



**SWEARINGEN**

REALTY GROUP | EST 1972

# Columbia Square

## 3,990 RSF BRIGHT NOW! DENTAL SPACE FOR SUBLEASE

**(SPACE CAN BE CONVERTED TO RETAIL)**

1218-1220 N Columbia Center Blvd, Kennewick, WA 99336



### Sublease Info:



Suite A105:  
3,990 RSF



Immediate Availability



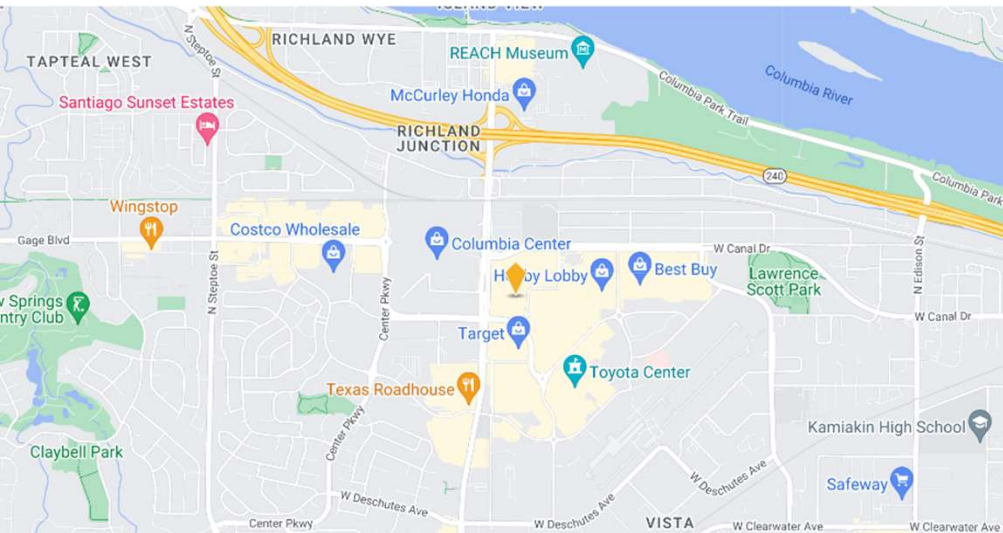
\$23.00 NNN  
(\$2.70 NNN Estimates)



4.19/1,000 - Surface



Thru November 30, 2028



**For more information, contact:**

**JOE ARATA**

214-365-2730

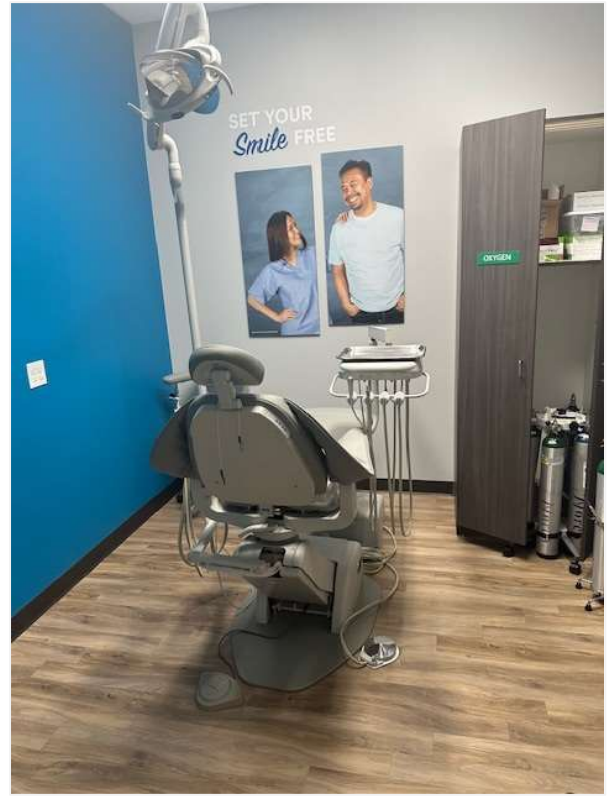
jarata@swearingen.com

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# Location/Suite Highlights:

