

OFFICE / MEDICAL BUILDING FOR LEASE | MLS 279091  
7511 W ARROWHEAD AVE, STE G, KENNEWICK, WA 99336

**NATri-Cities**



**Kenny Teasdale**

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**PROPERTY OVERVIEW**

MLS 279091 - This versatile office/medical space is ideal for healthcare providers or other professional or clinical uses. The suite features 7 fully equipped exam or office rooms, a welcoming reception area, and a spacious breakroom. Conveniently located on the second floor, the property offers elevator and stair access for ease of use.

Positioned just 0.3 miles from the Highway 240 ramp, it boasts excellent accessibility and visibility from Columbia Center Boulevard, a prime location in Kennewick. The building also provides ample parking with 45 spaces, ensuring convenience for both staff and clients.

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**PROPERTY HIGHLIGHTS**

- ±0.3 Miles from Hwy 240 Ramp
- Located Off Columbia Center Blvd
- Large Breakroom
- 7 Exam Rooms / Offices

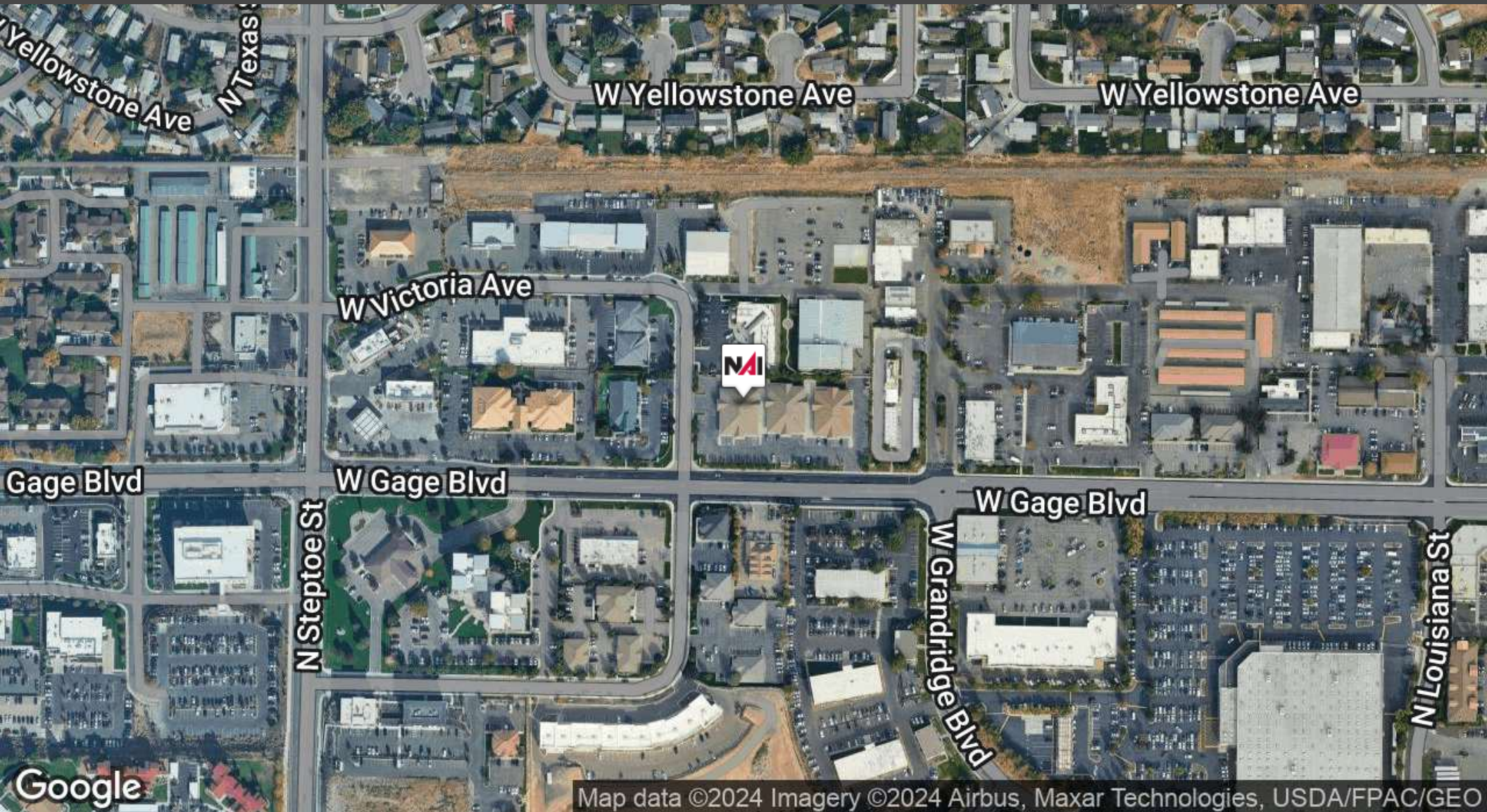
**OFFERING SUMMARY**

Lease Rate:	\$16.00 SF/yr (Gross)
Available SF:	±4,265 SF

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# AERIAL MAP



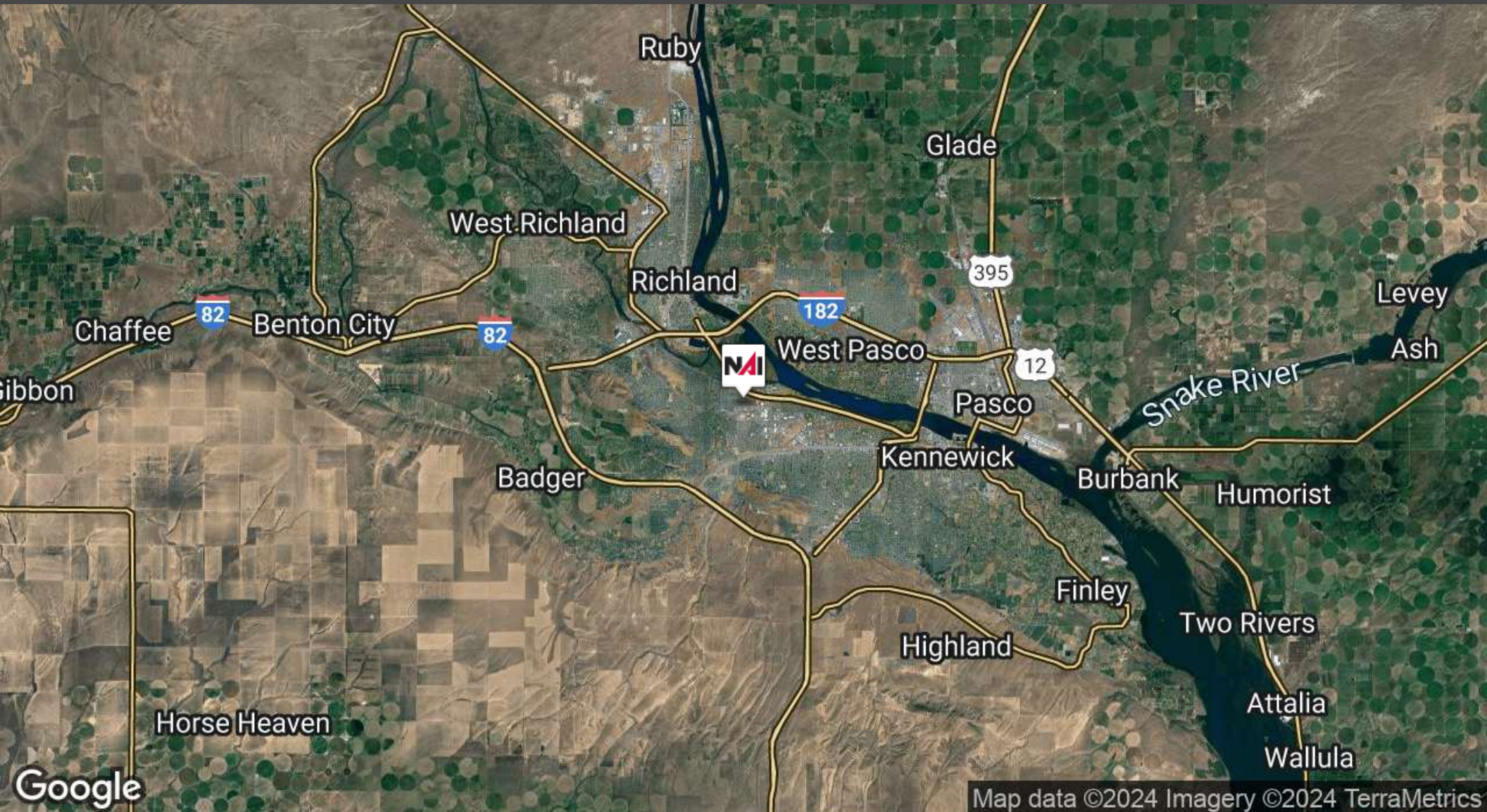
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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# LOCATION MAP

