

An architectural rendering of a modern commercial building. The building is a two-story structure with a light-colored facade and dark accents. Large windows and glass doors are prominent. The word "SIGNAGE" is displayed in large, bold, black letters on the upper level of the building. The building is set in a landscaped area with greenery and a paved parking lot. A red semi-transparent overlay covers the right side of the image, containing text and a logo.

**NAI**Tri-Cities

OFFICE | RETAIL AVAILABLE FOR LEASE

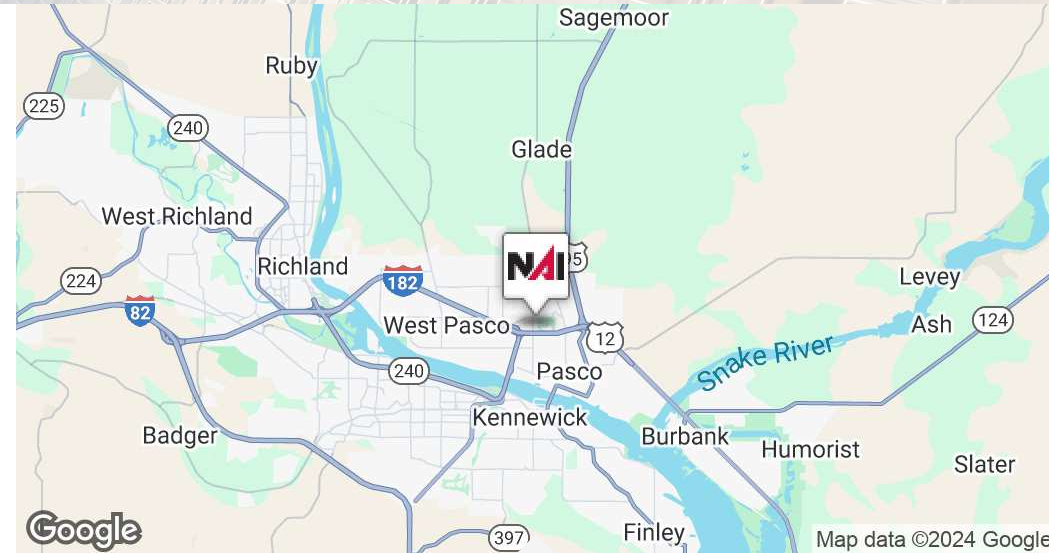
Coming Early 2025

2911 N 20th Ave, Pasco, WA

±1,512 - 6,200 SF | \$28 - 32 SF/yr

<b>Property Type</b>	
<b>Property Subtype</b>	Office Building
<b>APN</b>	093019-22-BS1701-000-0010
<b>Building Size</b>	±24,668 SF
<b>Lot Size</b>	±2.45 Acres
<b>Building Class</b>	A
<b>Year Built</b>	2025
<b>Number of Floors</b>	1

