

FOR LEASE



COMPLETELY NEW-INSIDE WITH LARGE OPEN SPACE

821 S Auburn Street | Kennewick, WA 99336

[KIEMLEHAGOOD

DAVID FRITCH

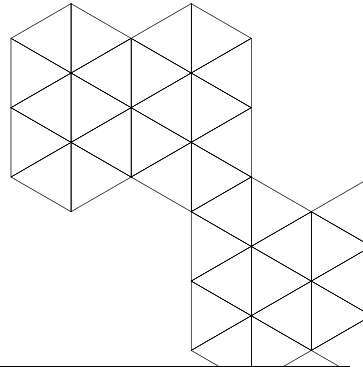
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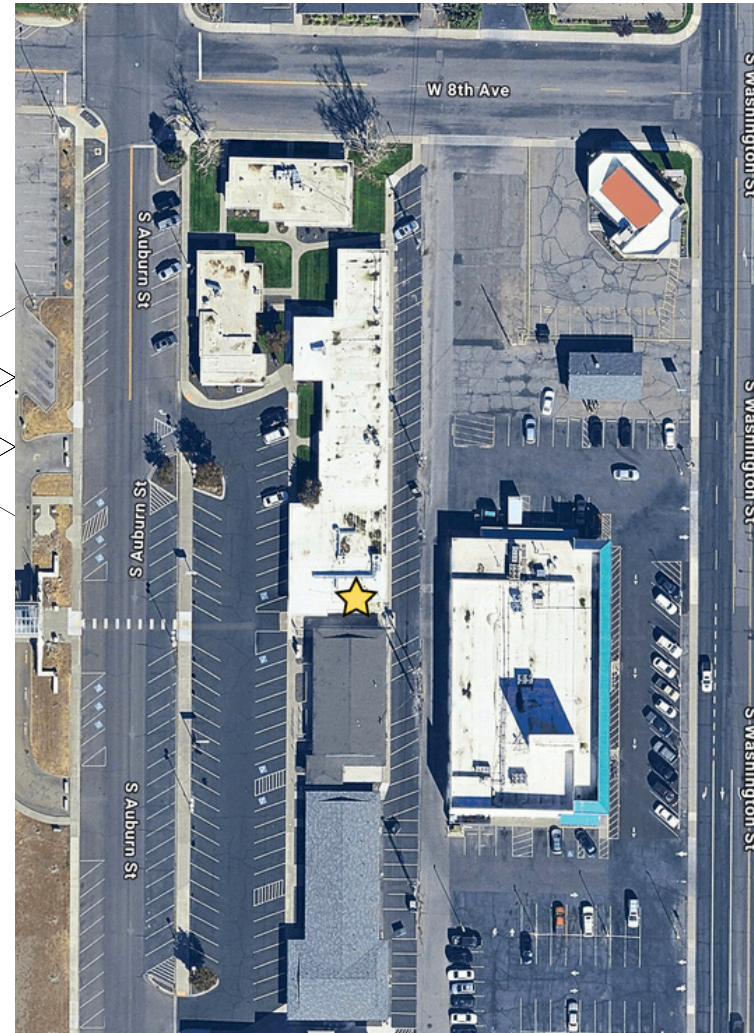
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LEASE RATE	\$14.00 PSF /YR
LEASE TYPE	Modified Gross
*Single Net - Tenant Pays Condo Fee	
BUILDING SIZE	±1,892 SF
YEAR BUILT	1955
ZONING	Community Commercial
TOTAL LOT SIZE	±8,825 SF
PARCEL NO.	101894050000819
PARKING	15 Parking Stalls



This beautifully renovated suite features large open space suitable for coffeshop/deli or yoga/fitness studio. Also ideal for boutique retailer social services provider with a need for a large meeting area.

