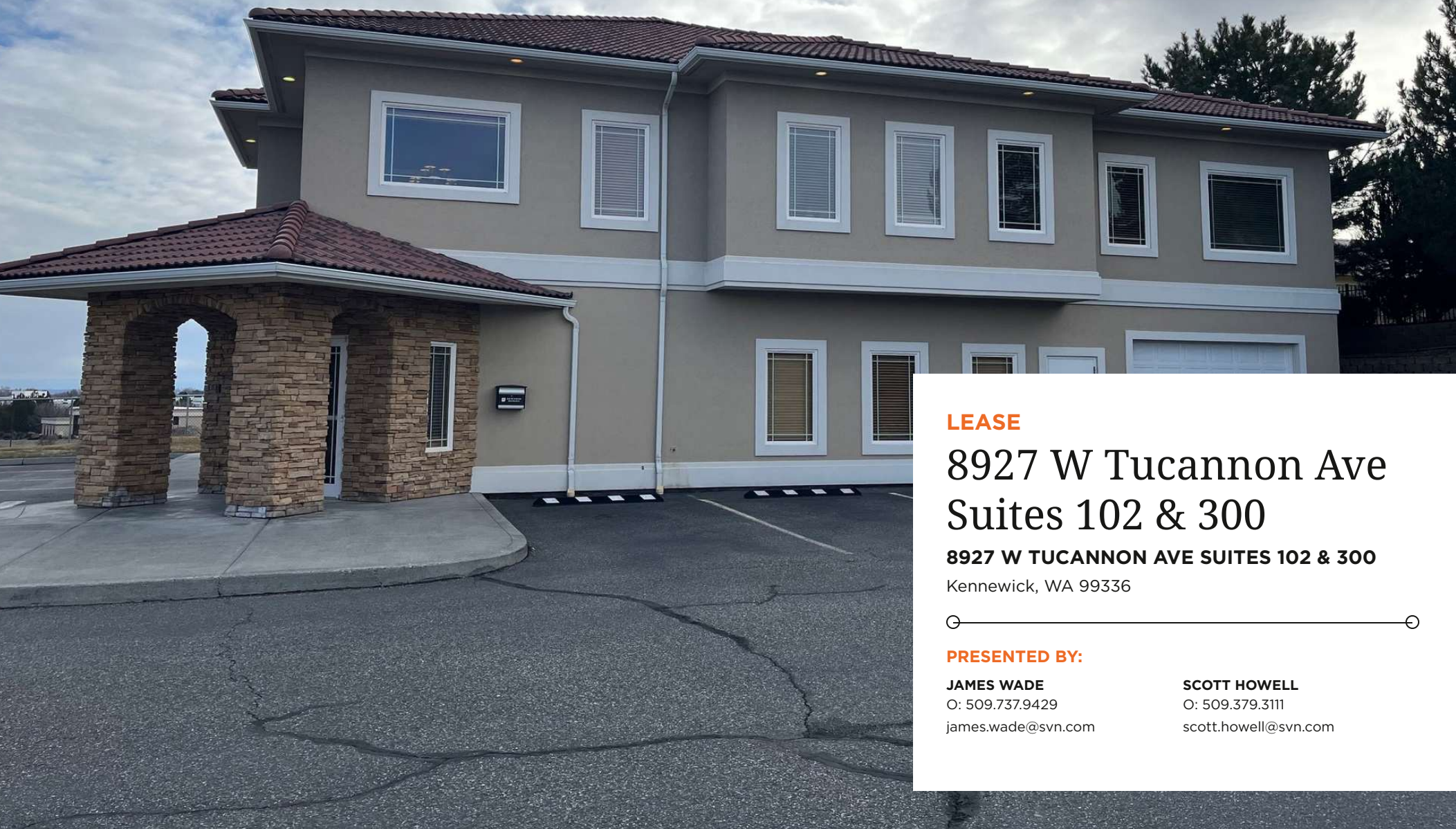




LEASE

**8927 W Tucannon Ave
Suites 102 & 300**

8927 W TUCANNON AVE SUITES 102 & 300

Kennewick, WA 99336

PRESENTED BY:

