

An aerial photograph of a commercial property. The main building is a large, light-colored structure with a green metal roof. It has several wings and a central entrance. In front of the building is a large asphalt parking lot with several cars parked. There are some trees and landscaping around the building. In the background, there are other buildings and a residential area.

LEASE

Bradley Landing

303 & 309 BRADLEY BLVD

Richland, WA 99352

PRESENTED BY:

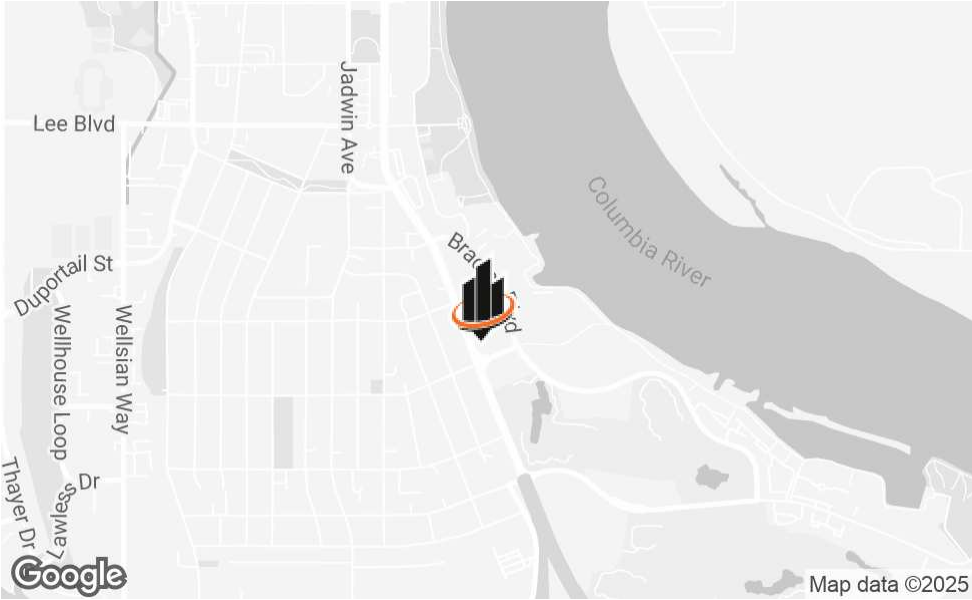
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25/SF/YR (Full Service)
AVAILABLE SF:	300-2,740 SF
LOT SIZE:	3.26 Acres
BUILDING SIZE:	37,372 SF

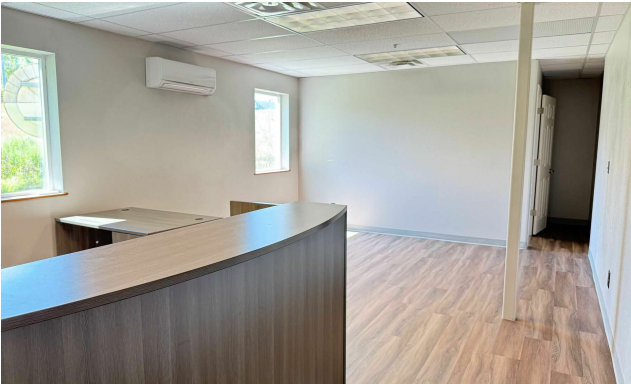
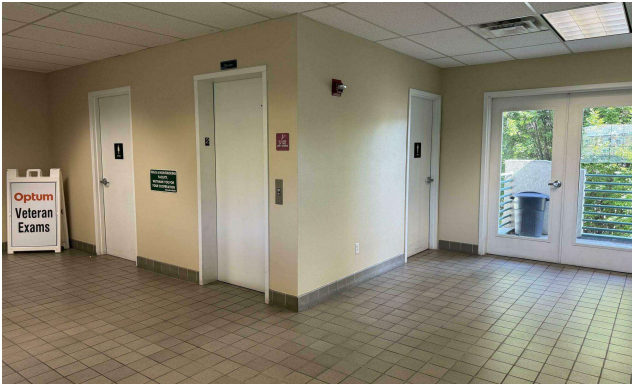
PROPERTY DESCRIPTION

Richland office suites now available at Bradley Landing. Great central location at Columbia Point bordering George Washington Way. The building has an elevator, shared restrooms, ample parking, professional landscaping and great access. Full-service Lease.

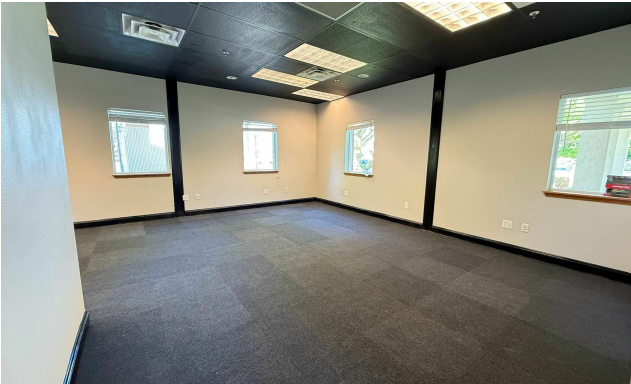
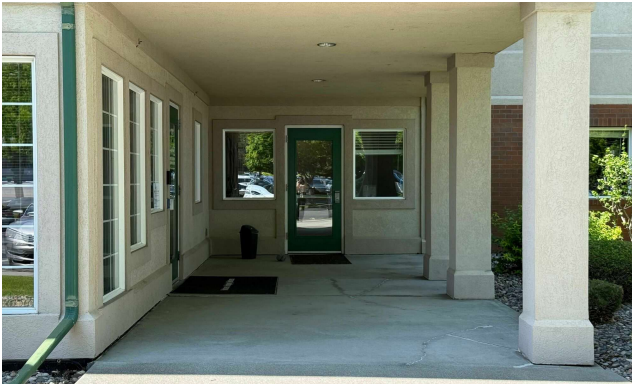
PROPERTY HIGHLIGHTS

