



1009 N. Center Parkway, Ste 101

Kennewick, WA 99336
MLS #286837

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This two-story office building is ideally located in the Central Business District of the Tri-Cities.

The property offers plentiful parking and is located near a regional mall, restaurants, coffee shops, and other services.

NNN rate includes all utilities.

PRICE

\$22.00 + \$8.27 NNN

Suite 101	14,955 RSF
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Building Size	29,047 SF
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ADDRESS

1009 N. Center Parkway
Kennewick, WA 99336

TAX PARCEL

131991000015006

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Commercial Office

UTILITIES

Power: Benton PUD

Water: City of Kennewick

Sewer: City of Kennewick

Gas: Cascade Natural Gas

Internet: Multiple Providers available

TRAFFIC COUNTS (City of Kennewick (2021))

Center Parkway ADT: 4,375

LINKS

Municipal

<https://www.go2kennewick.com/>

<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>

DEMOGRAPHICS (list source here)

Population

3-Minutes 2,905

5-Minutes 9,109

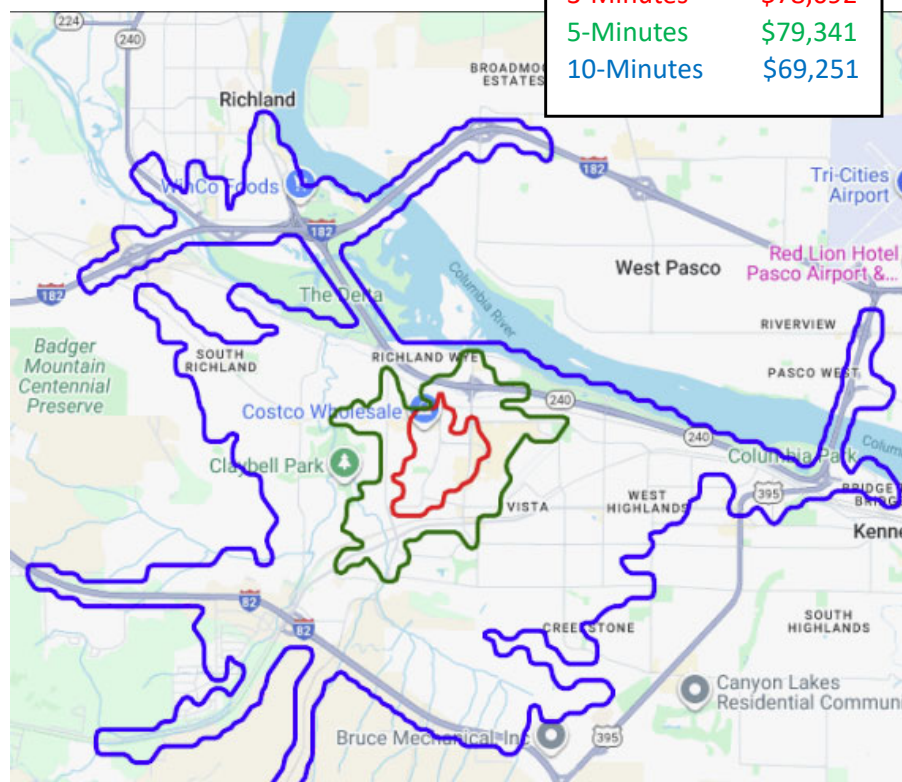
