



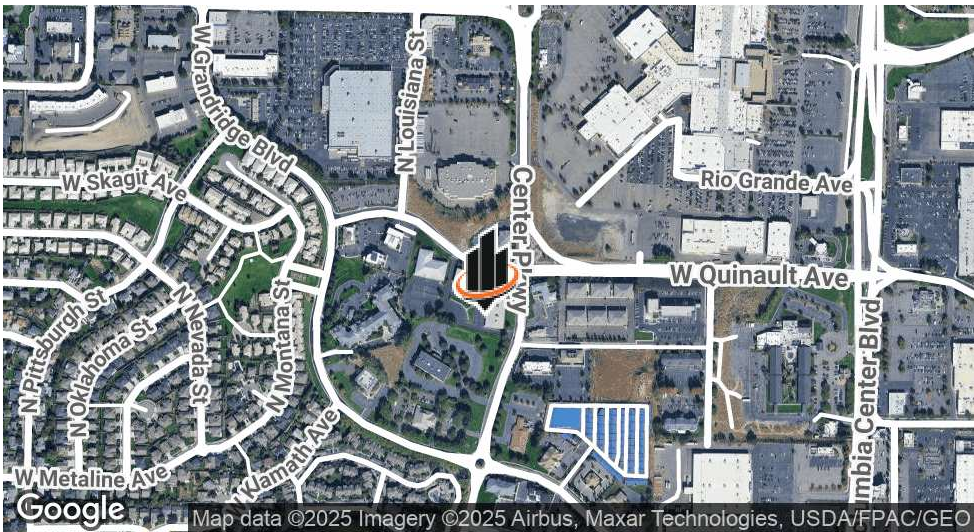
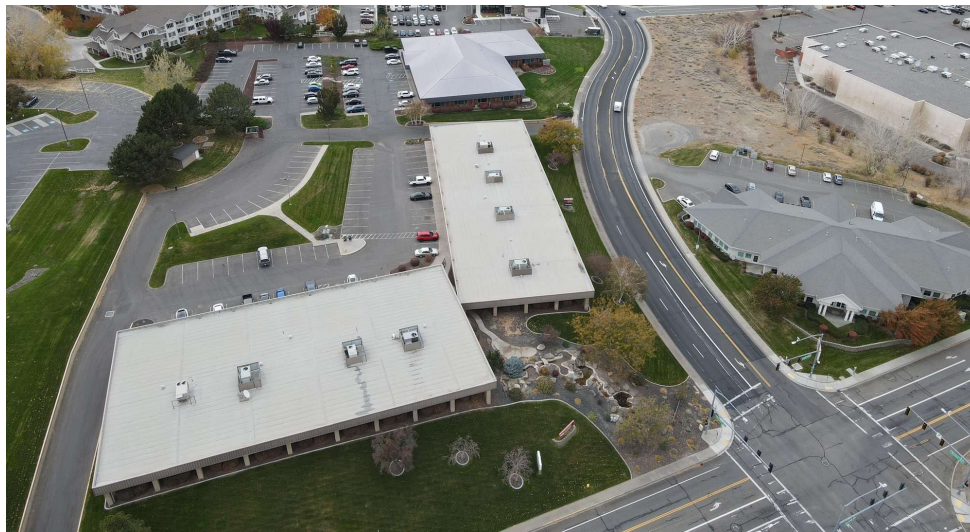
LEASE

**8203 W Quinault Ave
suite 900**

8203 W QUINAULT AVE SUITE 900

Kennewick, WA 99336

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10,135.00 per month Full Service
BUILDING SIZE:	25,684 SF
AVAILABLE SF:	4,865 SF
LOT SIZE:	2 acres

PROPERTY OVERVIEW

Price reduced and now offering 3 months Free Rent!

Newly remolded space in Kennewick’s premier office district. Property sits on the corner of Quinault and Center Pkwy and overlooks Columbia Center Mall. Everything in the space is new, carpet, paint, ceiling grid, furniture, fixtures etc. Space is a sub lease through December 31, 2027. Starting lease rate is \$10,135/month and includes utilities. Furniture is negotiable and can stay with the space for the right deal.