- Move in Ready Suites
- On-site Management
- High Visibility Location
- Over 40,000 Cars Per Day

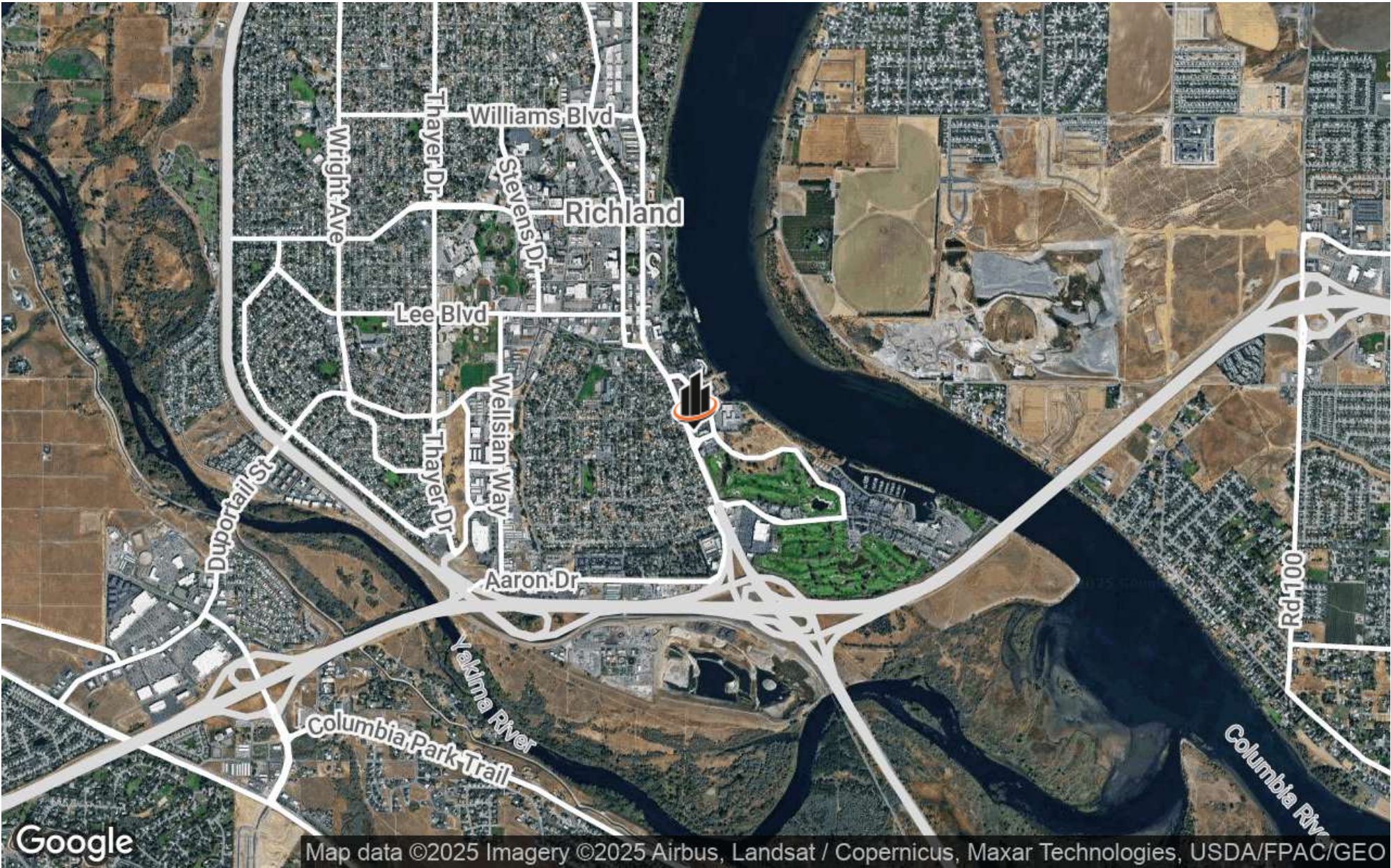
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



AERIAL MAP



LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	300 - 1,140 SF	LEASE RATE:	\$625.00 - \$2,375.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
303 212	Available	1,140 SF	Full Service	\$2,375 per month
303 203	Available	300 SF	Full Service	\$625 per month
303 107	Available	650 SF	Full Service	\$1,354 per month
309 125	Available	650 SF	Full Service	\$1,354 per month

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,748	52,857	132,972
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	38	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,966	20,400	49,113
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$81,194	\$123,496	\$134,398
AVERAGE HOUSE VALUE	\$436,523	\$432,306	\$449,183

Demographics data derived from AlphaMap

