

OFFICE SPACE FOR LEASE

500 N MORAIN

**WATERWOOD
PROFESSIONAL CENTER**

Kennewick, WA 99336

PRESENTED BY:

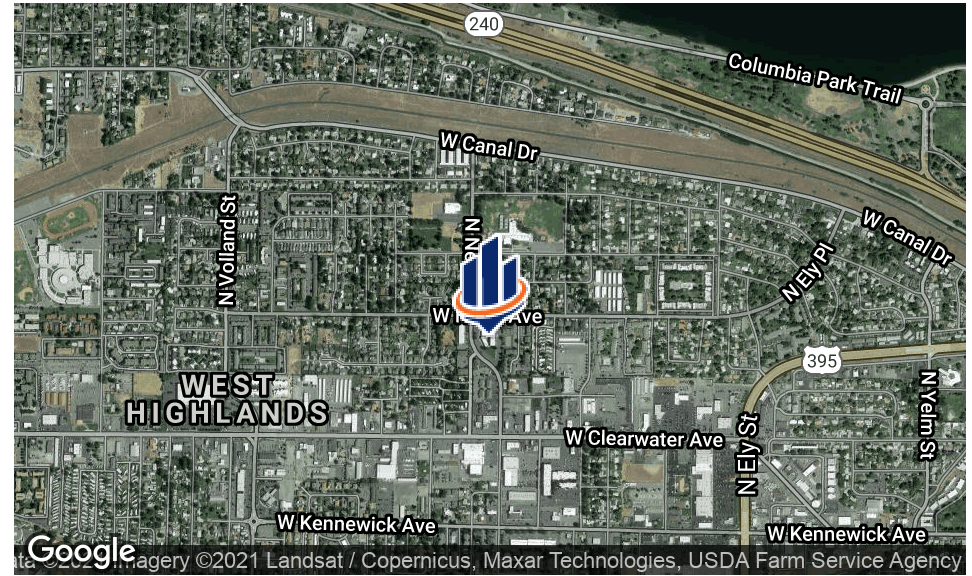
SCOTT SAUTELL

O: 509.430.8986

scott.sautell@svn.com

WA #109003





OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	50,412 SF
AVAILABLE SF:	6,000 - 18,771 SF
LOT SIZE:	3 acres
YEAR BUILT:	1983
APN:	134994080000030

PROPERTY OVERVIEW

Professional Office Space available at Waterwood Professional Center. Three spaces available totaling 18,771 square feet. One space is 12,000 square feet and can be split in a half if needed and the other space is 6,771 square feet. Tenant improvements can be available depending on terms.

PROPERTY HIGHLIGHTS

- Professional Office space
- Centrally located in Kennewick
- 3 spaces available
- Landscaped with courtyard water feature
- 195 parking spaces

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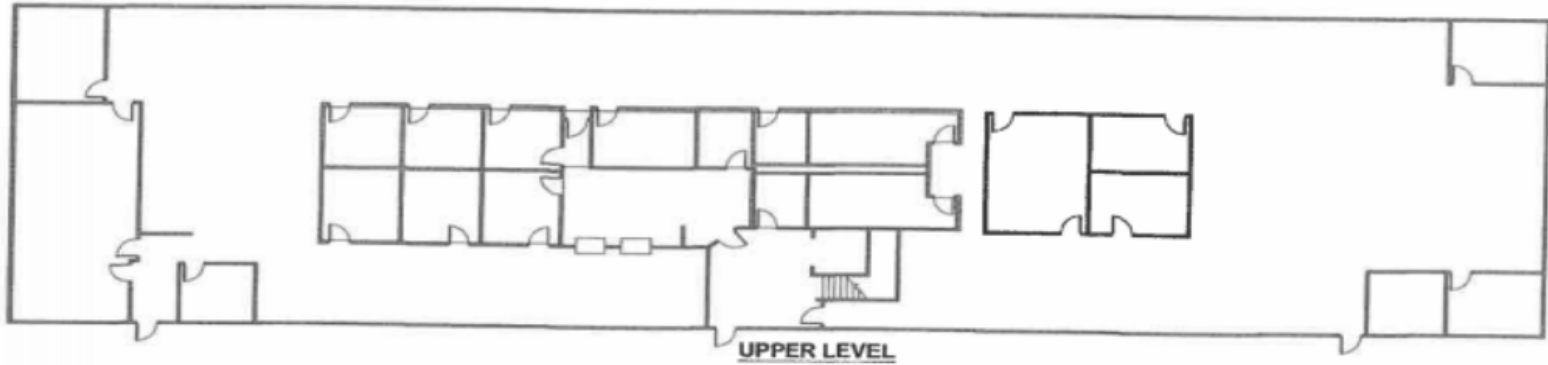
WATERWOOD 500 N Morain Kennewick, WA 99336