10-Minutes 59,878

Avg. Household Income

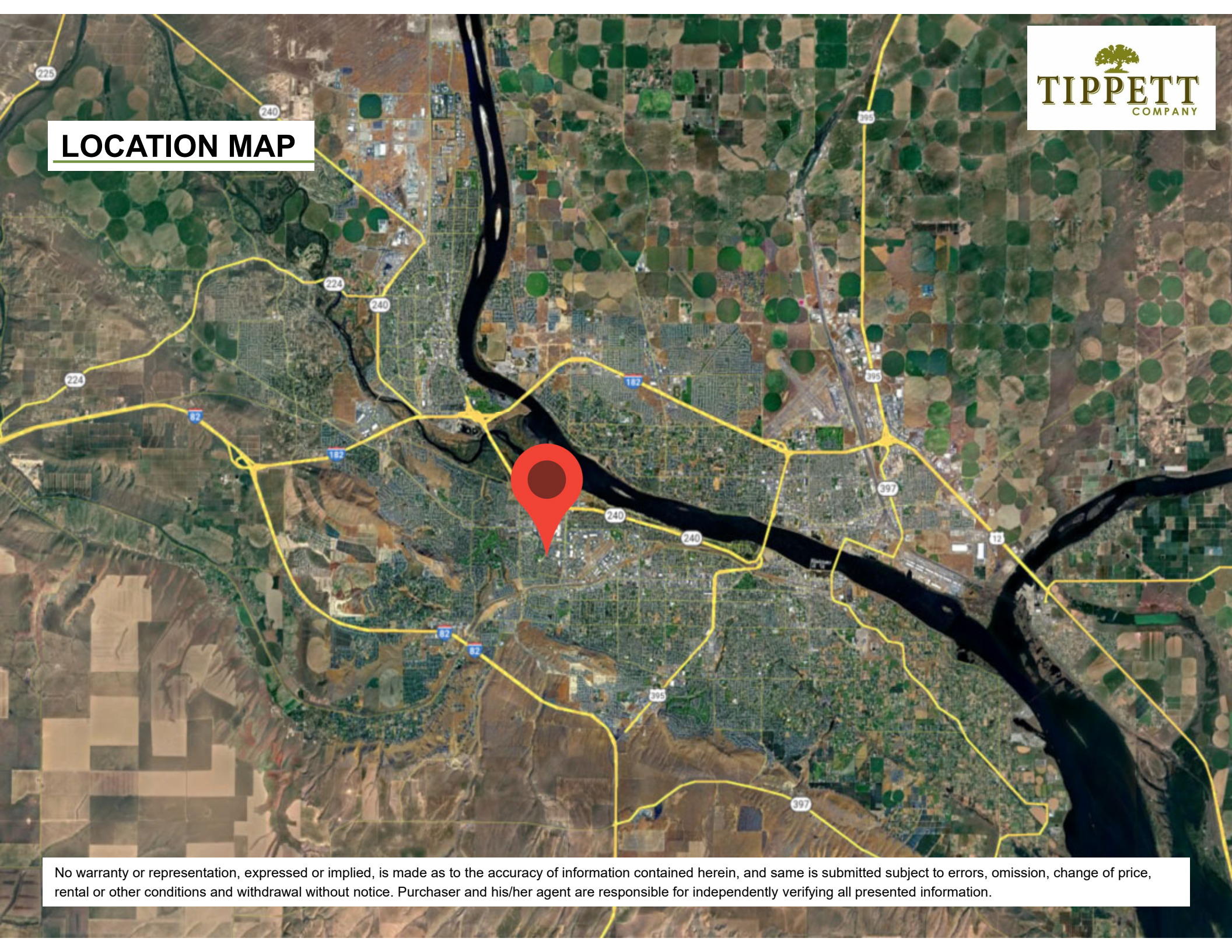
3-Minutes \$78,092

5-Minutes \$79,341

10-Minutes \$69,251



LOCATION MAP

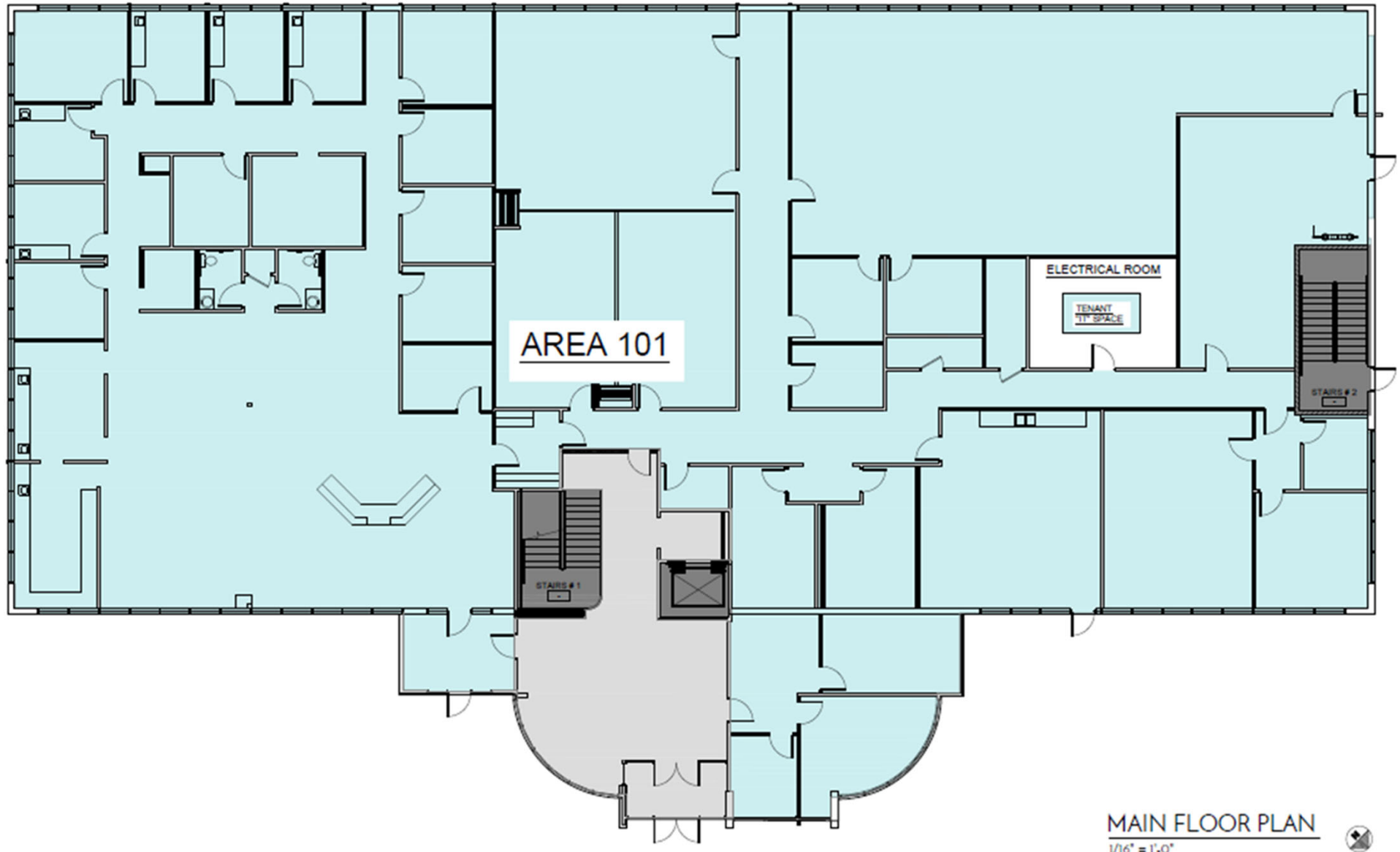


No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

AERIAL VIEW

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FLOOR PLAN



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AREA BUSINESSES



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PHOTOS (Exterior)



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PHOTOS (Common Area)