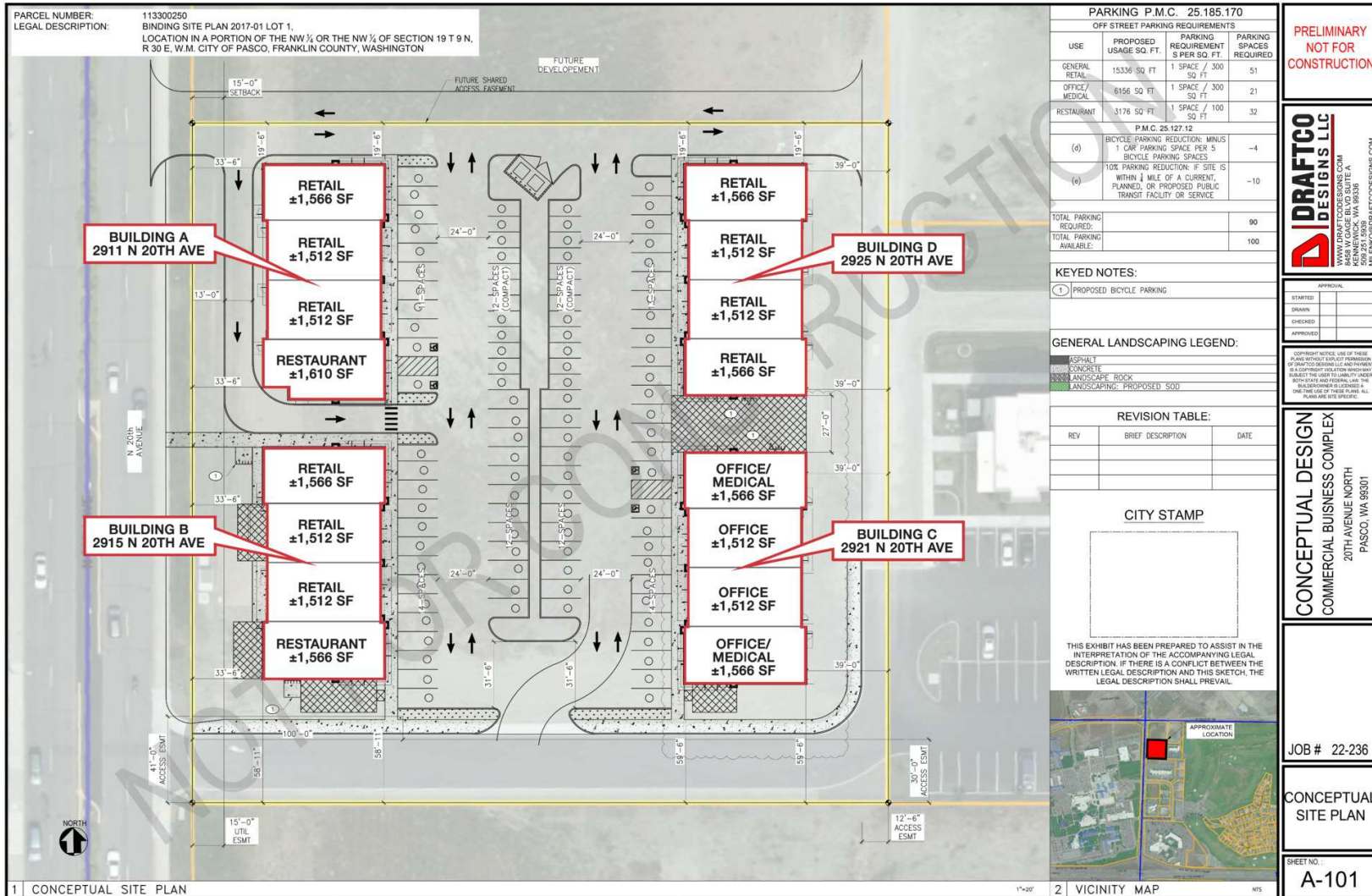
Discover an exceptional leasing opportunity in the heart of Pasco, WA. Boasting prime frontage on 20th Avenue, this versatile plaza is perfectly suited for office, retail, or medical use, with the option for customized tenant improvements to meet your specific requirements. The property's proximity to 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 - 6,200 SF | \$28.00 - 32.00 SF/yr + NNN