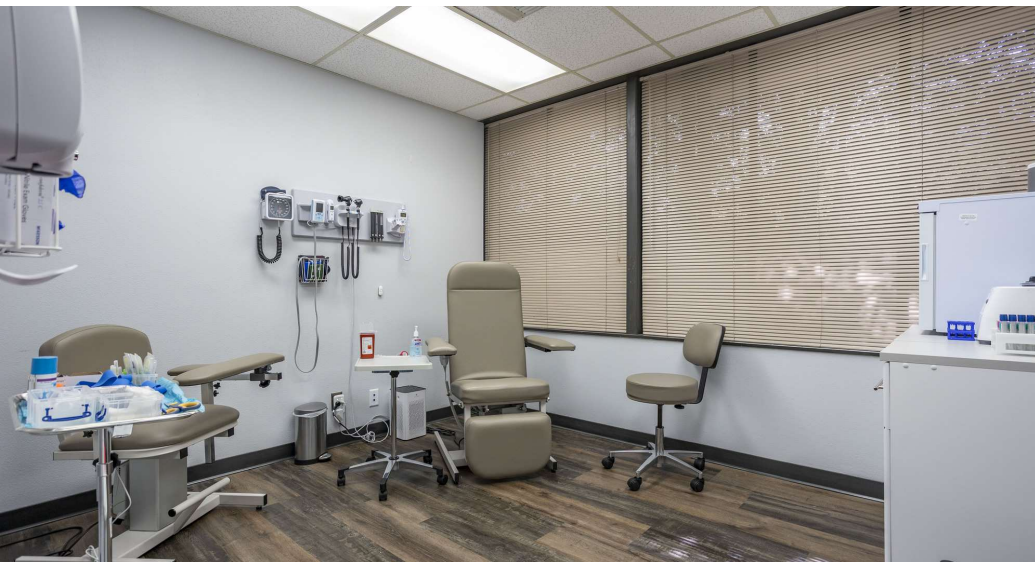
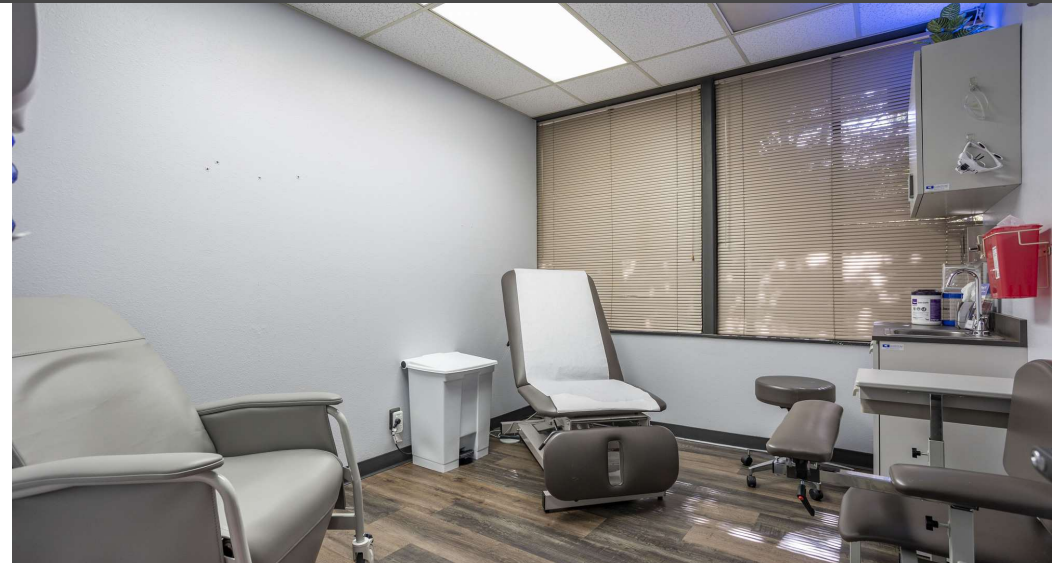