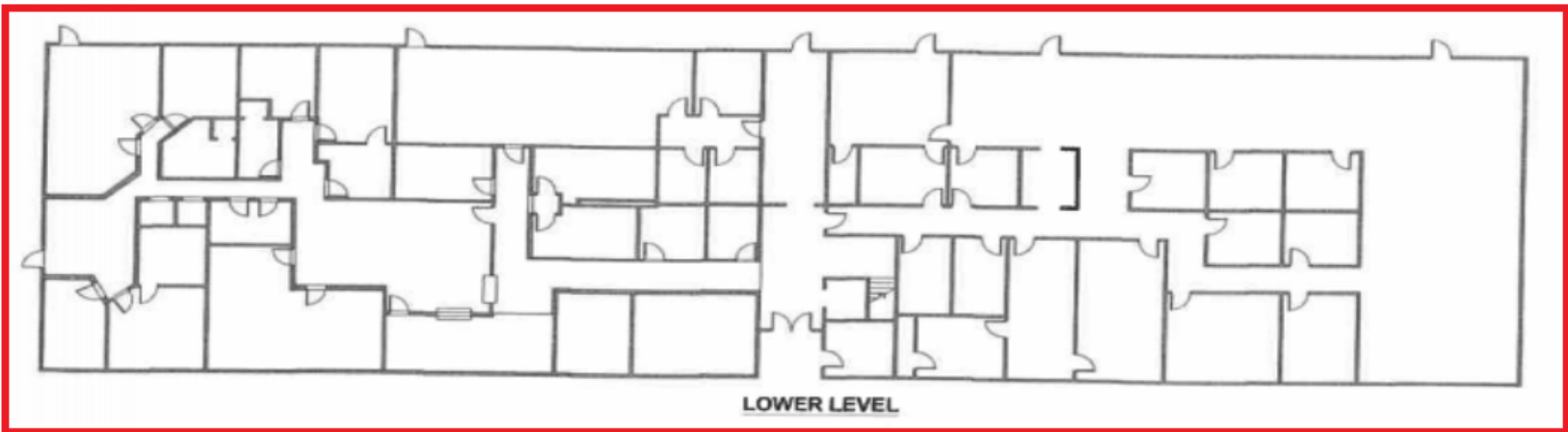
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