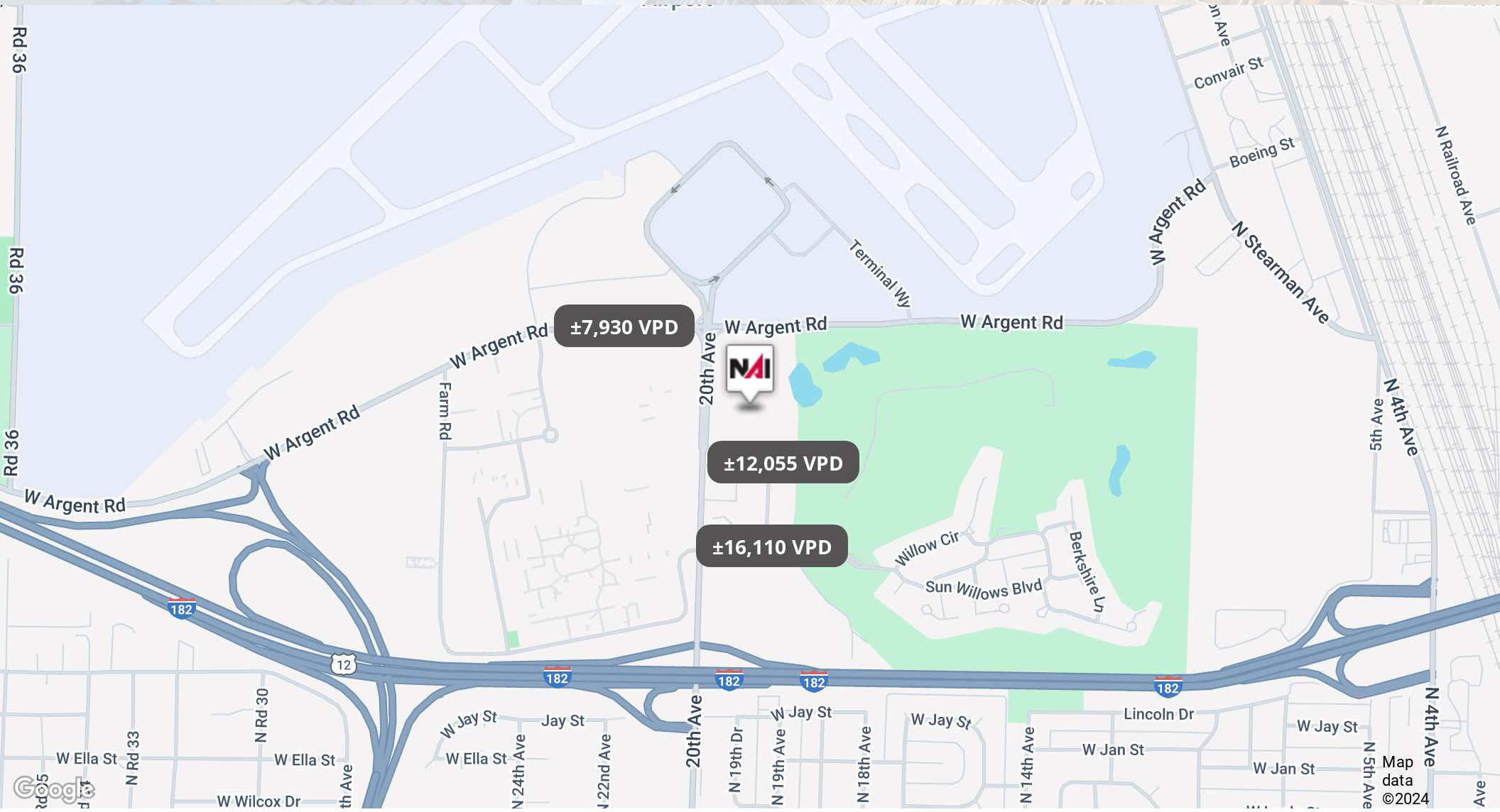
## Lease Information

<b>Lease Type:</b>	NNN/\$6 PSF	<b>Lease Term:</b>	Minimum 3 Year Lease
<b>Total Space:</b>	1,512 - 6,200 SF	<b>Lease Rate:</b>	\$28 - \$32 SF/yr

