

OFFICE BUILDING FOR LEASE | MLS 271040  
6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336



**Todd Sternfeld**

Principal / Commercial Broker | O: 509.943.5200  
C: 509.539.3998  
todd@naitcc.com

**Corren Heeren**

Commercial Broker | O: 509.943.5200  
C: 509.302.9976  
corren@naitcc.com

89 Gage Blvd  
Richland, WA 99352  
509.943.5200 | [naitri-cities.com](http://naitri-cities.com)

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.



# OFFICE BUILDING FOR LEASE

## 6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336

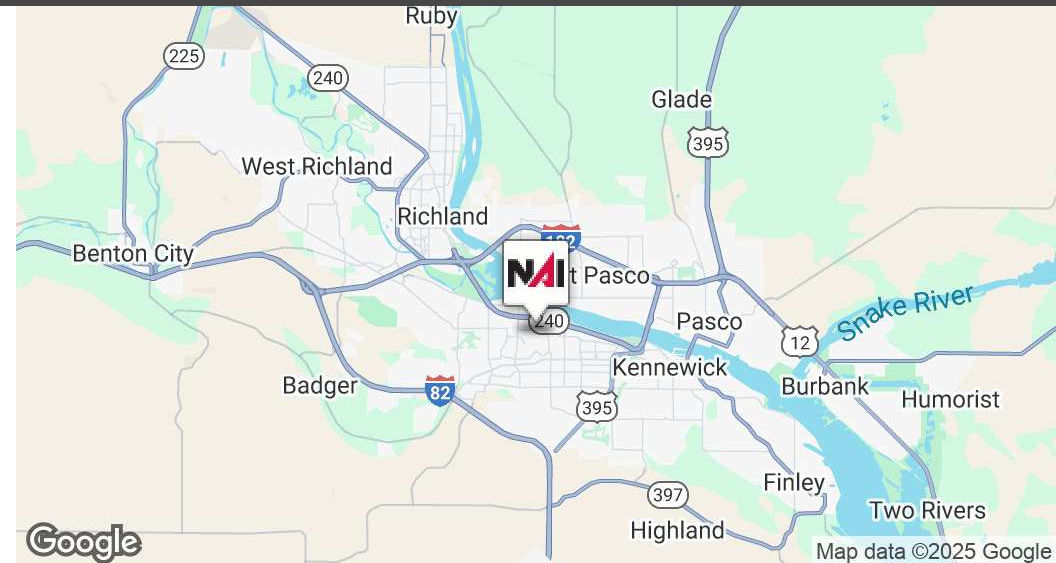


Building Name	6802 W Rio Grande Ave - Ste C
Property Type	Office
Property Subtype	Office Building
APN	132991030000012
Building Size	±10,764 SF
Lot Size	±1.47 Acres
Building Class	B
Year Built	2011
Number of Floors	2
Number of Buildings	1

MLS 271040 - Leasing opportunity in a prime business location in the heart of Kennewick! Vista Fields is a mixed-use development consisting of professional offices, retail and residential.

Ownership will provide the property in vanilla shell condition that will allow you to customize the space to suit your specific needs.

Two suites (totaling ±4,370 SF) available and able to be leased together or separately.



- ±3,300 SF Available | \$24 PSF + NNN (\$7.00)
- Existing pediatric office in the heart of Kennewick
- Independent entry and exit
- Wired for Fiber Optics - IT room ready
- Space includes 1 fully functional bathroom
- Multiple locations plumbing ready
- Great opportunity to customize to suit your business
- \$50,000 Tenant Improvement Allowance for leases 6 years or greater
- Street sign available
- Ample parking
- ±25K VPD

### Todd Sternfeld

Principal / Commercial Broker | O: 509.943.5200  
C: 509.539.3998  
todd@naitcc.com

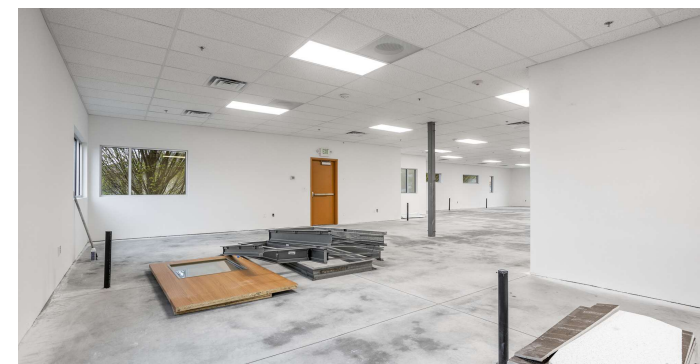
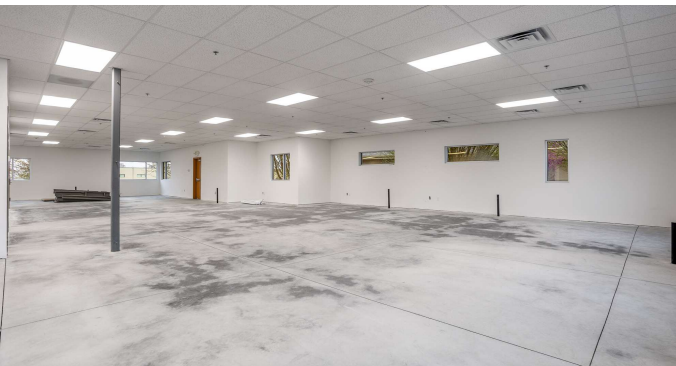
### Corren Heeren

Commercial Broker | O: 509.943.5200  
C: 509.302.9976  
corren@naitcc.com

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.