- Suite A105 (former Bright Now! Dental space) has 14 Treatment Rooms, an X-Ray Room, Reception Area, Waiting Room, 2 Offices, Multiple Storage Spaces, a File Room, Staff Room, Lab, Equipment Room and 2 Restrooms
- The Existing Dental Space can be Converted into Vanilla Shell Condition for an Approved Retailer
- Located Within the Columbia Square Shopping Mall Which Is Anchored by T.J. Max and Ulta Beauty, Shadow-Anchored by Burlington Coat Factory
- Located at 3 High-Trafficked Intersections
- Adjacent to Columbia Center Mall
- Easy Access to Hwy 240 Via Columbia Center Blvd
- The Tri-Cities Market of Kennewick, Pasco and Richland are Currently the Fastest Growing Metropolitan Area in Washington State



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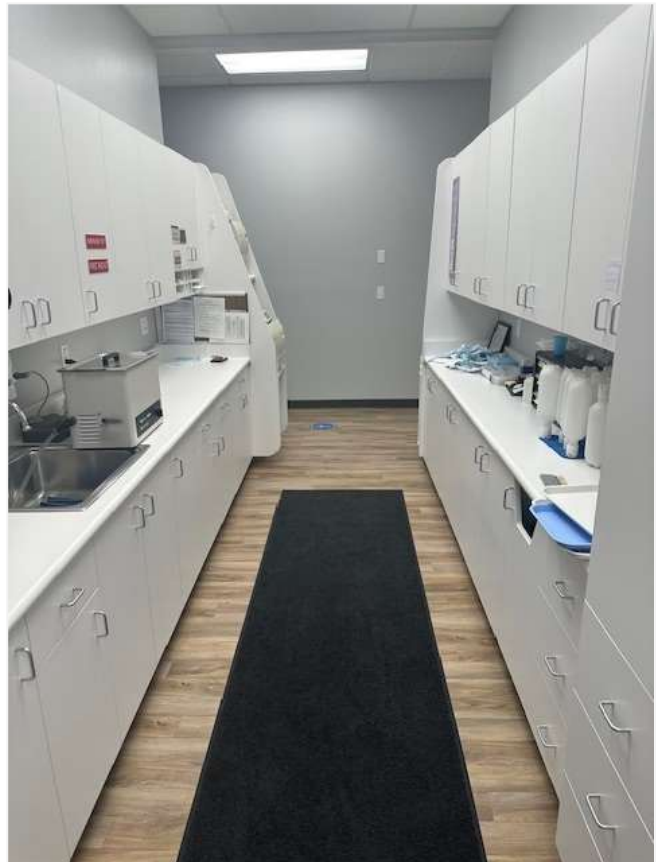
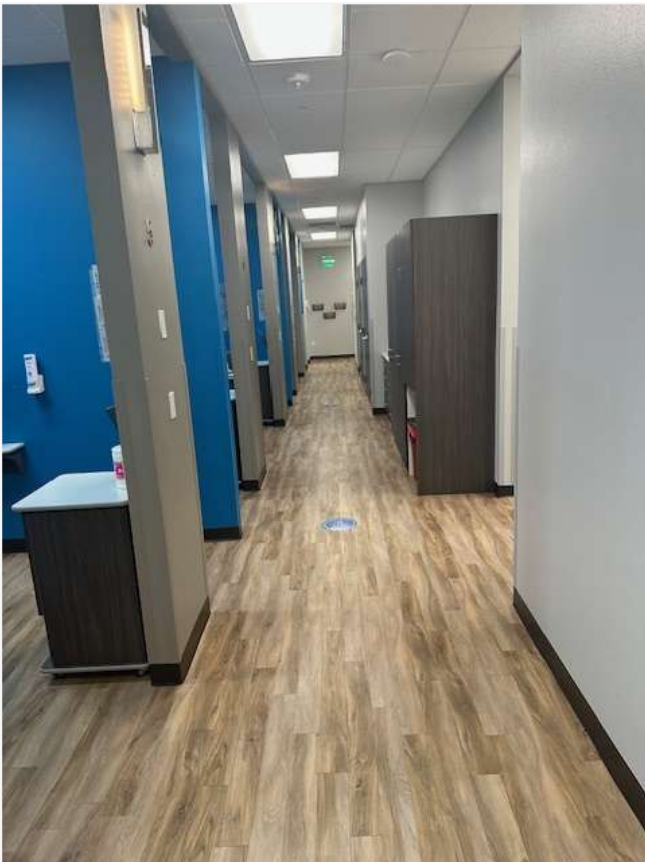
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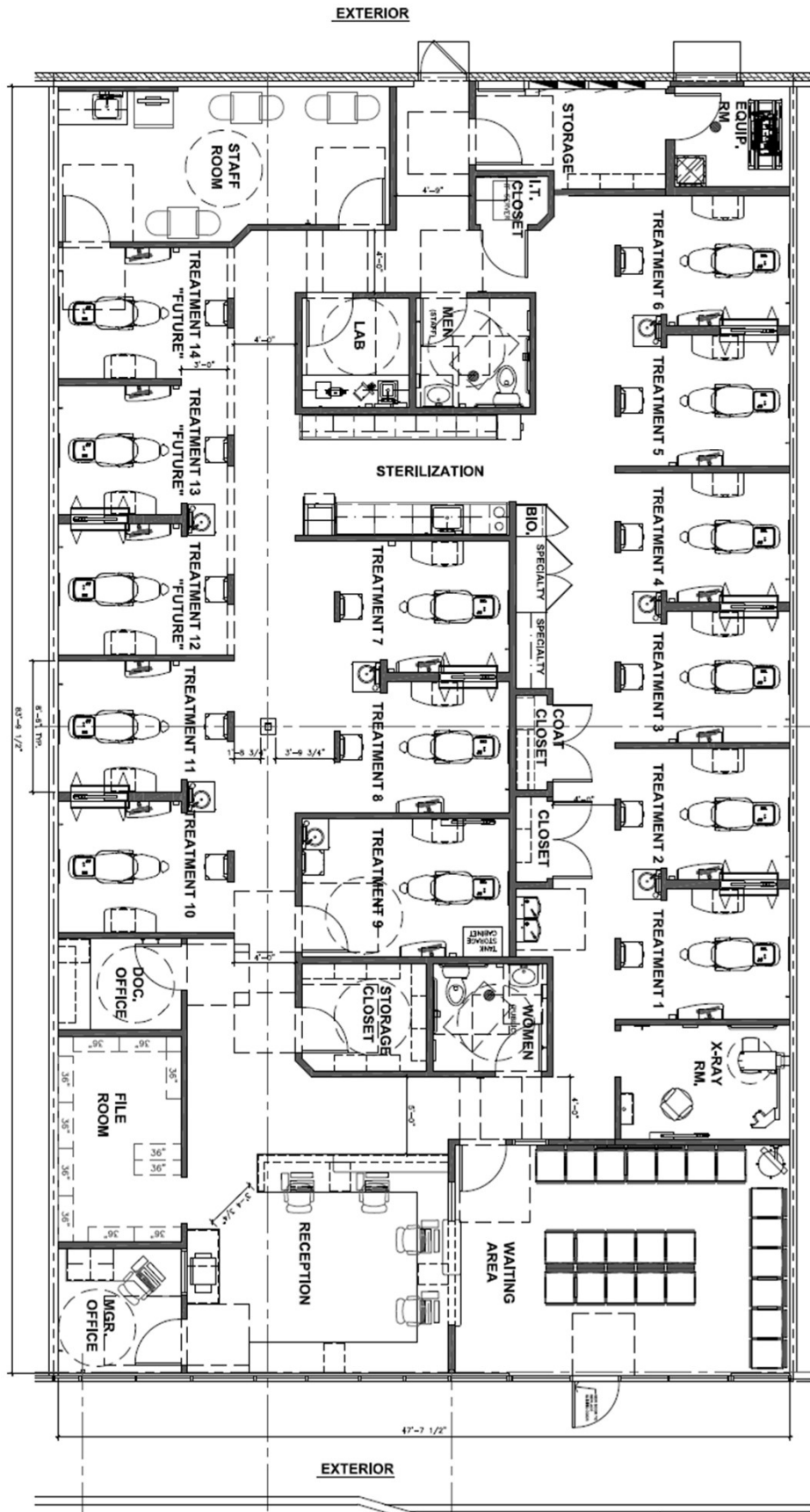
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# Suite A105: Floorplan