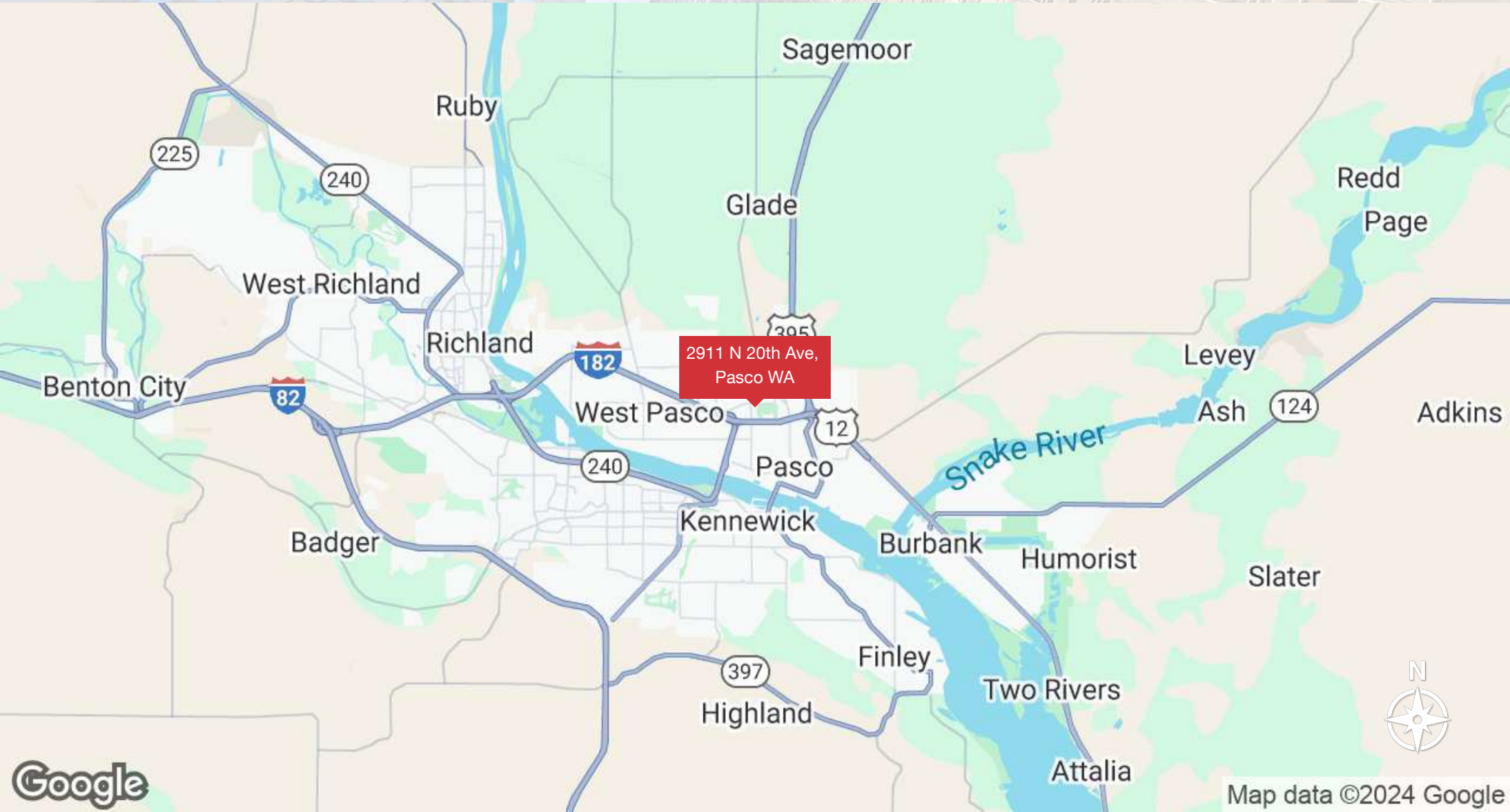
## Available Spaces

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	Available	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







