



325 Torbett St

Richland, Washington 99354

Property Overview

Free-standing building on .8 acres is a well-located office/commercial building just minutes from the river, downtown amenities, and major arterials. This flexible space offers an efficient layout with multiple private offices, open work areas, and a welcoming reception, ideal for professional services, medical, tech, or other office users. Large windows provide excellent natural light, and on-site parking makes access easy for clients and staff. Strong neighborhood visibility and convenient access to George Washington Way and nearby retail and dining make this an attractive choice for your businesses.

Property Highlights

- Rate: \$18 PSF + NNN
- Size: ±4,985 SF available
- Office/Retail space w/ opportunity to expand
- Located on a signalized corner w/ easy ingress and egress access
- Ample parking
- Tenant Improvement Allowance negotiable

For More Information

Todd Sternfeld

Principal / Commercial Broker
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Population	2 Miles	5 Miles	10 Miles
Total Population	28,258	99,995	222,299
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	38
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	11,225	37,425	80,285
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$100,687	\$133,645	\$123,690
Average House Value	\$371,965	\$445,428	\$431,384

Demographics data derived from AlphaMap

