

COMMERCIAL BUILDING FOR SALE

2920 GEORGE WASHINGTON WAY, RICHLAND


Windermere
REAL ESTATE



PROPERTY HIGHLIGHTS

- Offered Price: \$5,950,000
- Building Size: 35,000 SF
- 31,440 SF rentable + 3,560 SF common area
- Land Area: 1.88 acres
- Zoning: Business Research Park (BRP)
- Actual Cap Rate: 7.8 %

KEY FEATURES

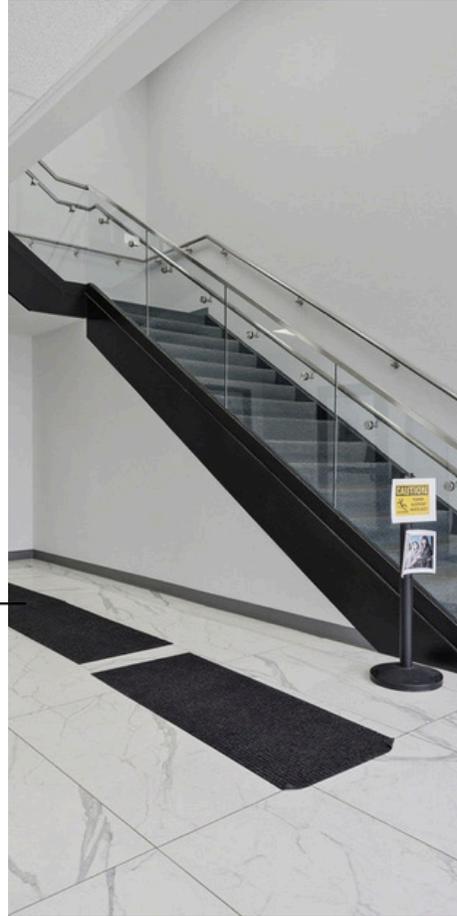
- Prime North Richland Location
- Business Research Park (BRP) Zoning
- Extensive Remodel in 2019/20
- High-Quality Steel Construction
- Ample Parking & Quick Interstate Access
- Strong Tenant Appeal



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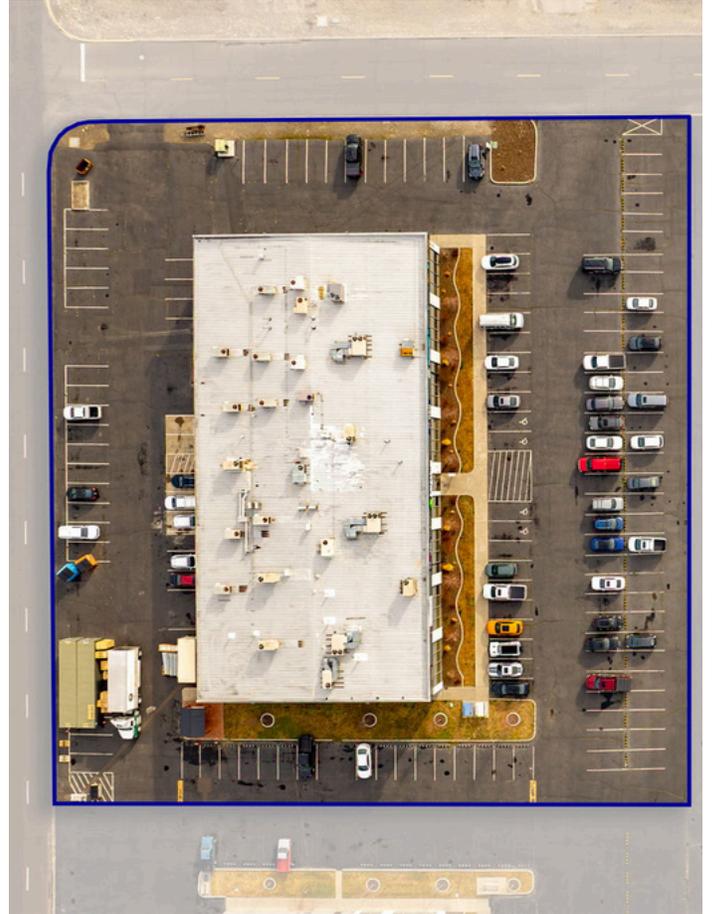
INTERIOR SHOWCASE



