



## 7513 W Kennewick Ave, Ste D

Kennewick, Washington 99336

### Property Highlights

- Located off the intersection of Columbia Ctr & Clearwater Ave (behind HAPO)
- Gross lease includes all utilities
- Two separate entrances
- Ideal for professional practices and growing start-ups

### Property Overview

This versatile suite features two lobbies with separate entrances, three private rooms, a kitchenette and an ADA-compliant restroom, offering flexibility and privacy for a variety of business needs. The space is available for sublease through November 30, 2026, with the landlord open to a new 3–5 year lease.

Ideal for professionals seeking a quiet, well-configured workspace with the added benefit of synergistic neighboring tenants in the surrounding area.

Contact Todd for keys and additional details.

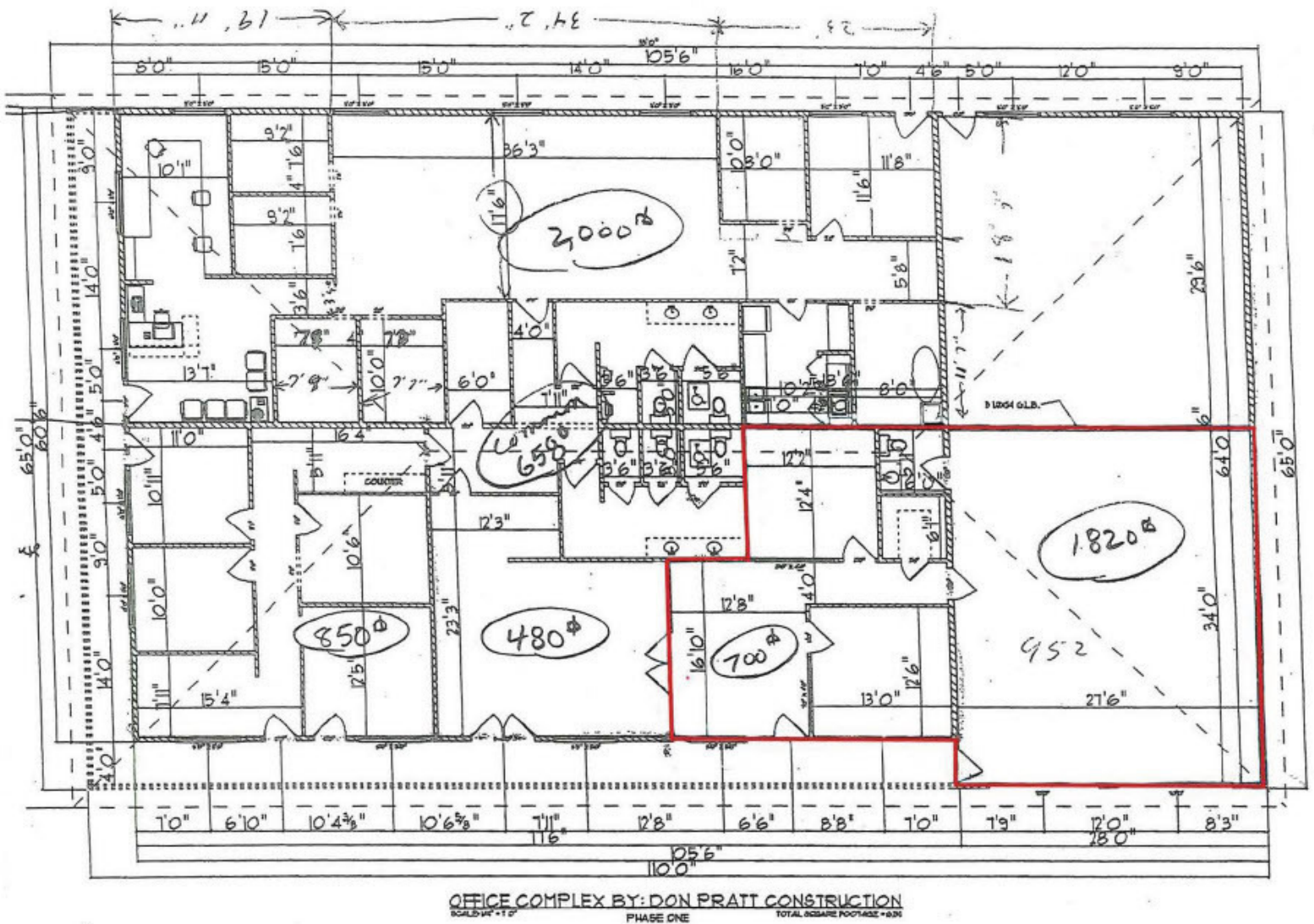


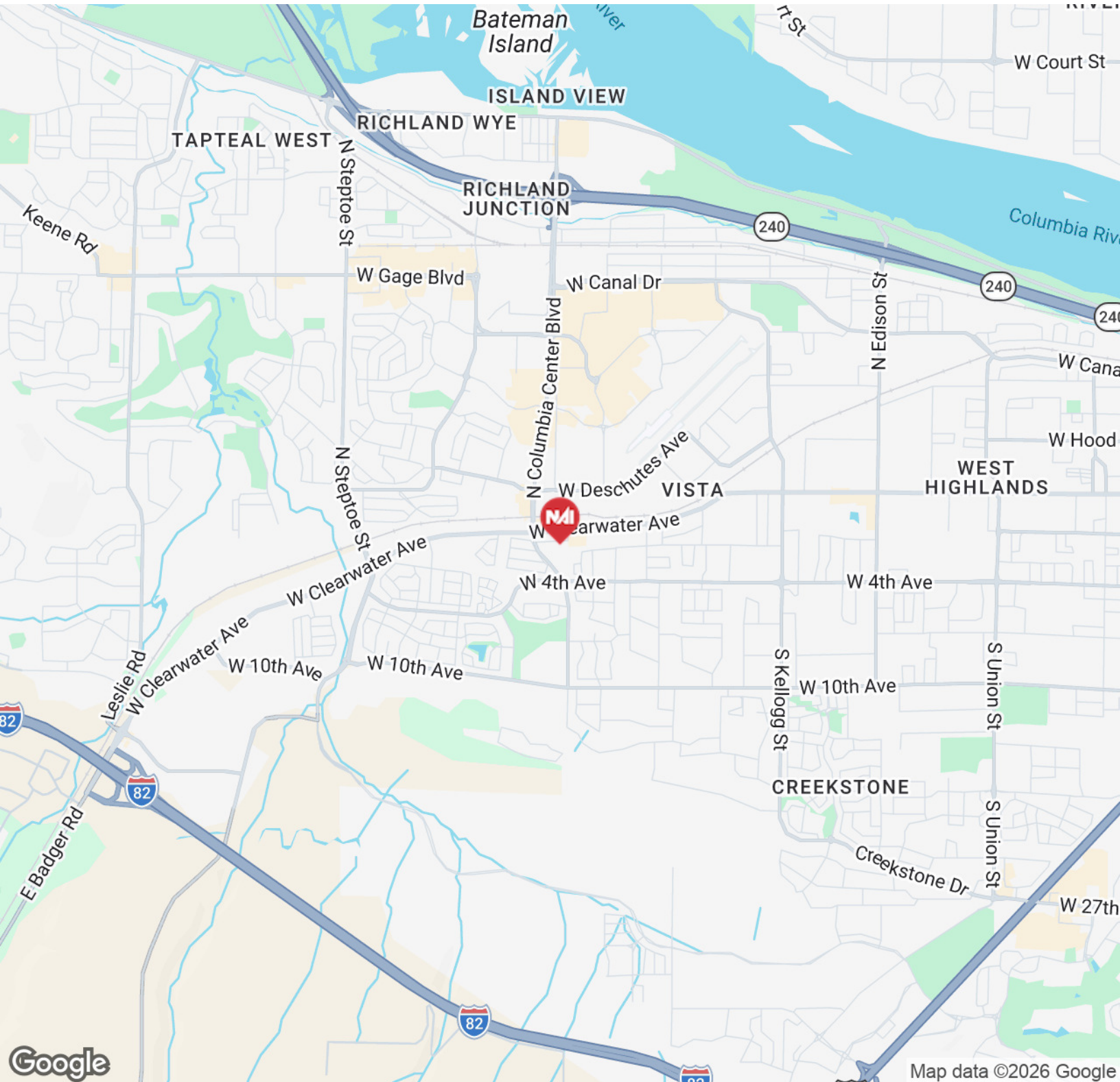
### For More Information



**Todd Sternfeld**

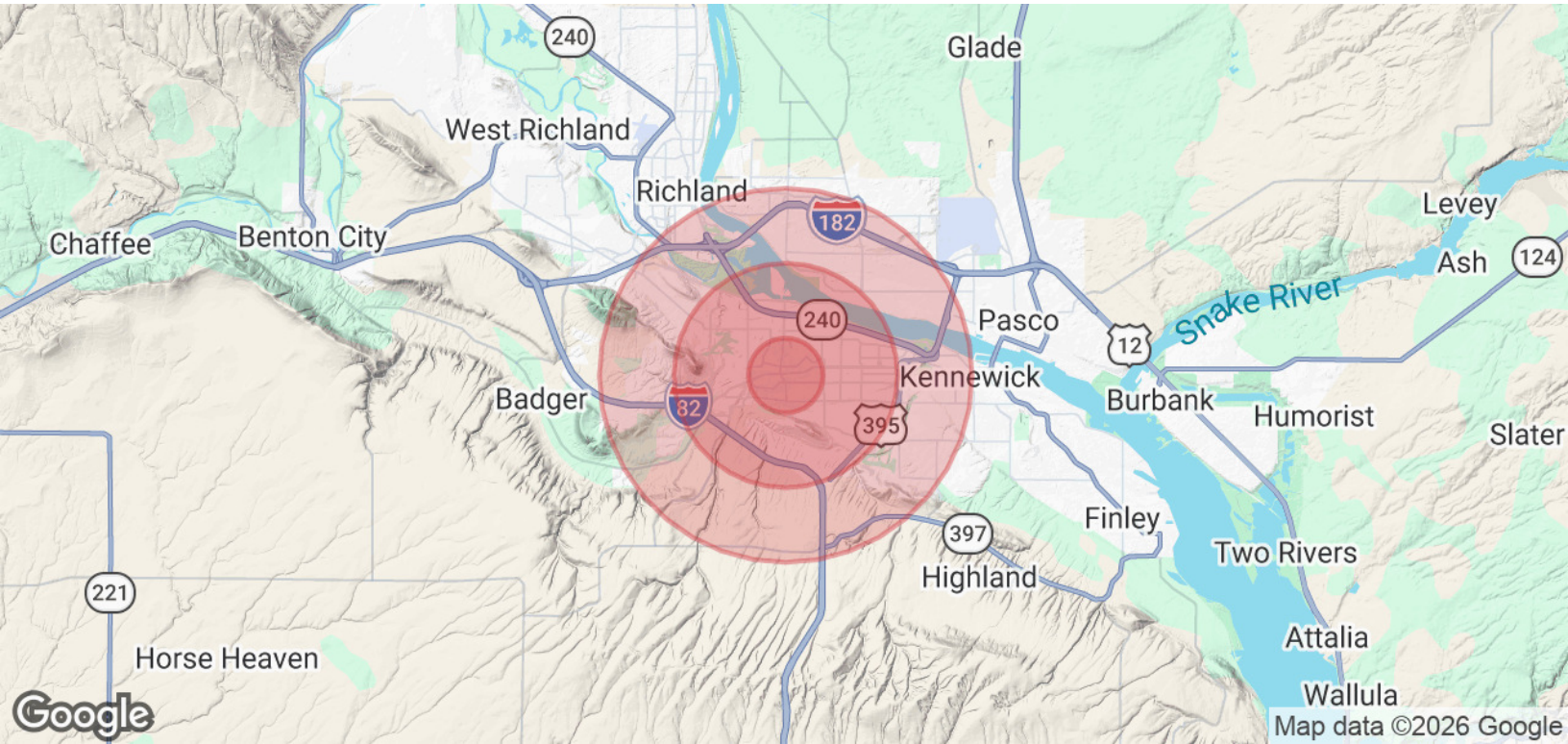
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**FLYER** | 7513 W Kennewick Ave, Ste D Kennewick, WA 99336

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Population	1 Mile	3 Miles	5 Miles
Total Population	10,512	65,015	153,598
Average Age	40	39	37
Average Age (Male)	39	38	37
Average Age (Female)	41	40	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,109	25,073	55,528
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$116,415	\$115,581	\$119,915
Average House Value	\$422,037	\$424,968	\$425,103

2020 American Community Survey (ACS)