PROPERTY HIGHLIGHTS

- Best Office Location in the Tri Cities
- Suite 900 Building B is 4,865 SF Sub Lease \$25/sf
- Turn Key
- Nice furniture can stay
- Exterior offices have floor to ceiling windows

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ADDITIONAL PHOTOS



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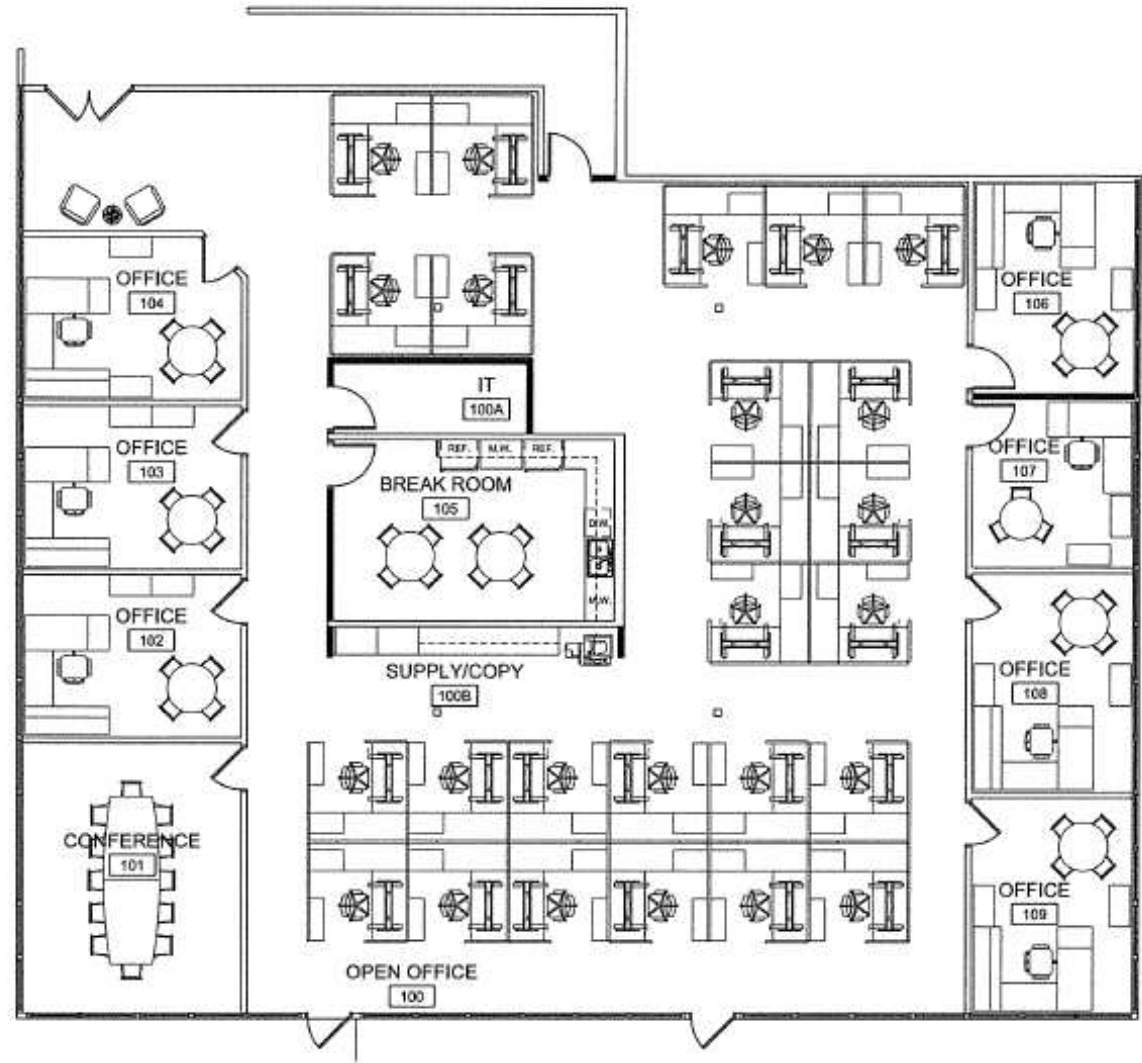
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SUITE 900 FLOOR PLANS