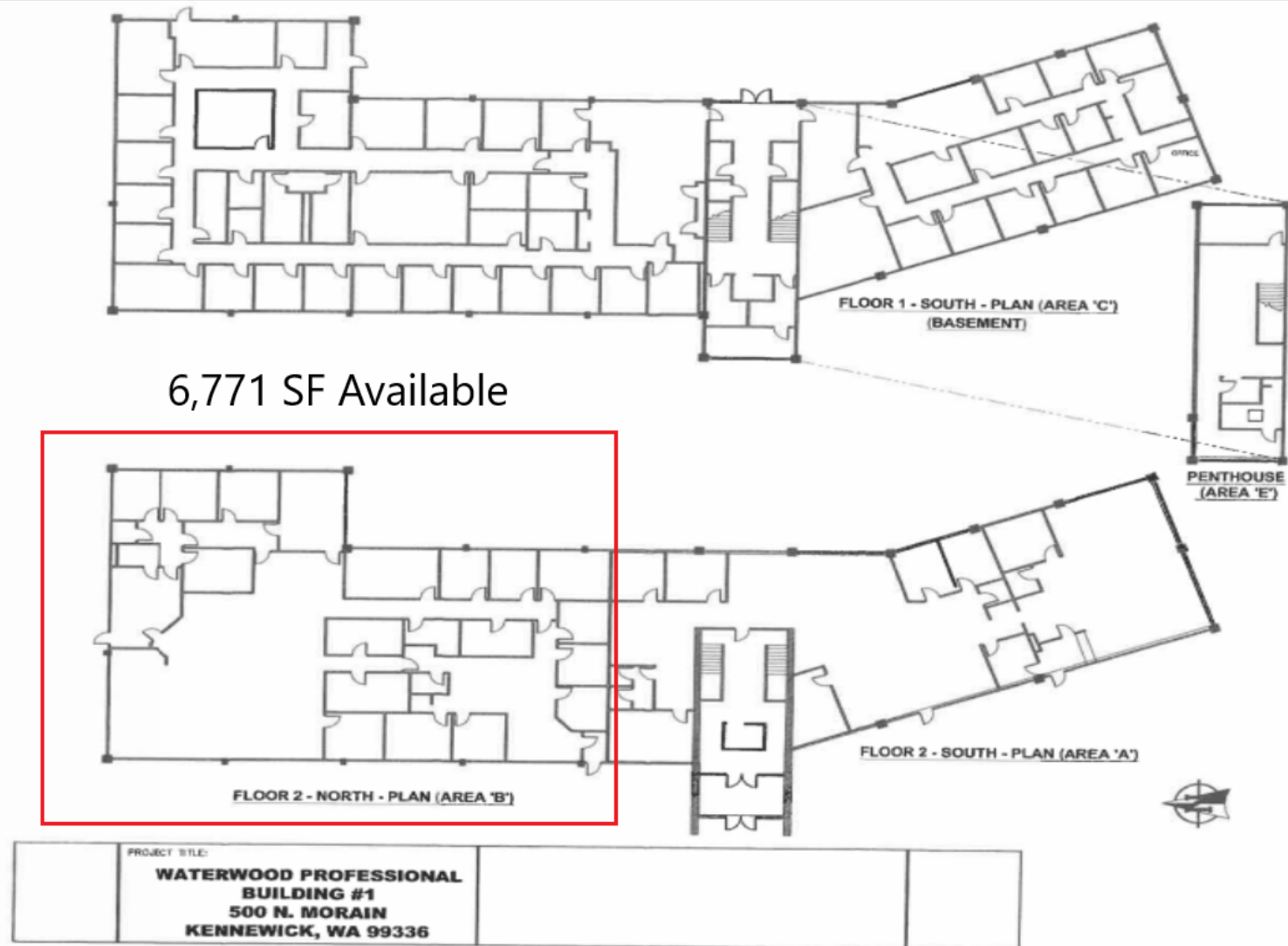


