

LEASE
4304 W 24th Ave
4304 W 24TH AVE
Kennewick, WA 99336

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (NNN)
BUILDING SIZE:	20,885 SF
AVAILABLE SF:	5,090 SF
LOT SIZE:	1.72 Acres
YEAR BUILT:	2007
APN:	110893BP3637001

PROPERTY OVERVIEW

Office space available in one of the nicest buildings South Kennewick has to offer! The suite was built out for the previous tenant and was lightly used, it still looks new! The space is 5,090 sf and has everything to offer! Waiting area, reception, 9 offices, two large conference rooms, one smaller conference room, break room with kitchen, cube space, storage space etc. Furniture can stay. Price is \$19.50/sf plus \$4/sf NNN

PROPERTY HIGHLIGHTS

- Class A office space
- 5,090 SF available
- 9 offices
- 3 conference rooms
- Cube space

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ADDITIONAL PHOTOS



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SVN | RETTER & COMPANY

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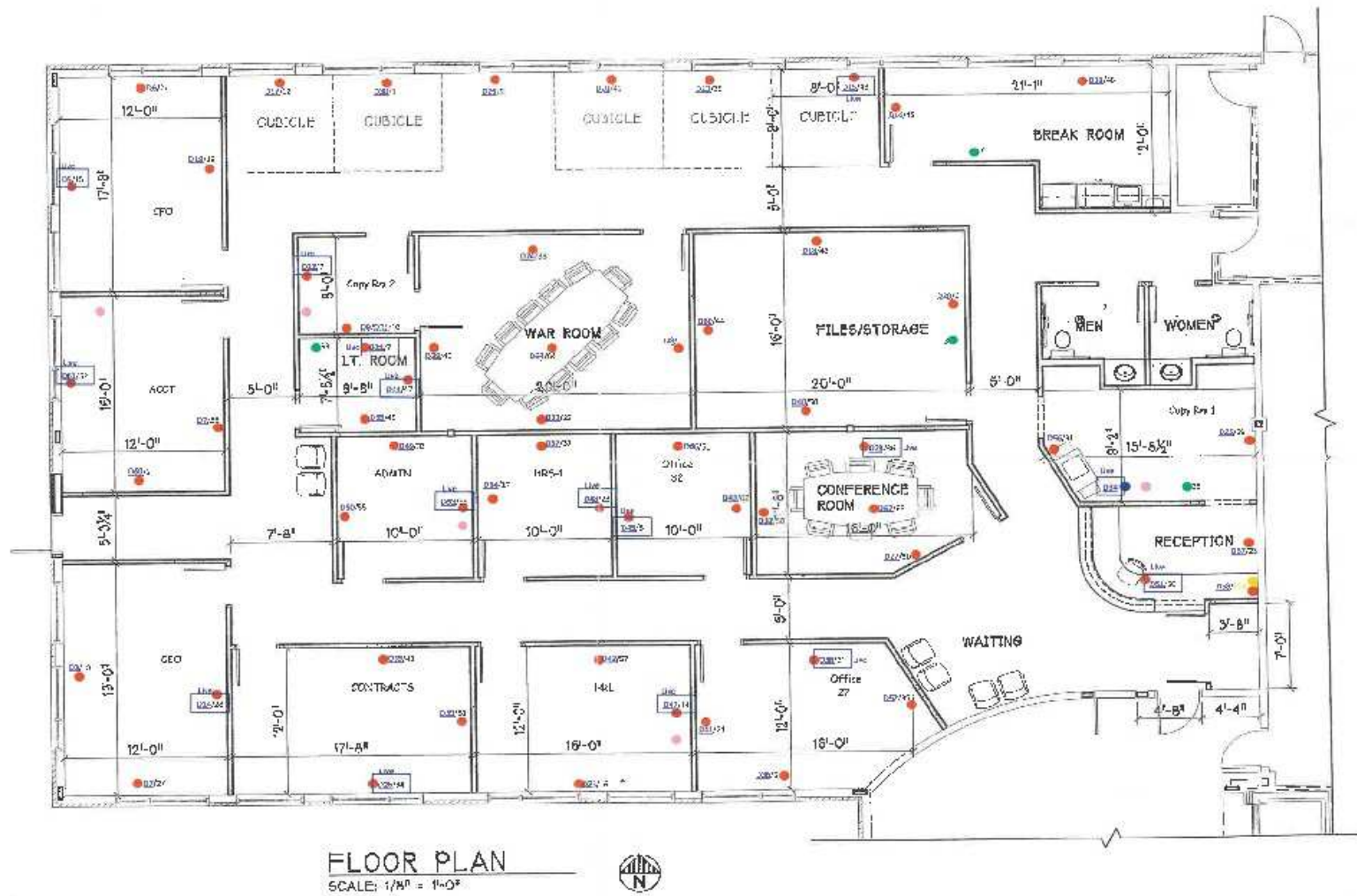
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FLOOR PLAN