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

OFFICE BUILDING FOR LEASE  
6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336



**Todd Sternfeld**

Principal / Commercial Broker | O: 509.943.5200  
C: 509.539.3998  
todd@naitcc.com

**Corren Heeren**

Commercial Broker | O: 509.943.5200  
C: 509.302.9976  
corren@naitcc.com

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.

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



OFFICE BUILDING FOR LEASE  
6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336



**Todd Sternfeld**

Principal / Commercial Broker | O: 509.943.5200  
C: 509.539.3998  
todd@naitcc.com

**Corren Heeren**

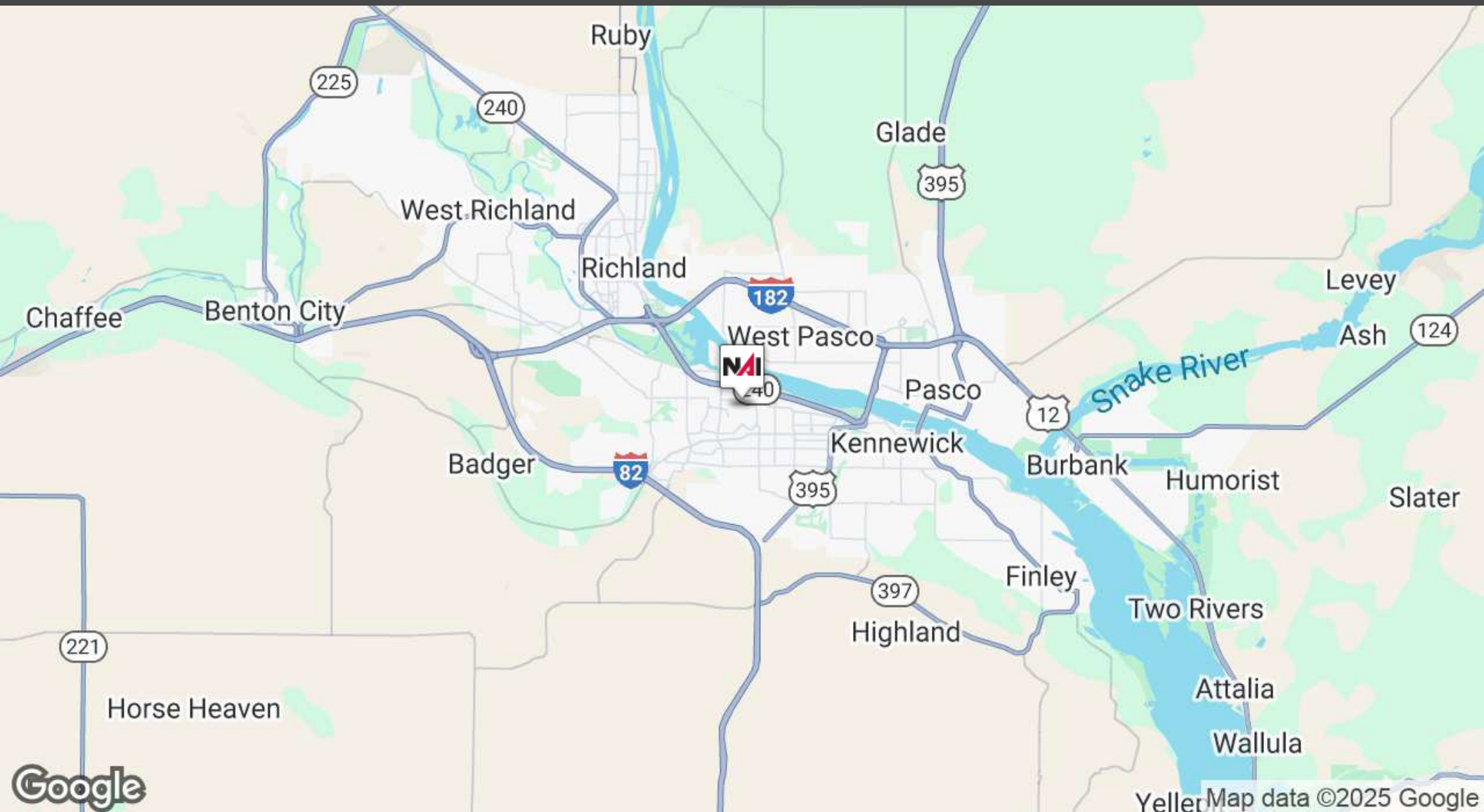
Commercial Broker | O: 509.943.5200  
C: 509.302.9976  
corren@naitcc.com

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

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.