JAMES WADE

O: 509.737.9429

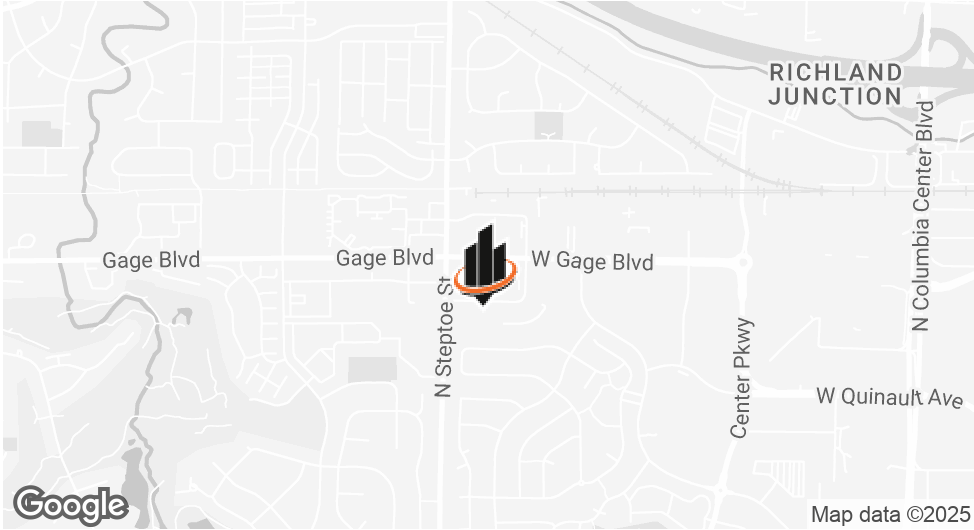
james.wade@svn.com

SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,625.00 per month (Gross)
BUILDING SIZE:	4,872 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	1 Acres
YEAR BUILT:	2003
ZONING:	Commercial Office
APN:	131992000019001

PROPERTY OVERVIEW

Two Suites to be leased, full gross lease. Newly remodeled. Downstairs suites have 3 offices, two shared restrooms, and IT closet. Upstairs suite has 7 offices two restrooms, break room, and a conference room. Space will be available to move in October/November of 2024. Please do not disturb Tenant and call LA for details.

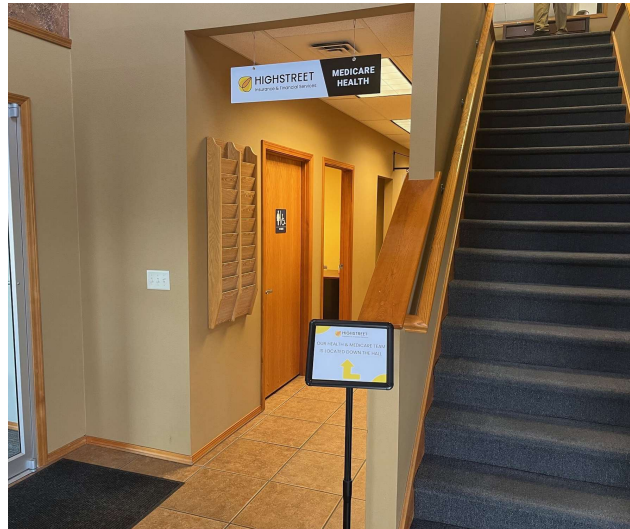
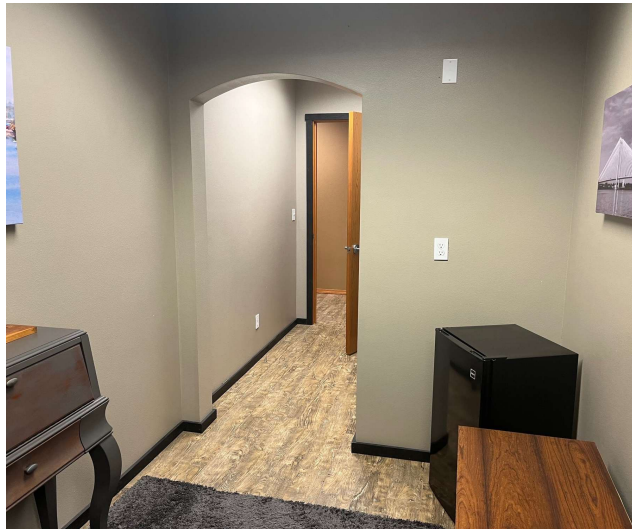
PROPERTY HIGHLIGHTS

