

5101 W CLEARWATER AVE, KENNEWICK, WA 99336
OFFICE FOR LEASE | MLS 281107

NATri-Cities



89 Gage Blvd
Richland, WA 99352
509.943.5200 | natri-cities.com

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PROPERTY OVERVIEW

Class A office space situated on Clearwater Ave just east of Edison. Just over 1 mile to highway 240 access which offers a 10-minute drive to any of the Tri-Cities. This busy office/retail corridor witnesses $\pm 27,300$ cars passing on average daily. This space features amazing visibility with a double-sided sign on Clearwater Ave!

Internally, the space spans two levels with a blend of professional office's, welcoming reception area, conference room, break rooms on both floors, copier rooms and ADA restrooms. Ample parking adds to the convenience of this location!

PROPERTY HIGHLIGHTS

- Class A Office Space
- Minutes to Hwy 240
- ± 27.3 K Average Daily Traffic
- Rectangular Lot with Ample Parking
- Excellent Visibility - in Dense Residential Area

OFFERING SUMMARY

Lease Rate:	\$17.00 PSF/YR + NNN (\$4.50)
Building Size:	$\pm 5,710$ SF
Available SF:	$\pm 5,710$ SF
Lot Size:	± 0.54 Acres



FOR MORE INFORMATION

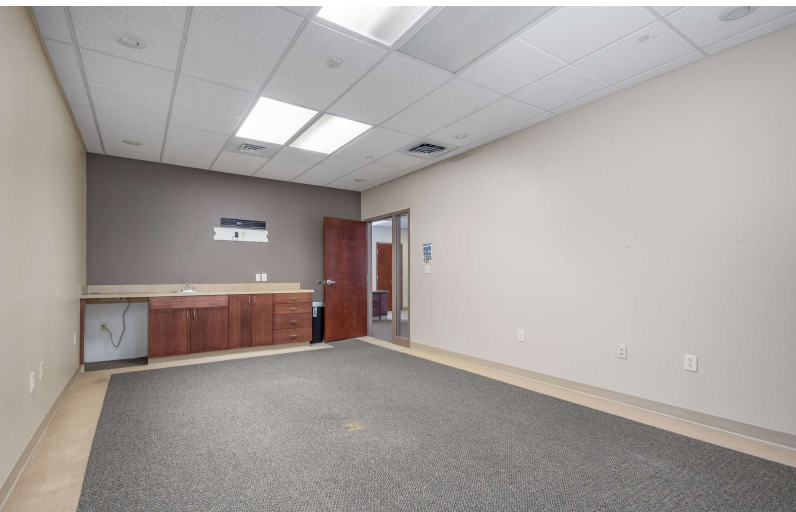
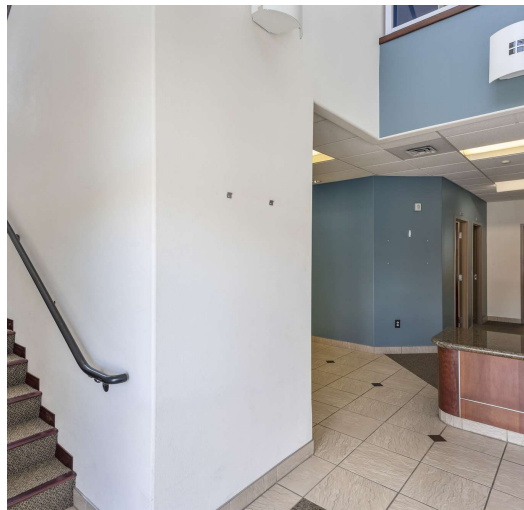
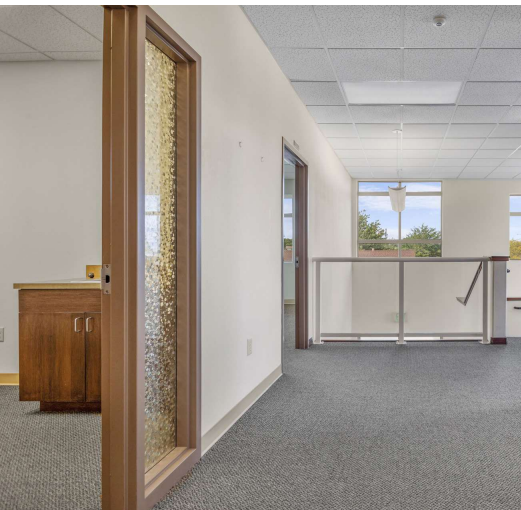
KENNY TEASDALE