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SUITE 900 ADDITIONAL PHOTOS



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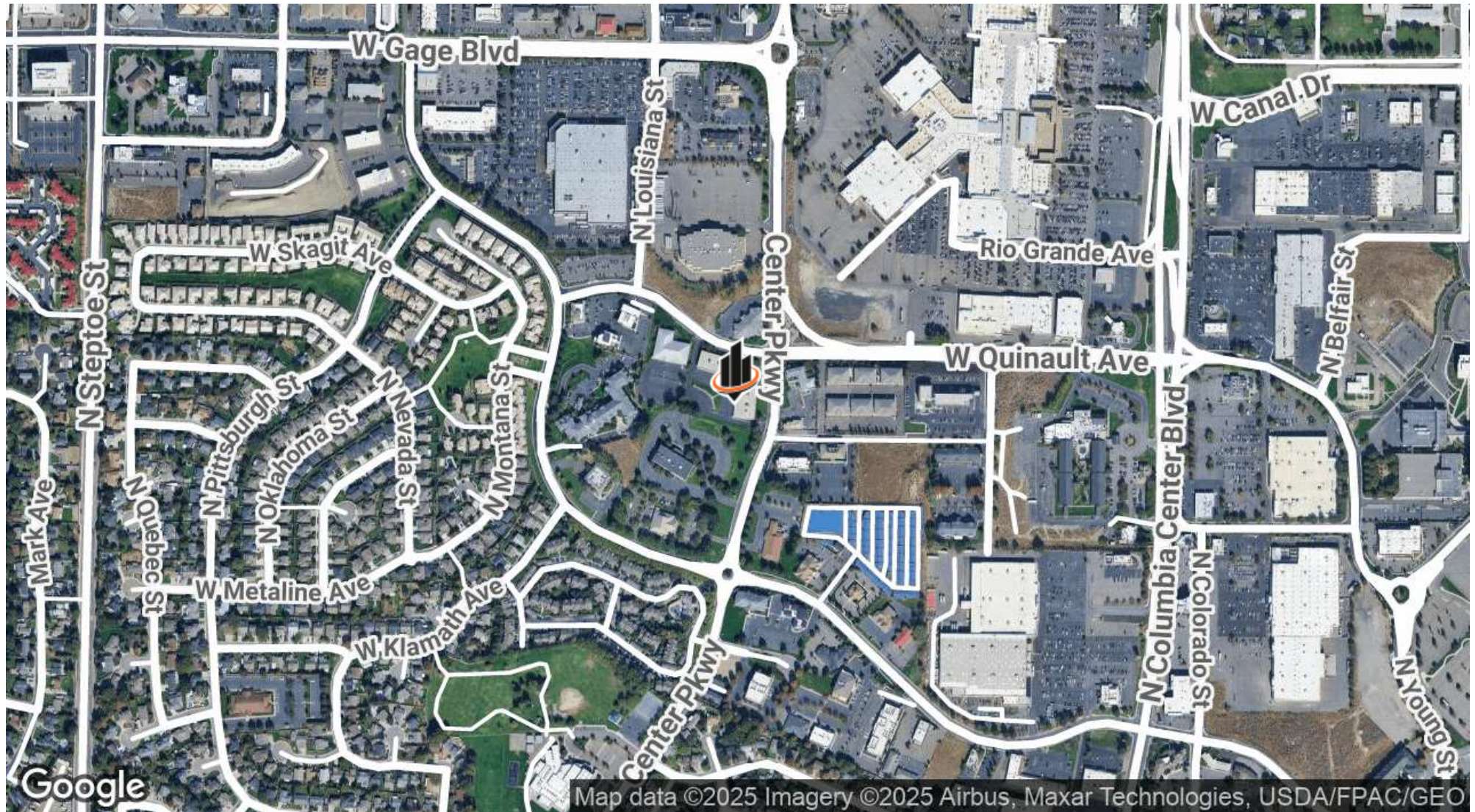
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LOCATION MAP