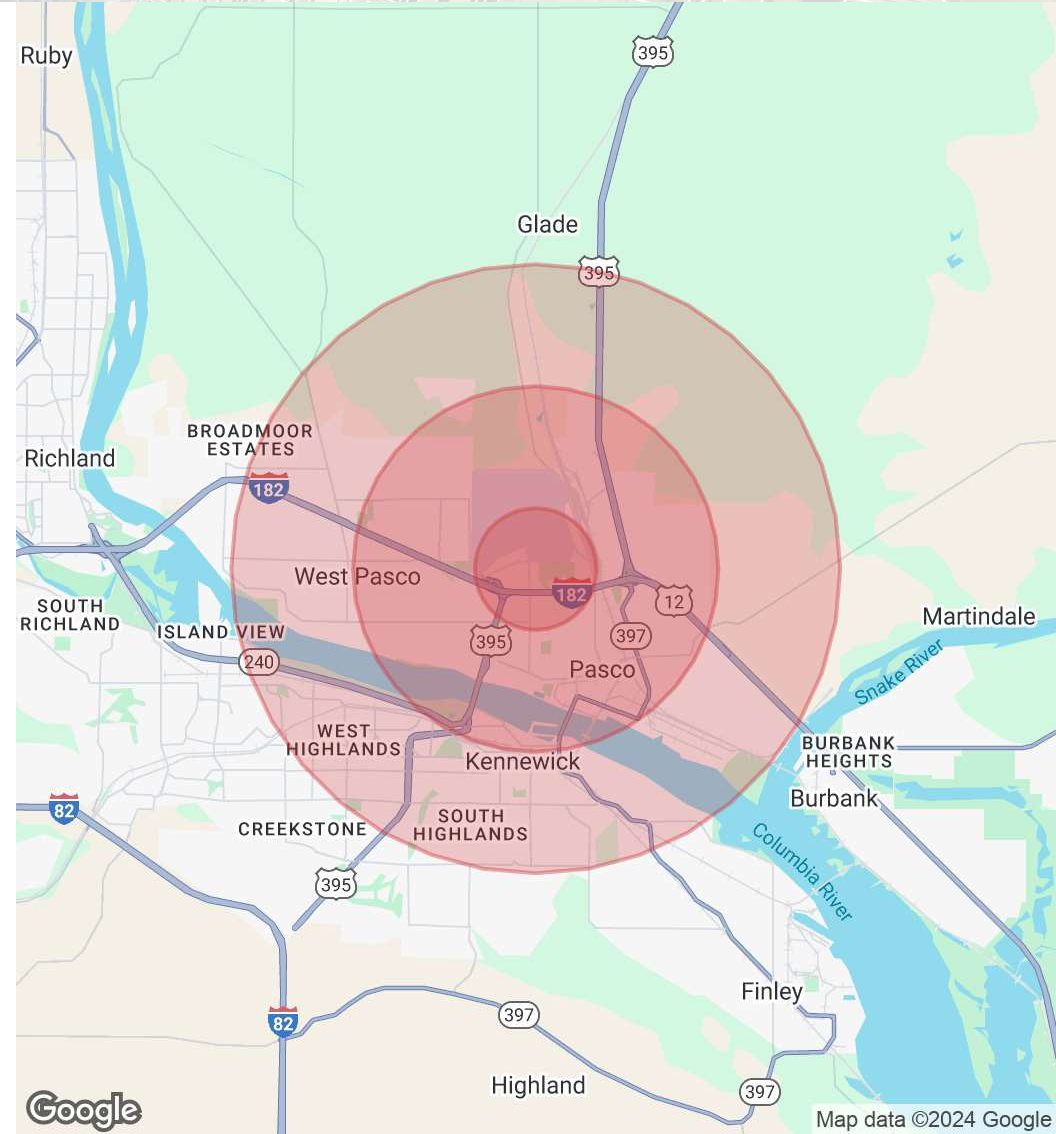


Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,118	54,397	121,918
<b>Average Age</b>	34	34	34
<b>Average Age (Male)</b>	33	33	33
<b>Average Age (Female)</b>	35	34	35

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,115	16,522	39,741
<b># of Persons per HH</b>	3.4	3.3	3.1
<b>Average HH Income</b>	\$76,074	\$104,154	\$96,600
<b>Average House Value</b>	\$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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