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INTERIOR PHOTOS

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EXTERIOR PHOTOS



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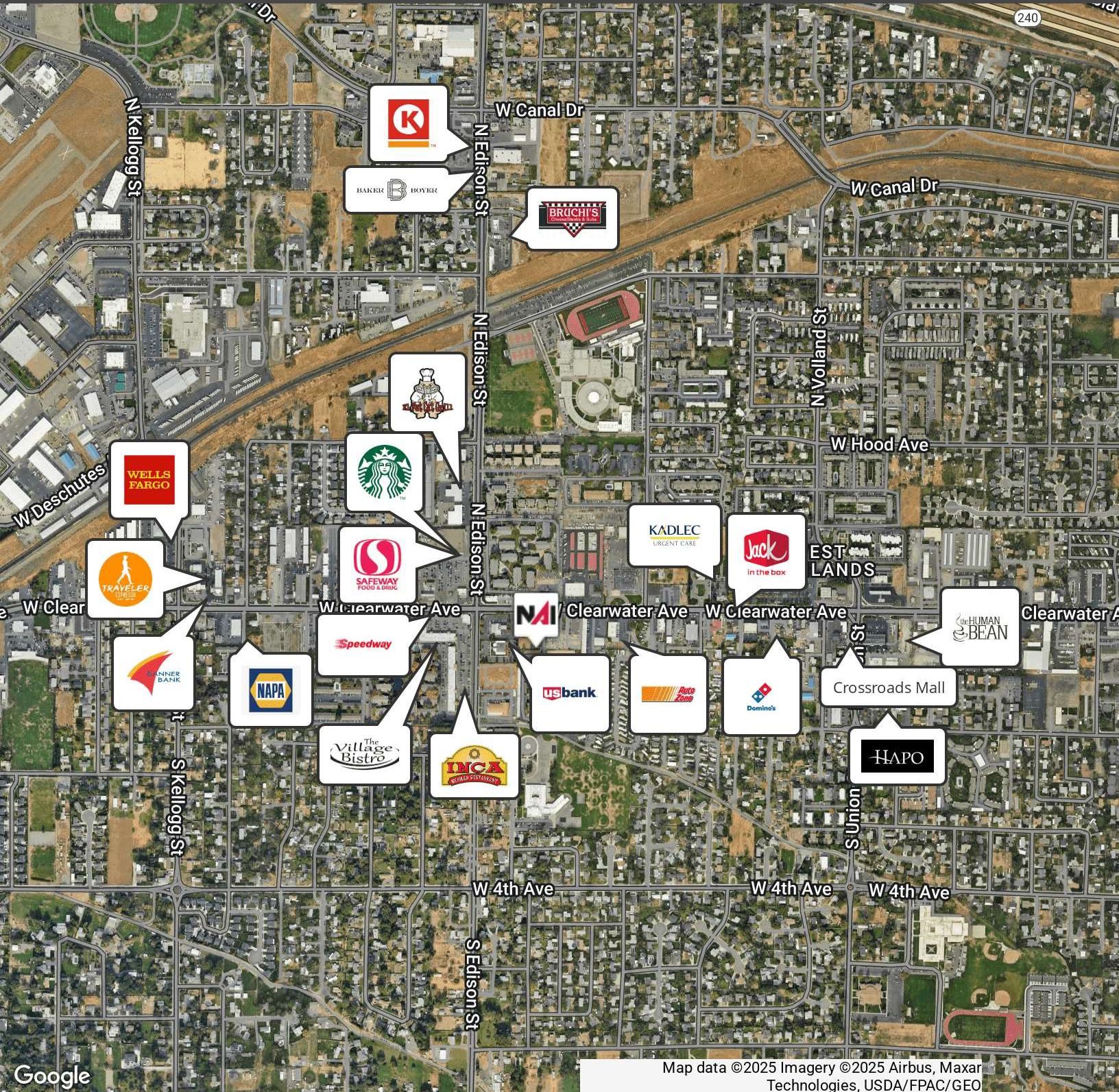
LOCATION MAP