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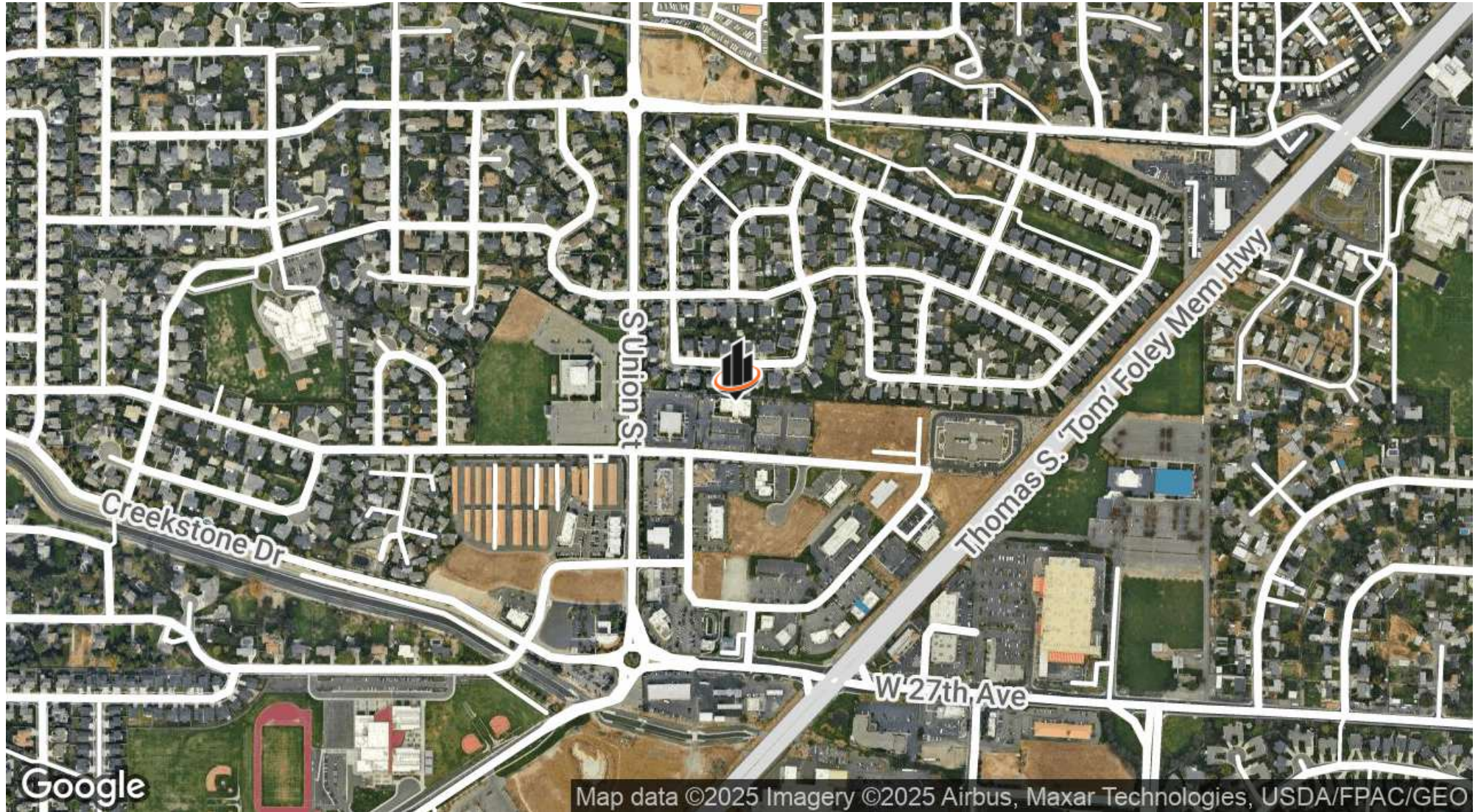
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES1 MILE1.5 MILES

