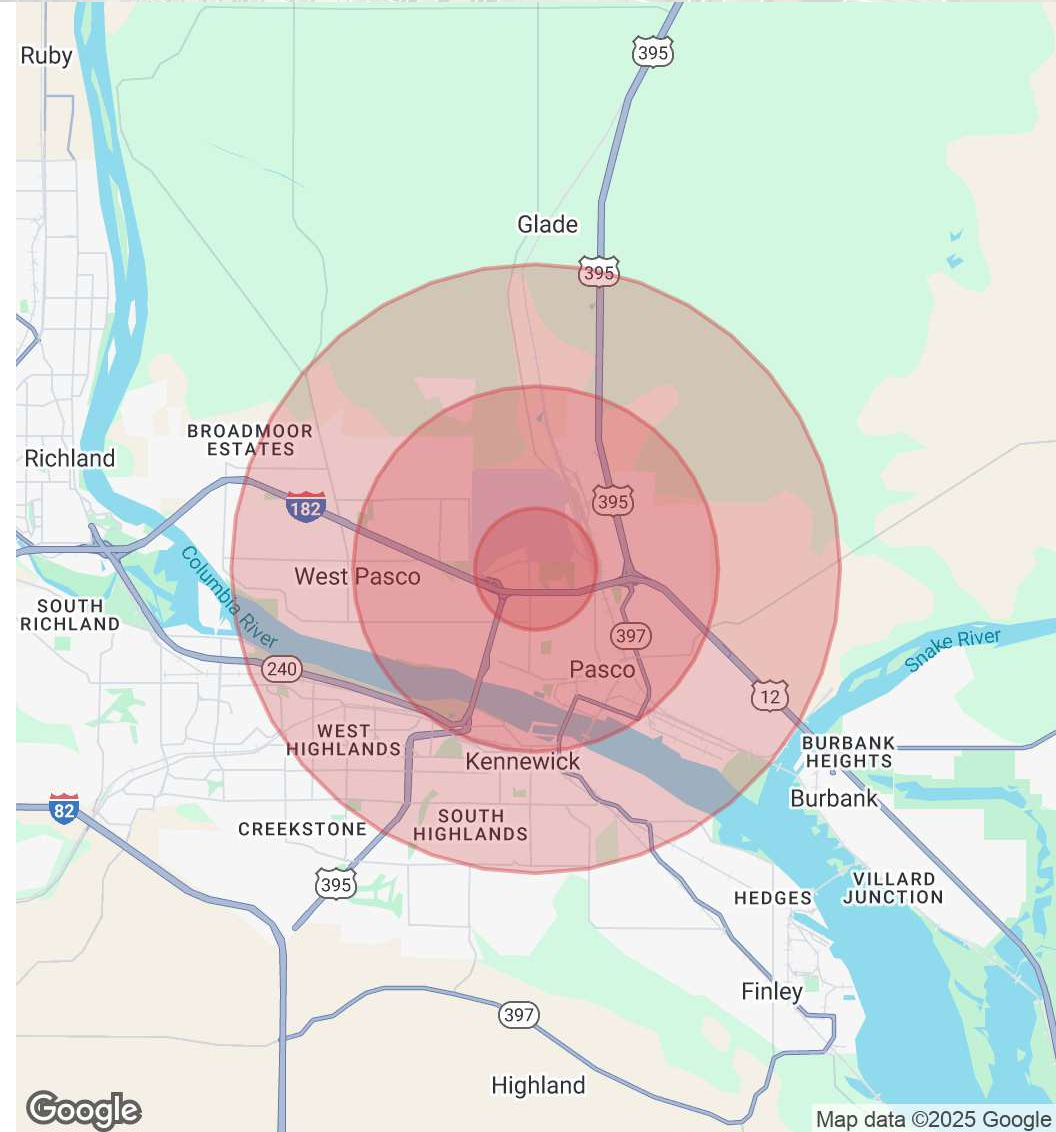




Population	1 Mile	3 Miles	5 Miles
Total Population	7,118	54,397	121,918
Average Age	34	34	34
Average Age (Male)	33	33	33
Average Age (Female)	35	34	35

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,115	16,522	39,741
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$76,074	\$104,154	\$96,600
Average House Value	\$394,311	\$322,674	\$327,981

Demographics data derived from AlphaMap





Kenny Teasdale

Senior Broker

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Professional Background

Kenny has a strong background in business and is passionate about providing professional experience in commercial real estate to all of his clients. He has been in the relocation business for 10 years and is excited to help his clients with the process, whether that happens to be a move across the street or across the country. He is not afraid of working hard to make sure his clients are well informed, and strives to make sure they are pleased with the entire process. Kenny prides himself on being a very naturally motivated individual.

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