\$25M treatment center project next door has breathed fresh life into this complex, which is filled primarily with medical and social services tenants. This is the last vacancy available in the center. Featuring large open front room, 2 brand new ADA bathrooms, office, storage area, rear entrance with parking for employees. Large, open front area with sink & cabinets. Two ADA bathrooms. Storage room. Office. Asking \$2,200 per month plus condo fee of \$578.93/mo which includes power, water, sewer, trash, exterior maintenance, night security



INTERIOR PHOTOS

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SURROUNDING AREA

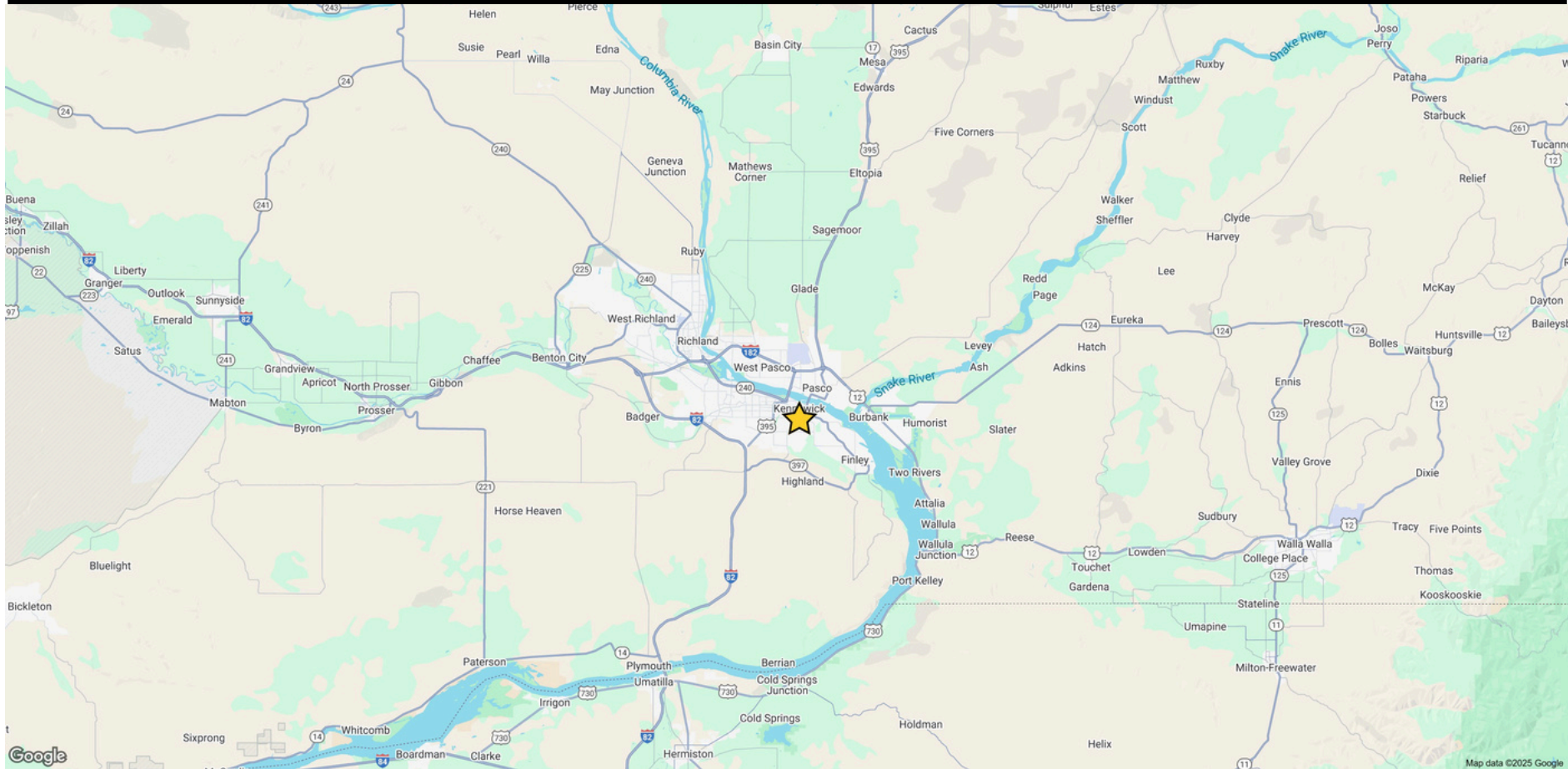
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VIEW LOCATION



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