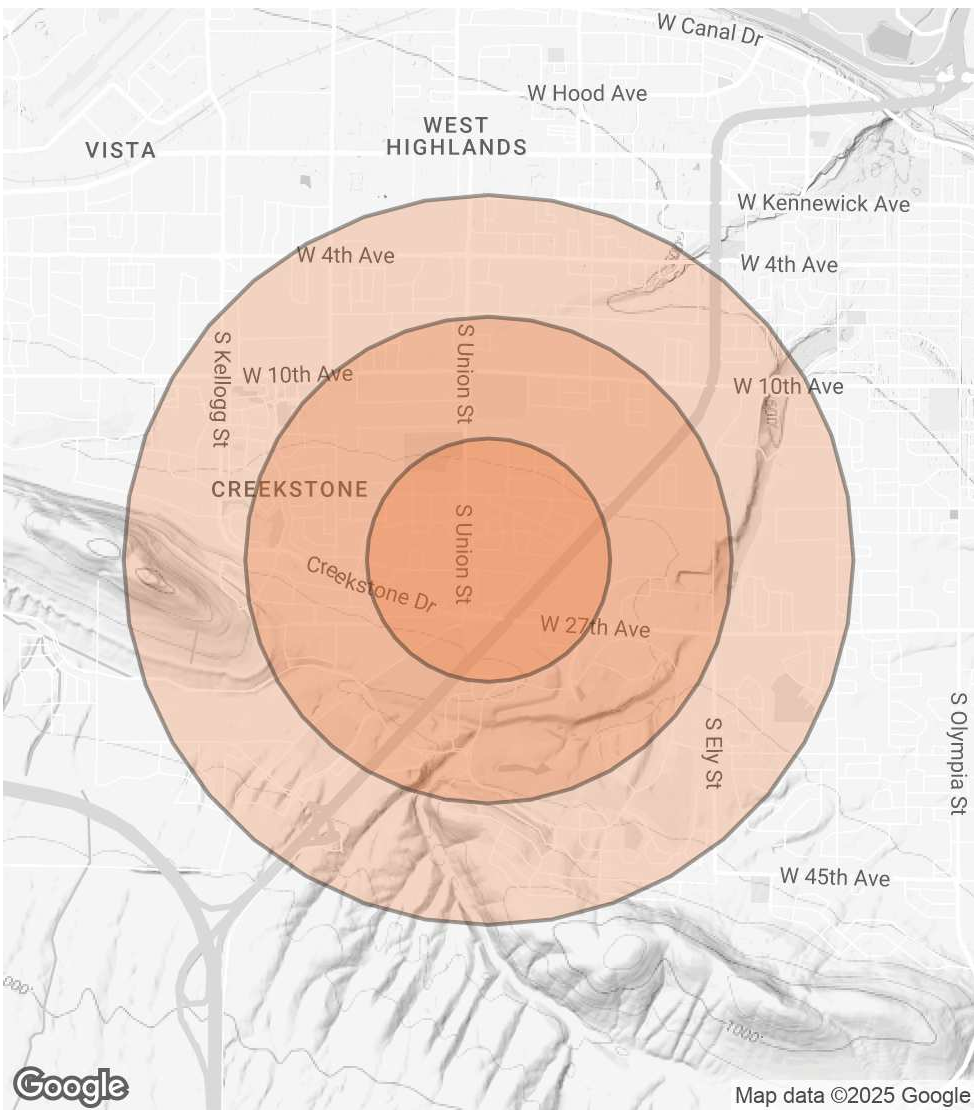
TOTAL POPULATION	2,159	7,929	18,171
AVERAGE AGE	40.3	44.2	40.1
AVERAGE AGE (MALE)	35.9	40.3	37.8
AVERAGE AGE (FEMALE)	44.6	47.2	41.7

HOUSEHOLDS & INCOME

0.5 MILES1 MILE1.5 MILES

TOTAL HOUSEHOLDS	844	3,209	7,222
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$96,793	\$94,237	\$88,220
AVERAGE HOUSE VALUE	\$282,299	\$266,021	\$241,904

* Demographic data derived from 2020 ACS - US Census



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