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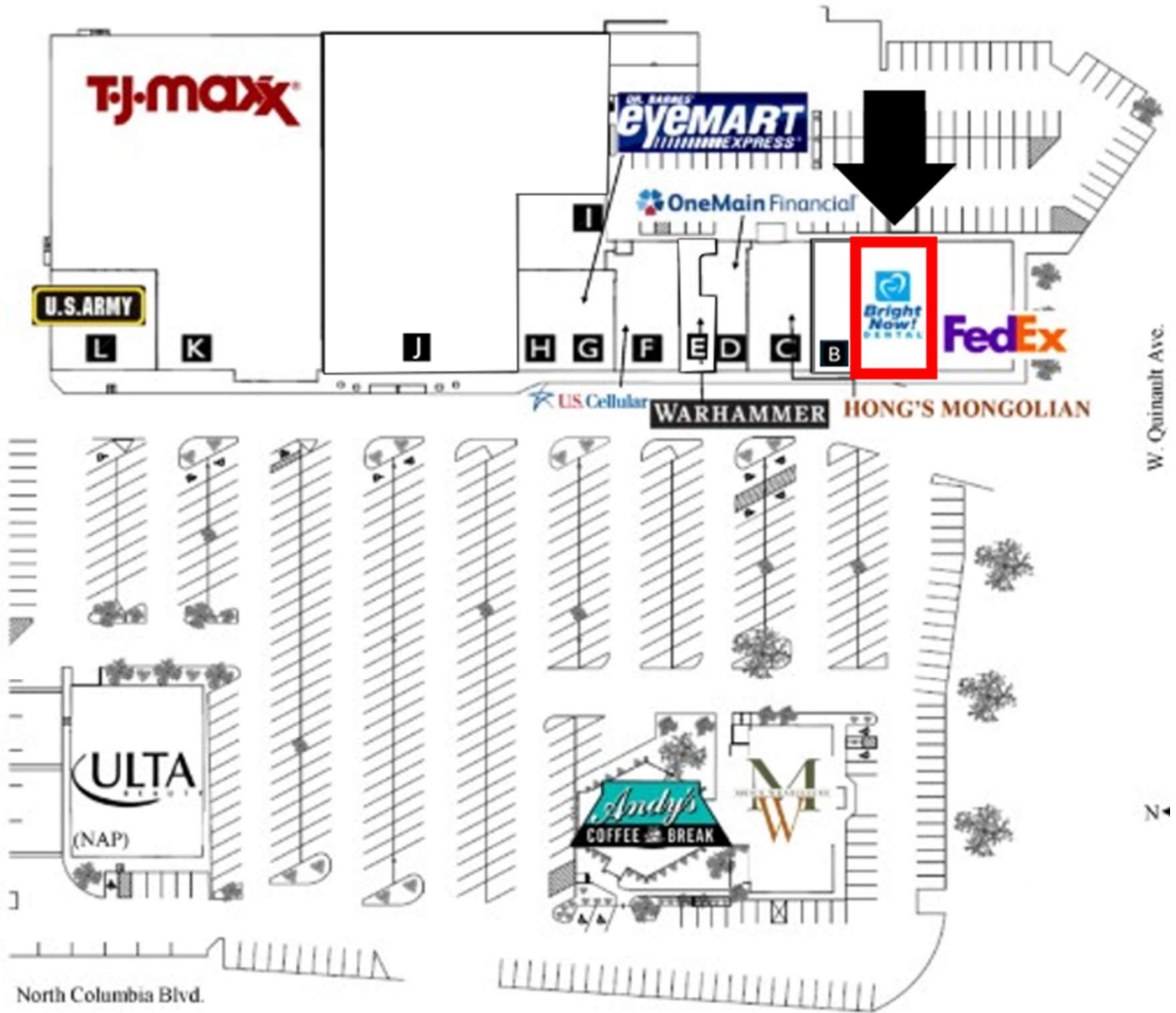
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# Columbia Square: Site Map



*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

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