



829 GOETHALS DR UNIT B RICHLAND, WASHINGTON 99352

PROPERTY OVERVIEW

Unit B offers a functional main-floor layout with a reception/waiting area, multiple private offices, and two smaller flex rooms ideal for storage, charting, or support use. This suite works well for medical, therapy, or professional service users needing an efficient footprint with easy client access. Shared restrooms are located just outside the suite.

PROPERTY HIGHLIGHTS

- Prime location across from Kadlec Hospital
- Flexible medical or professional office layout
- Updated exterior and new asphalt parking lot
- Ample on-site parking and multi-entry access

OFFERING SUMMARY

Lease Rate:	\$17.50 PSF + \$4 (NNN)
Unit B - Available	1,800 SF
Building Size:	8,543 SF
Lot Size:	0.74 Acres

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829 GOETHALS DR, RICHLAND, WA 99352
MEDICAL/OFFICE BUILDING FOR LEASE | UNIT B

NAITri-Cities



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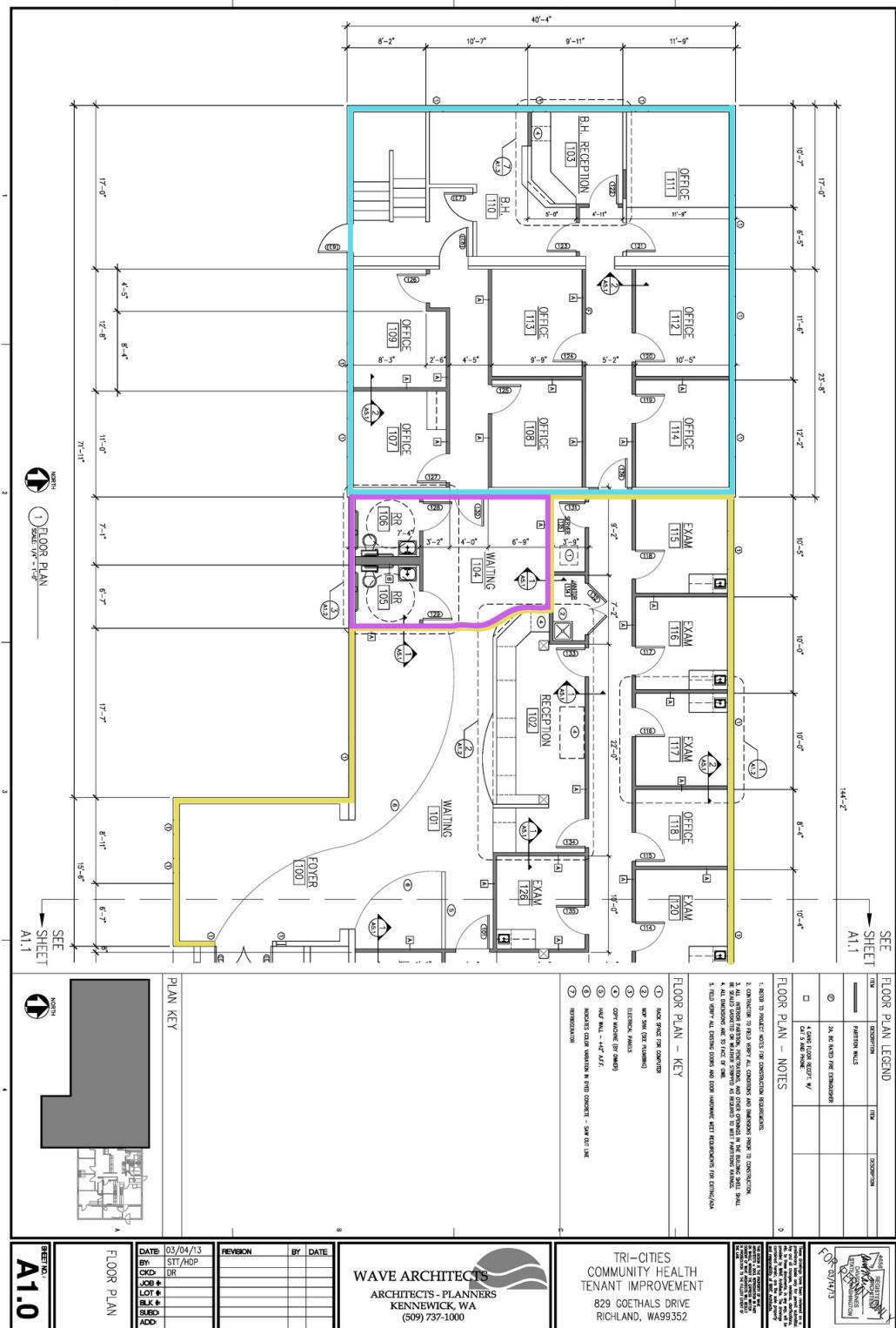
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829 GOETHALS DR, RICHLAND, WA 99352
MEDICAL/OFFICE BUILDING FOR LEASE | FLOOR PLAN