- Newly Remodeled
- Great Location Heart of Kennewick Business District
- Large Open Area For Cubicles

JAMES WADE
O: 509.737.9429
james.wade@svn.com

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

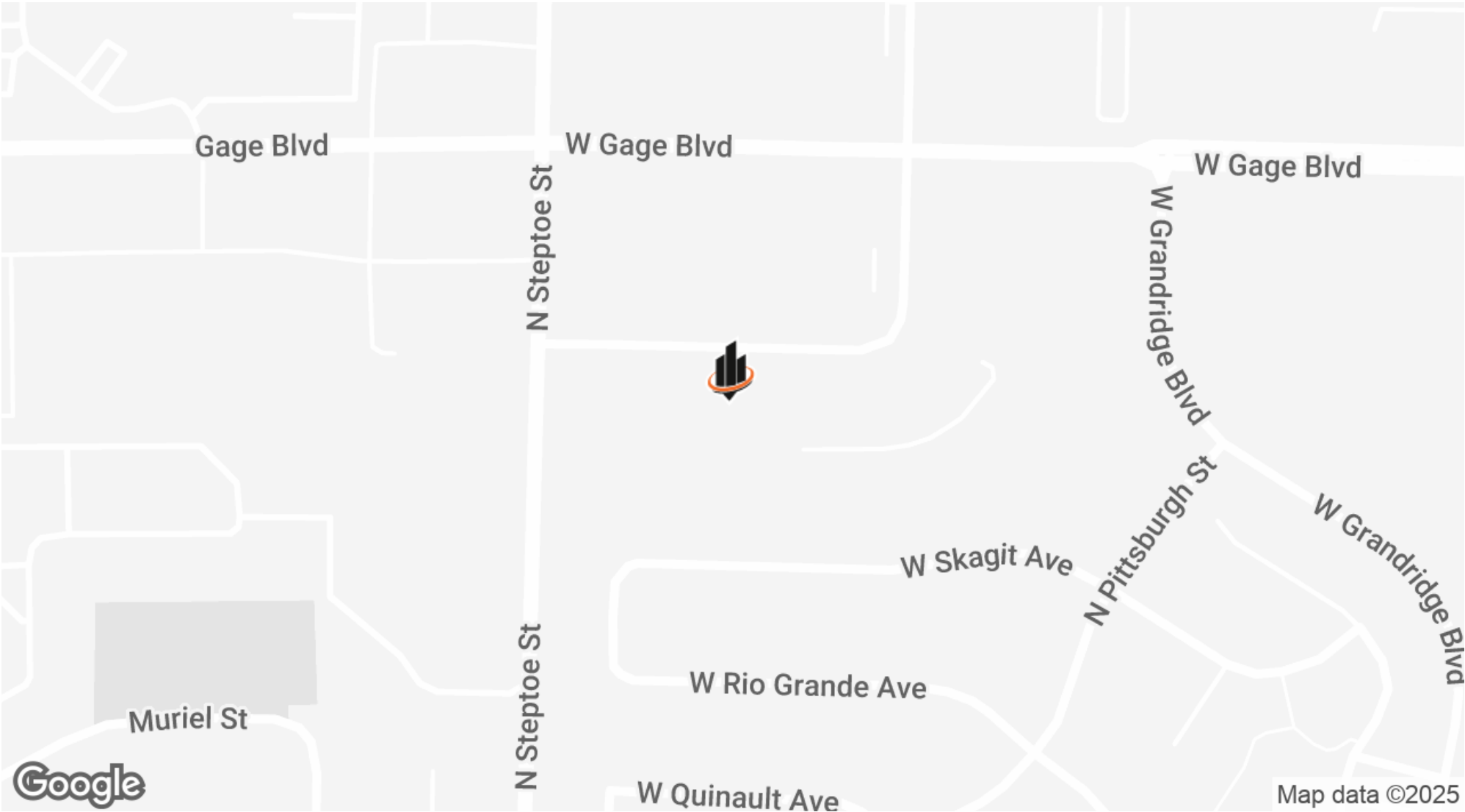
ADDITIONAL PHOTOS



JAMES WADE
O: 509.737.9429
james.wade@svn.com

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

LOCATION MAP



JAMES WADE

O: 509.737.9429

james.wade@svn.com

SCOTT HOWELL

O: 509.379.3111

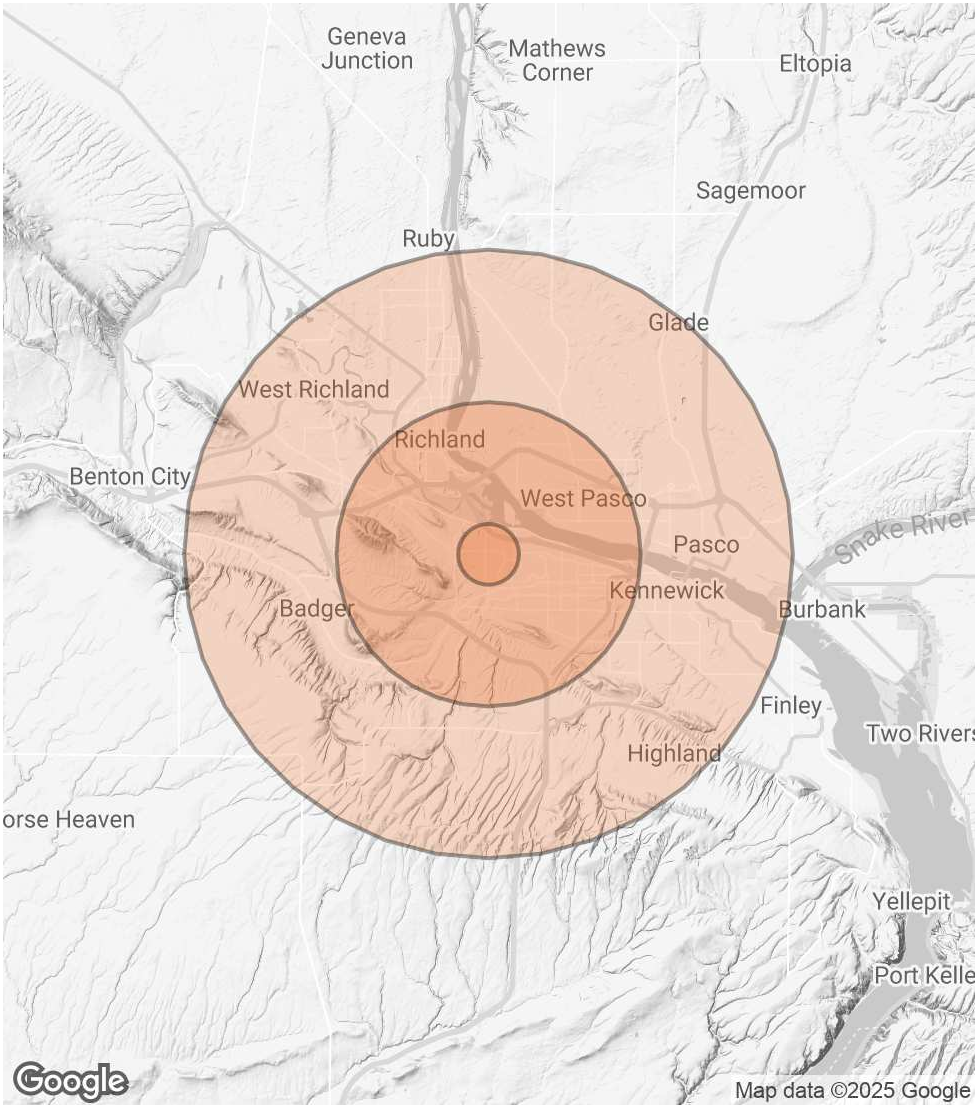
scott.howell@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,291	149,343	272,299
AVERAGE AGE	41	38	37
AVERAGE AGE (MALE)	40	37	36
AVERAGE AGE (FEMALE)	43	39	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,949	54,549	95,768
# OF PERSONS PER HH	2.3	2.7	2.8
AVERAGE HH INCOME	\$113,962	\$125,566	\$117,980
AVERAGE HOUSE VALUE	\$397,174	\$438,836	\$408,140

Demographics data derived from AlphaMap



JAMES WADE
O: 509.737.9429
james.wade@svn.com

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com