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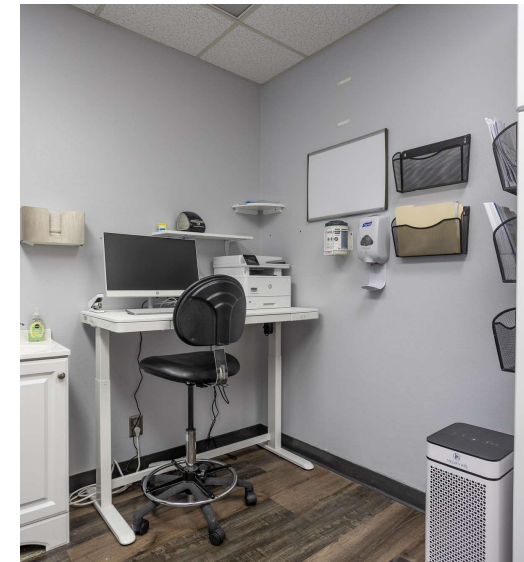
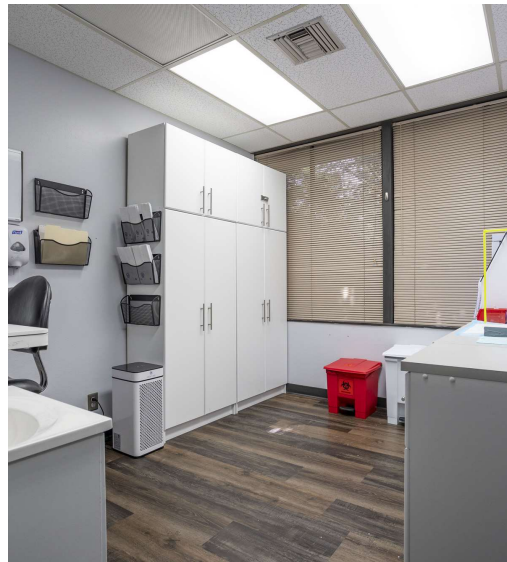


