

MLS 250932



608 N Columbia Center Blvd, Kennewick WA

BUILD TO SUIT OPPORTUNITY

\$24 PSF + NNN

Available for Lease | ±2,288 SF

NATri-Cities

TODD STERNFELD
Principal/Commercial Broker
509 539 3998
todd@naitcc..com

VICKI MONTEAGUDO
Designated Broker/Principal
509 405 7044
vicki@naitcc.com

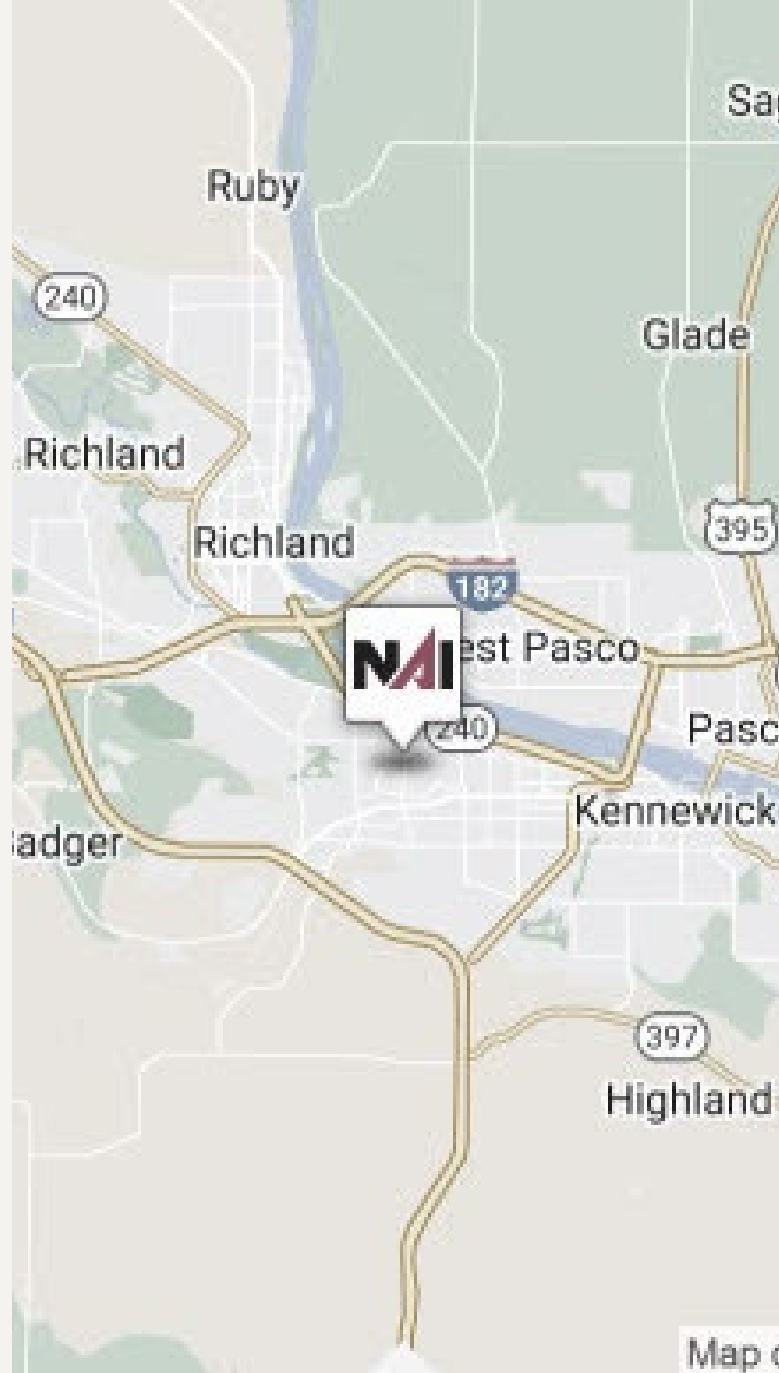
PROPERTY HIGHLIGHTS

Take advantage of this exceptional build-to-suit opportunity in a high-visibility, high-traffic area with ample on-site parking. Perfectly positioned near Kennewick's bustling retail corridor and Vista Field, this site offers unmatched convenience and accessibility for both customers and employees.

Customize the space to meet your business's unique needs—whether office or retail—while benefiting from proximity to major shopping centers, dining, and other amenities. Ideal for companies seeking a strategic, well-connected location with strong consumer traffic and growth potential.

- Freestanding Building
- Build-to-Suit/Ground Lease
- High Traffic Area
- Ample Parking
- NNN Lease
- ±27.6 VPD

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates, for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



CONCEPTUAL SITE PLANS



CONCEPTUAL PAD SITE PLAN

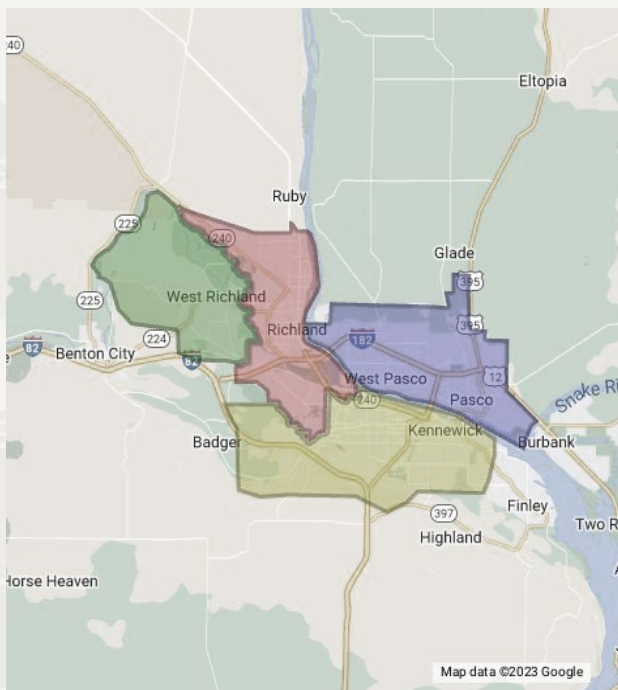


STRONG CENTRAL LOCATION



Discover the Treasures of the Tri-Cities

Where Nature, Culture and Community unite!



Three Rivers. Four Cities. Unlimited Possibilities.

Right in the heart of the Pacific Northwest, the Tri-Cities is the perfect place to grow your business. Situated at the confluence of the Columbia, Snake, and Yakima Rivers, the Tri-Cities represents the Kennewick, Pasco, and Richland MSA in Benton and Franklin Counties.

When it comes to business, the Tri-Cities offers better locations, faster permitting, and a smarter workforce all in a fist-pumping environment!

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,601	67,302	155,245
Median HH Income	\$71,127	\$76,873	\$73,313
Median Age	31.7	34.7	33.8
Annual Consumer Expenditures	\$291.43M	\$1.95B	\$4.39B