12,000 SF Available (6,000 per side)

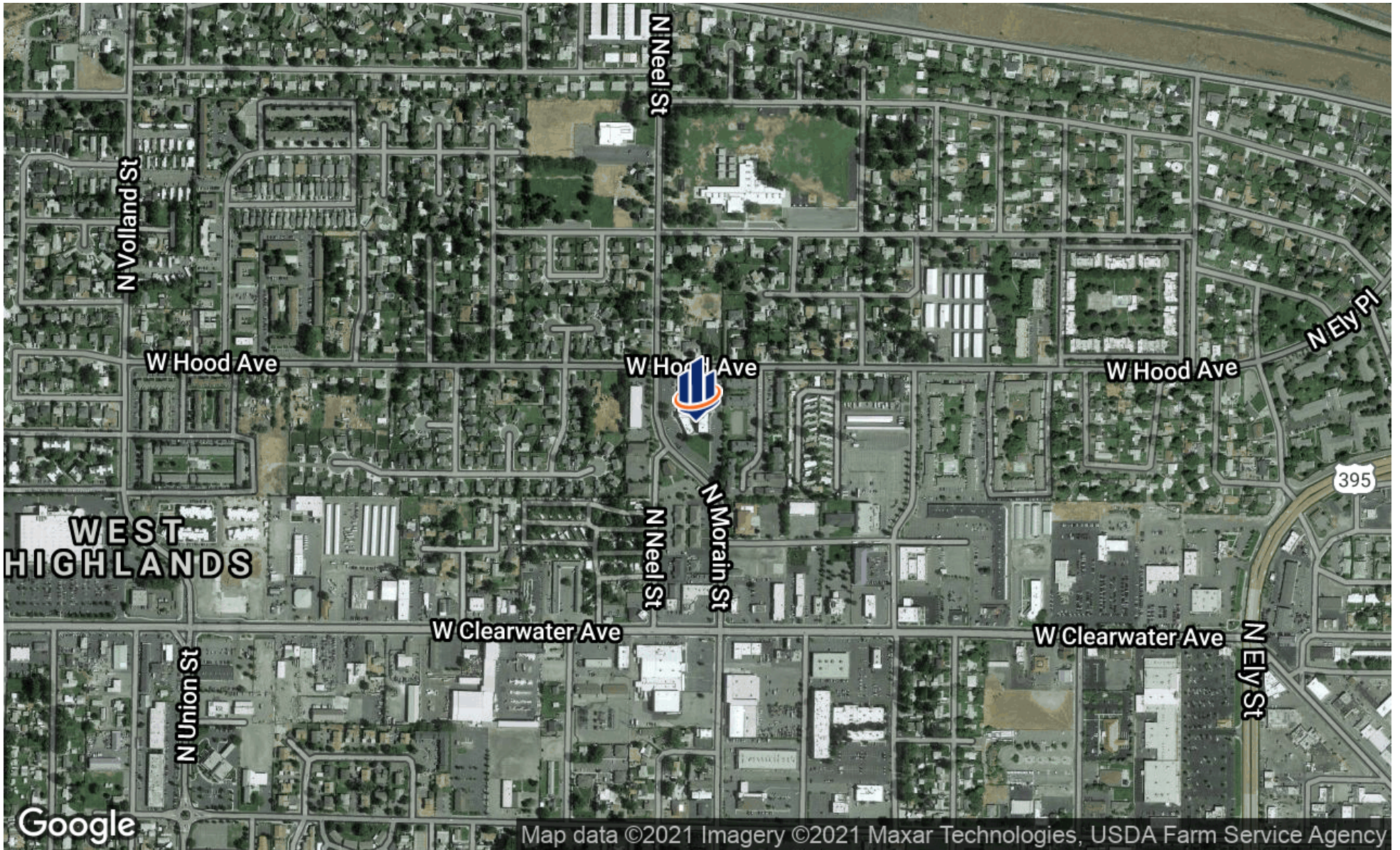


	PROJECT TITLE: WATERWOOD PROFESSIONAL BUILDING #2 500 N. MORAIN KENNEWICK, WA 99336	
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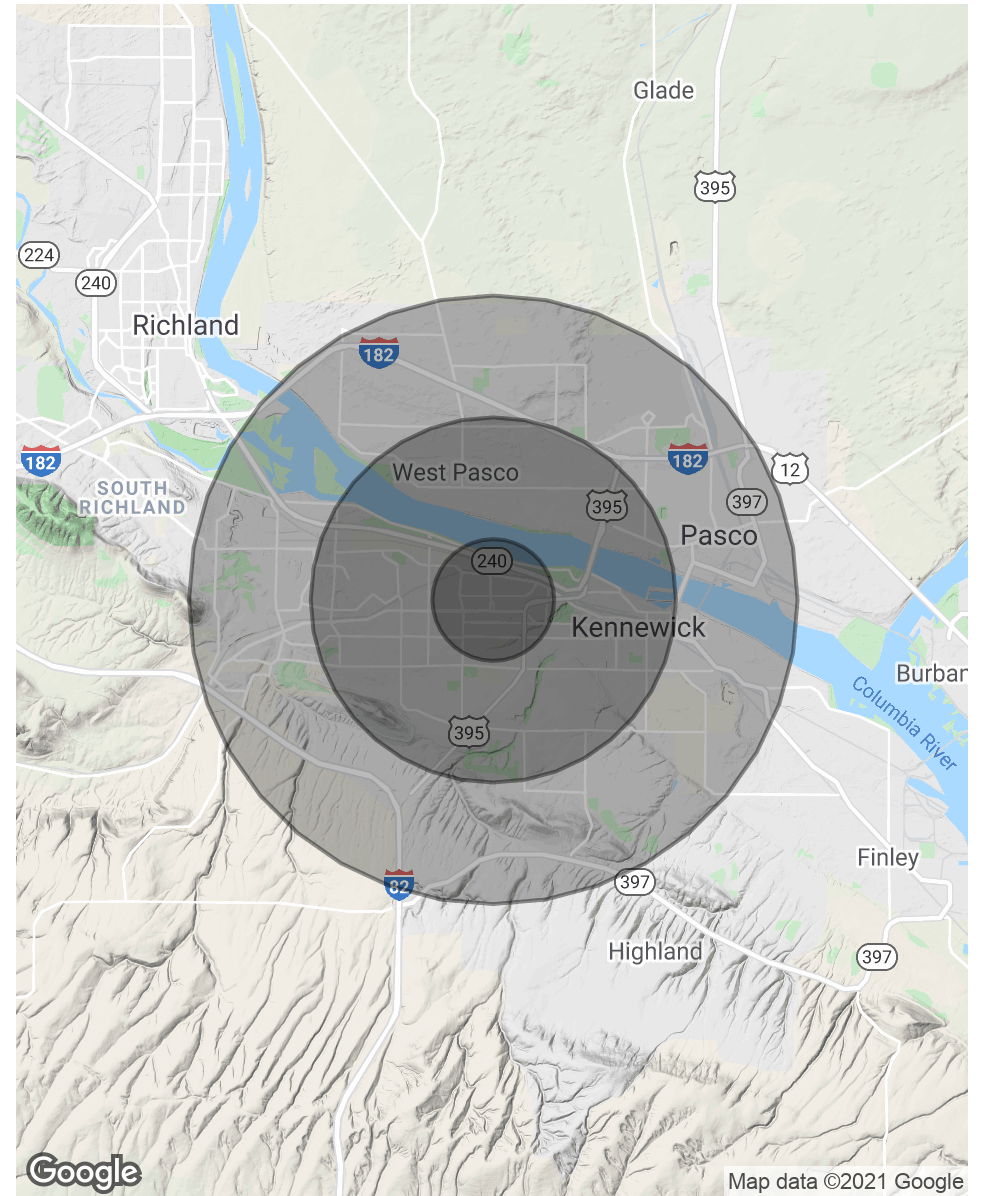
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,631	62,256	140,182
AVERAGE AGE	31.5	32.1	31.7
AVERAGE AGE (MALE)	29.8	31.6	31.0
AVERAGE AGE (FEMALE)	35.7	33.2	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,488	23,009	49,280
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$48,556	\$55,101	\$58,849
AVERAGE HOUSE VALUE	\$136,961	\$161,941	\$170,087

* Demographic data derived from 2010 US Census



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