RENOVATION HIGHLIGHTS

- **Fully Remodeled (2019-2021)** – Extensive renovation including all-new electrical, plumbing, and fire-protection systems.
- **Upgraded HVAC & Lighting** – New high-efficiency HVAC units with independent suite control, LED lighting, and new transformers.
- **Suite Design & Amenities** – Each suite features two restrooms(except suite 102), full kitchens, and independent metering (shared water only).
- **Structural & Exterior Upgrades** – Hydraulic elevator, resurfaced parking lot, updated stucco and paint, and a well-maintained membrane roof.
- **Modern Professional Interiors-** Bright, spacious workspace ideal for contractors, government agencies, and office tenants.

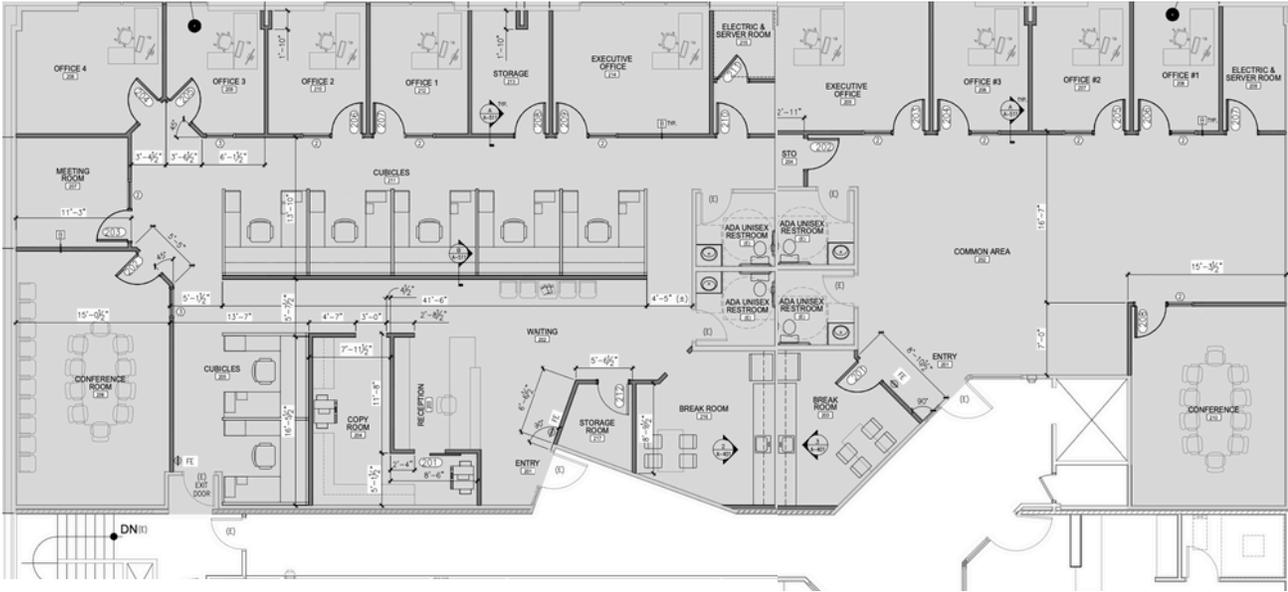
Building Overview



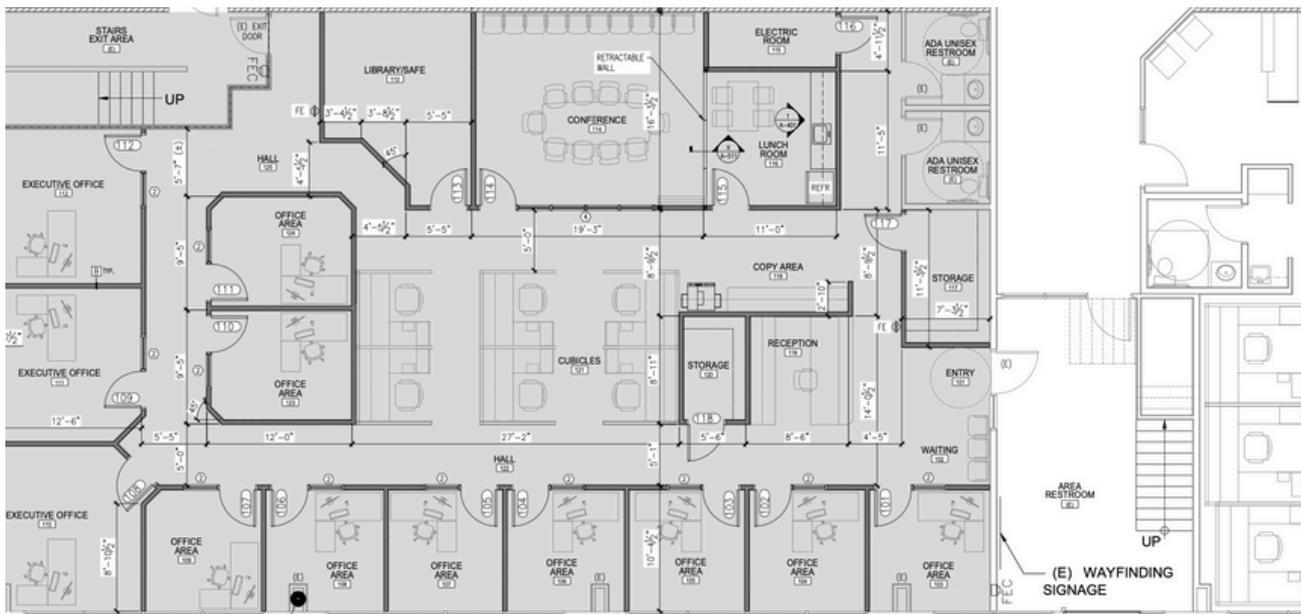
LOCATION HIGHLIGHTS

- **Located in Research Park-** near tech, research, and professional service companies
- **Columbia River proximity** enhances location appeal
- **Central Pacific Northwest location-** easy reach to Washington & Oregon markets
- **Strong workforce availability-** near universities & research labs (WSU Tri-Cities, PNNL)
- **Growing population & economy** Tri-Cities projected +7.5% population growth by 2029
- **High median household income-** and strong commercial demand
- **I-182 & I-82 access-** connects to major NW highways and logistics corridors
- **Tri-Cities Airport (PSC)** ~12-16 miles; regional flights to major hubs

Floor Plan



Second Level



Main Level

Investment Summary



TENANT SUMMARY			
SUITE	TENANT NAME	SIZE SF	% OF BUILDING
101	ISO Pacific	10,000	28.57%
102	Advetage Solutions	1,364	3.90%
103 & 105	Holiday Parks	5,536	15.82%
104	Polestar	3,930	11.23%
202	DBD Inc.	1,394	3.98%
203 & 204	Excelsior Design	5,700	16.29%
205	Amentum	3,516	10.05%
Total Occupied:		31,440 SF	% of Building: 90%

Property Financial Summary – 2026

Potential Rental Income	\$550,690.69	Sales Price: \$5,950,000 \$/SF: \$170 Cap Rate: 7.8%
Projected 2026 Op Ex	(\$60,339)	
Management (5%)	(\$27,535)	
Net Operating Income	\$422,816.69	