OFFICE BUILDING FOR LEASE  
6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336



**Todd Sternfeld**

Principal / Commercial Broker | O: 509.943.5200  
C: 509.539.3998  
todd@naitcc.com

**Corren Heeren**

Commercial Broker | O: 509.943.5200  
C: 509.302.9976  
corren@naitcc.com

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

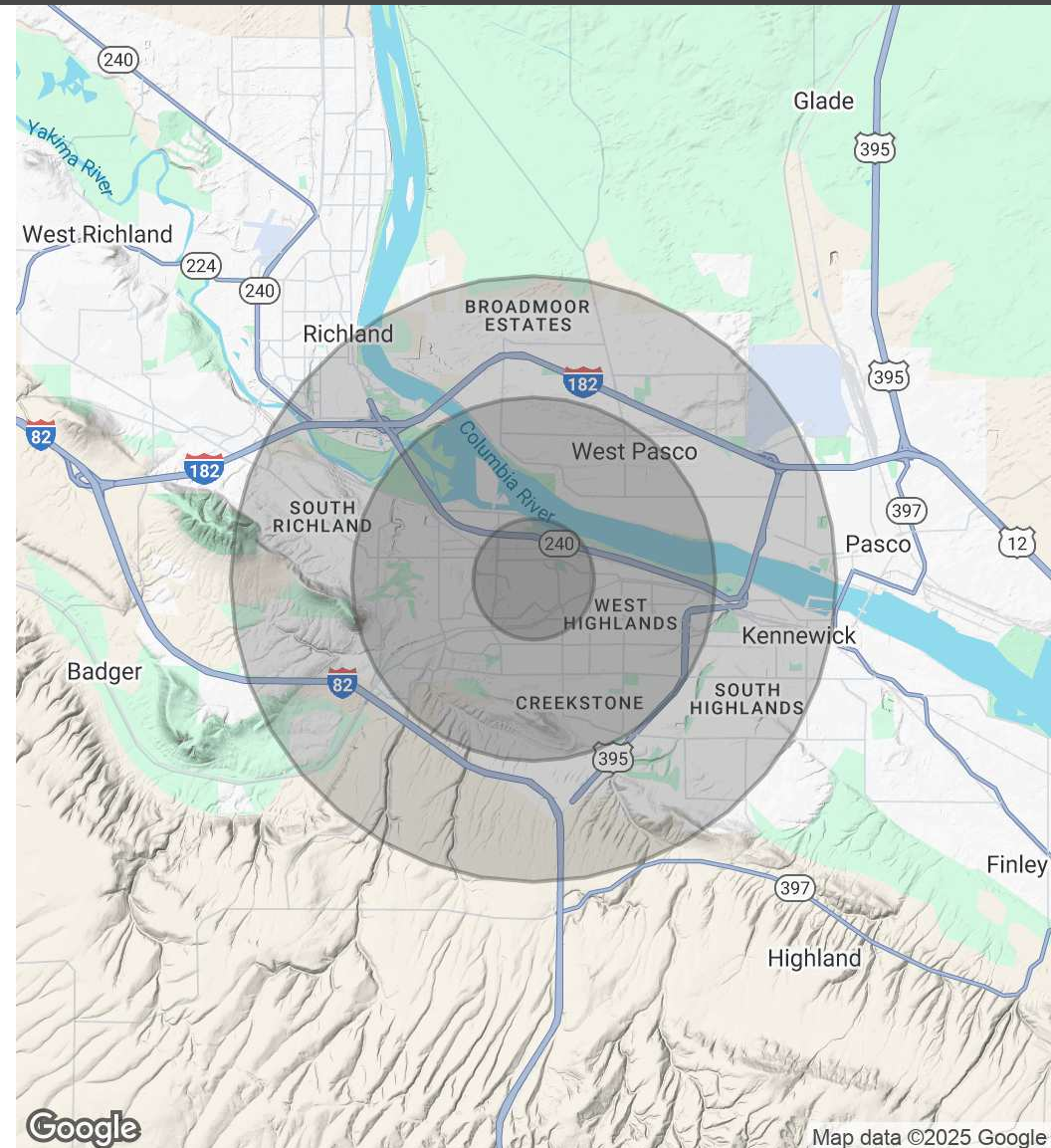
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

# OFFICE BUILDING FOR LEASE 6802 W RIO GRANDE AVE - STE C, KENNEWICK, WA 99336



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,334	62,066	153,013
Average Age	34.4	38.0	35.5
Average Age (Male)	35.0	36.3	34.4
Average Age (Female)	34.9	38.8	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,703	25,582	57,597
# of Persons per HH	2.7	2.4	2.7
Average HH Income	\$65,955	\$83,064	\$85,046
Average House Value	\$216,576	\$248,986	\$243,604

2020 American Community Survey (ACS)



## Todd Sternfeld

Principal / Commercial Broker | O: 509.943.5200  
C: 509.539.3998  
todd@naitcc.com

## Corren Heeren

Commercial Broker | O: 509.943.5200  
C: 509.302.9976  
corren@naitcc.com

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.

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