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MEDICAL/OFFICE BUILDING FOR LEASE | LOCATION MAP

NAI Tri-Cities

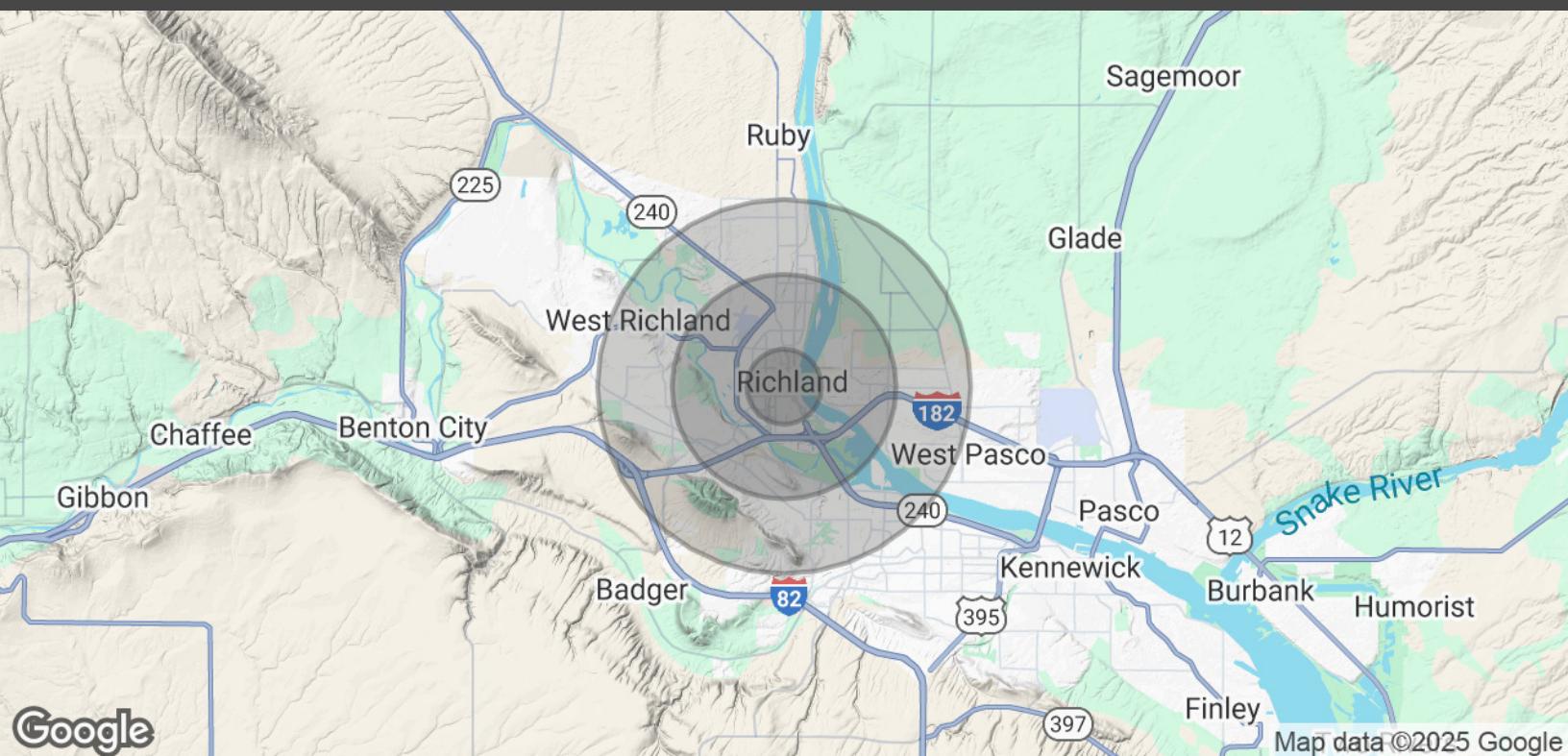


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,417	47,287	113,319
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,956	18,360	42,584
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$89,549	\$122,839	\$134,645
Average House Value	\$349,548	\$427,068	\$449,624

Demographics data derived from AlphaMap

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