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RETAILER MAP

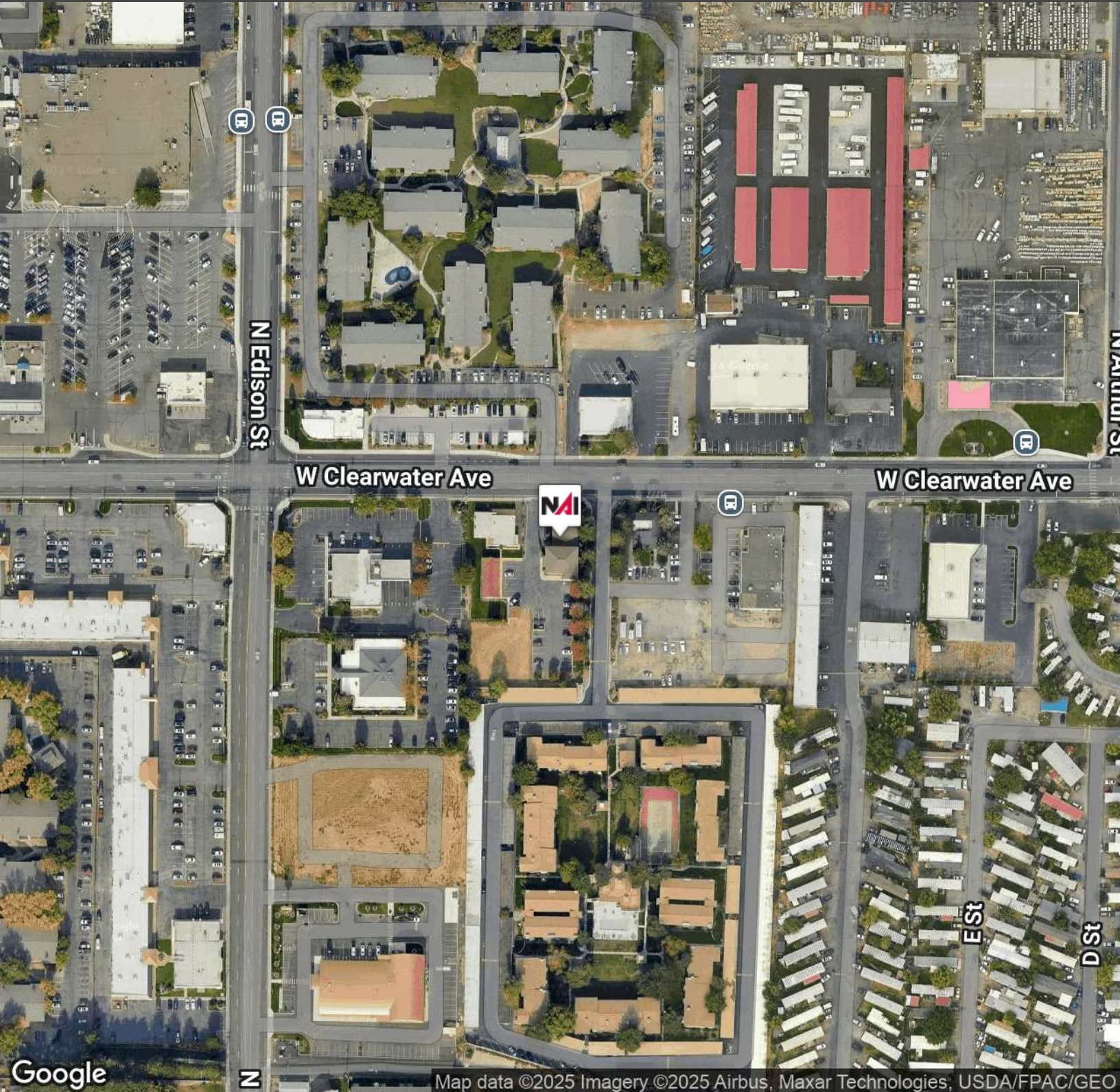


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AERIAL MAP

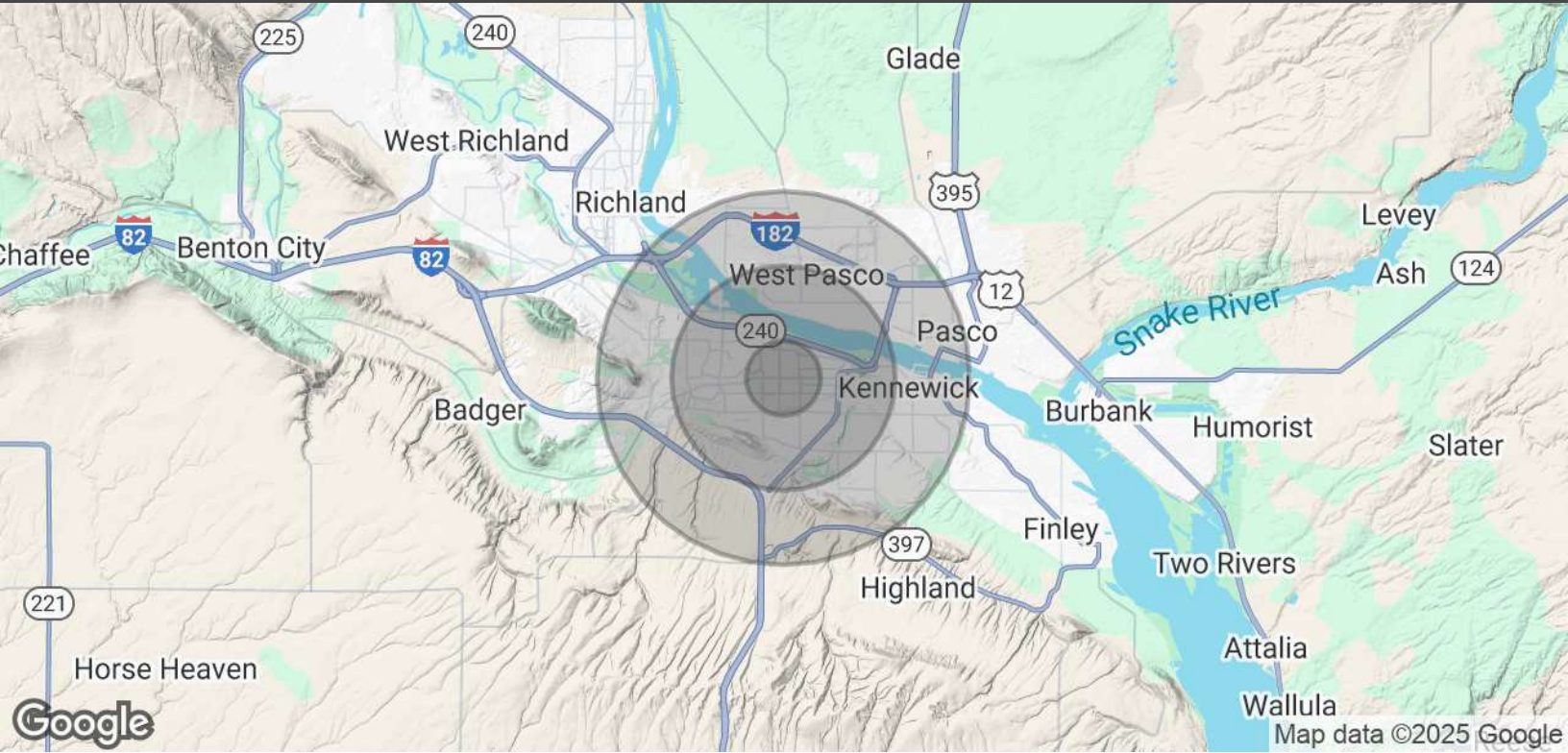


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,673	70,699	164,063
Average Age	35	38	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,238	26,568	58,087
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$78,380	\$98,993	\$107,233
Average House Value	\$304,157	\$379,906	\$383,877

Demographics data derived from AlphaMap

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