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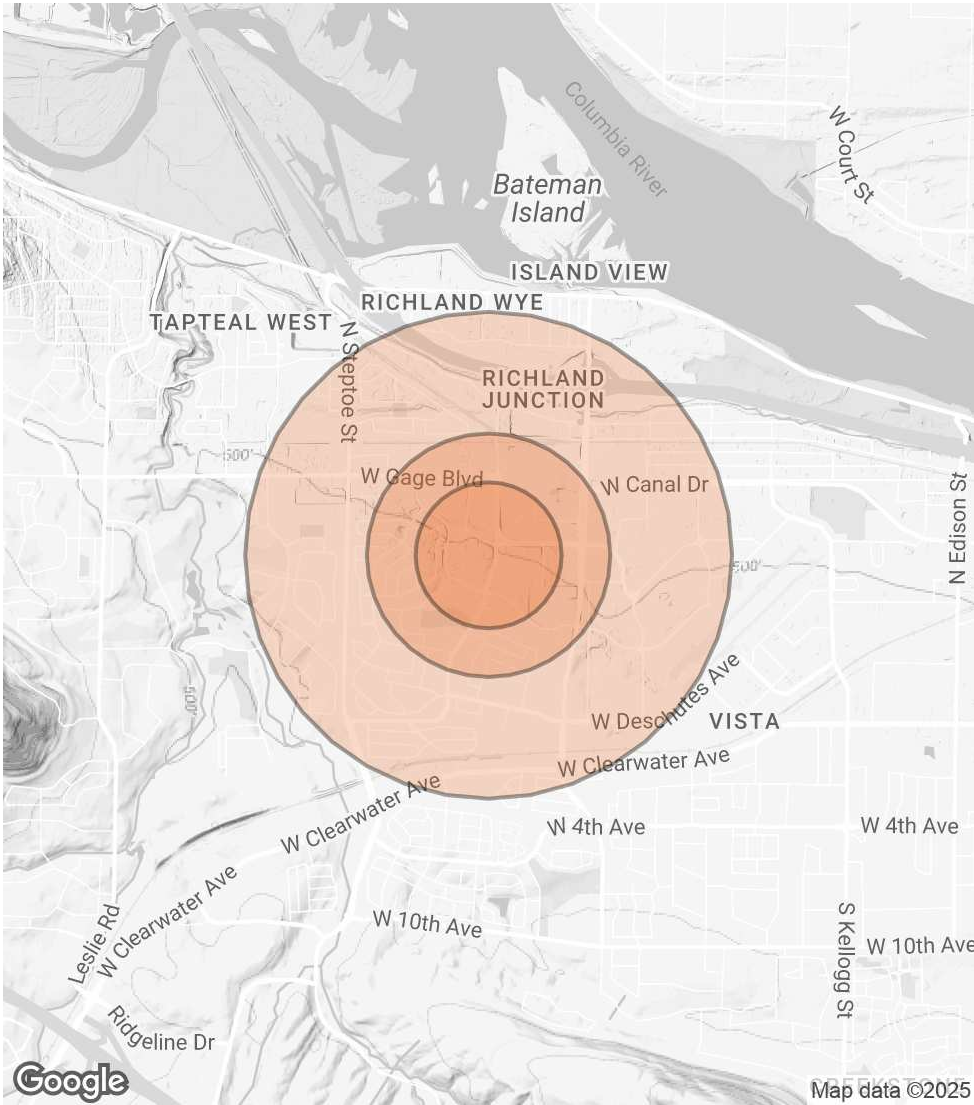
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	404	2,187	10,636
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	43	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	163	883	4,501
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$148,317	\$132,760	\$108,890
AVERAGE HOUSE VALUE	\$459,097	\$425,430	\$379,077

* Demographic data derived from 2020 ACS - US Census



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