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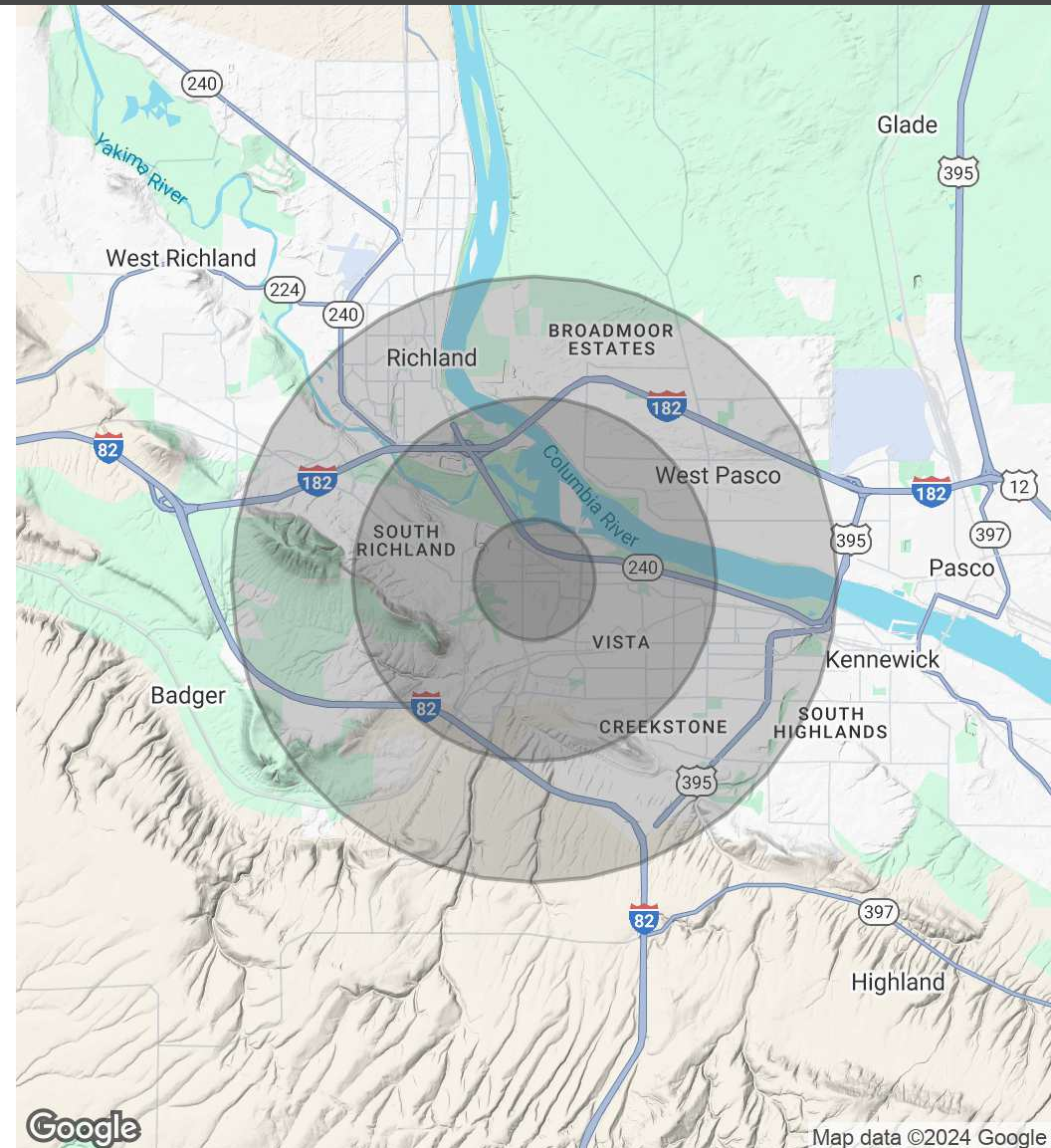
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,688	59,274	148,724
Average Age	41	39	38
Average Age (Male)	39	38	37
Average Age (Female)	43	40	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,699	22,768	54,365
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$112,565	\$129,963	\$125,214
Average House Value	\$393,244	\$448,867	\$437,662

*Demographics data derived from AlphaMap*



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