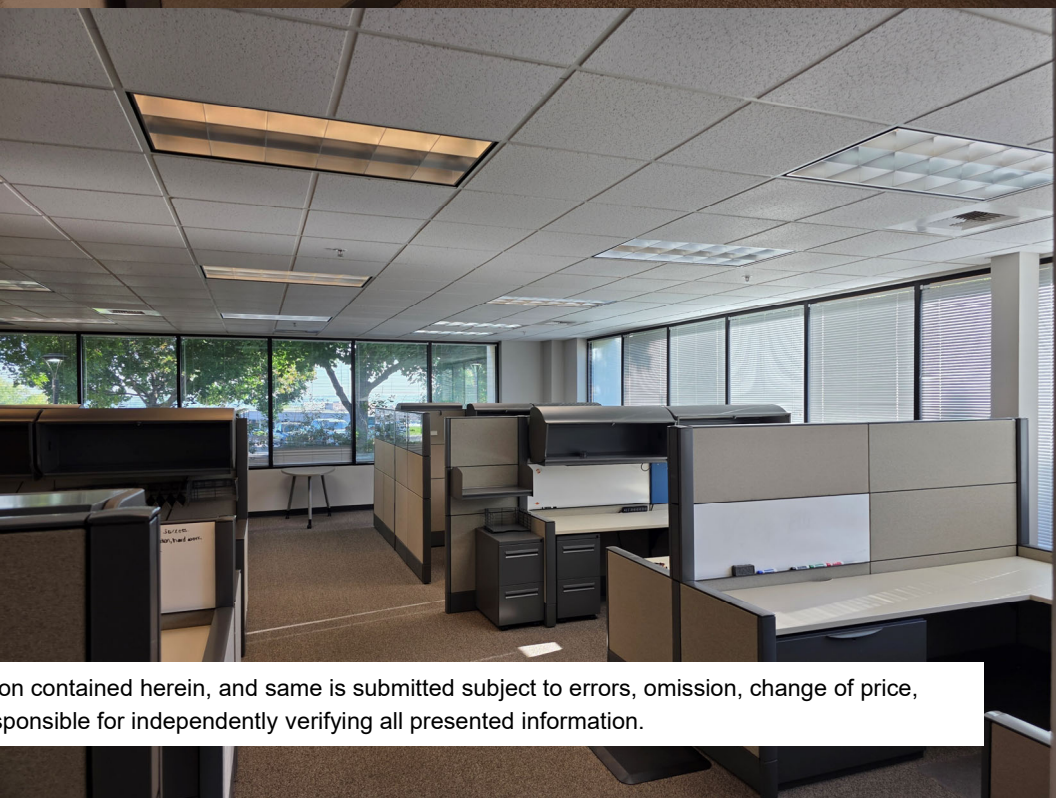
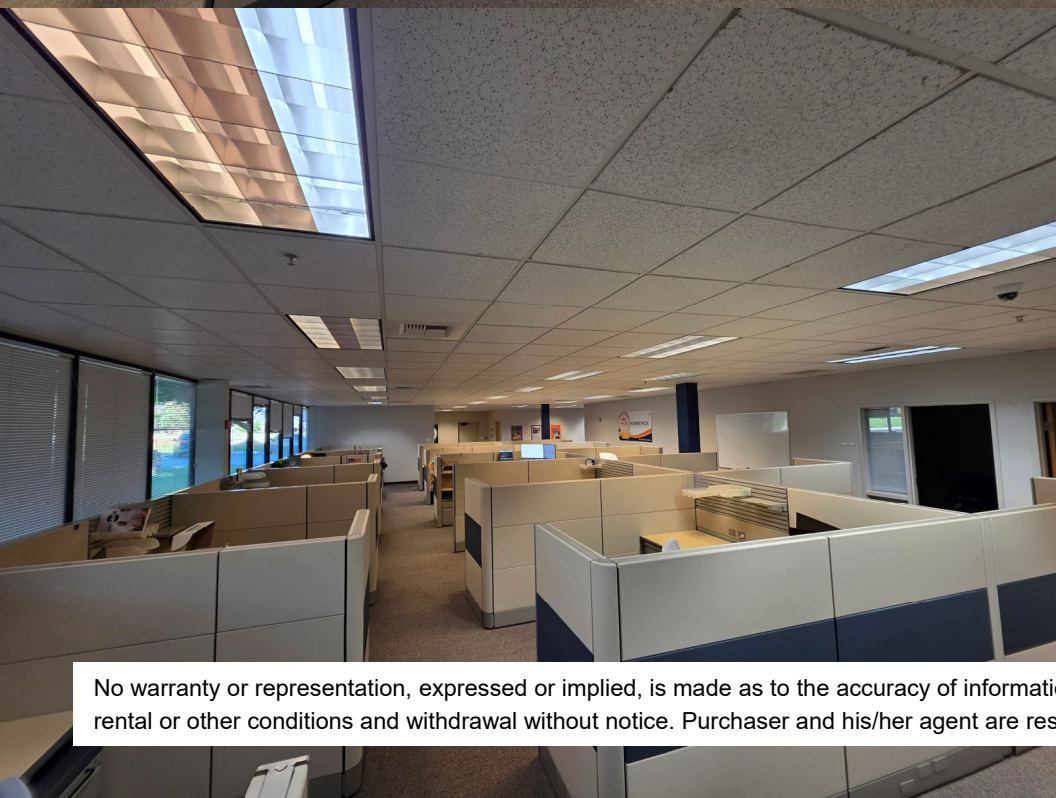
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PHOTOS (Interior)



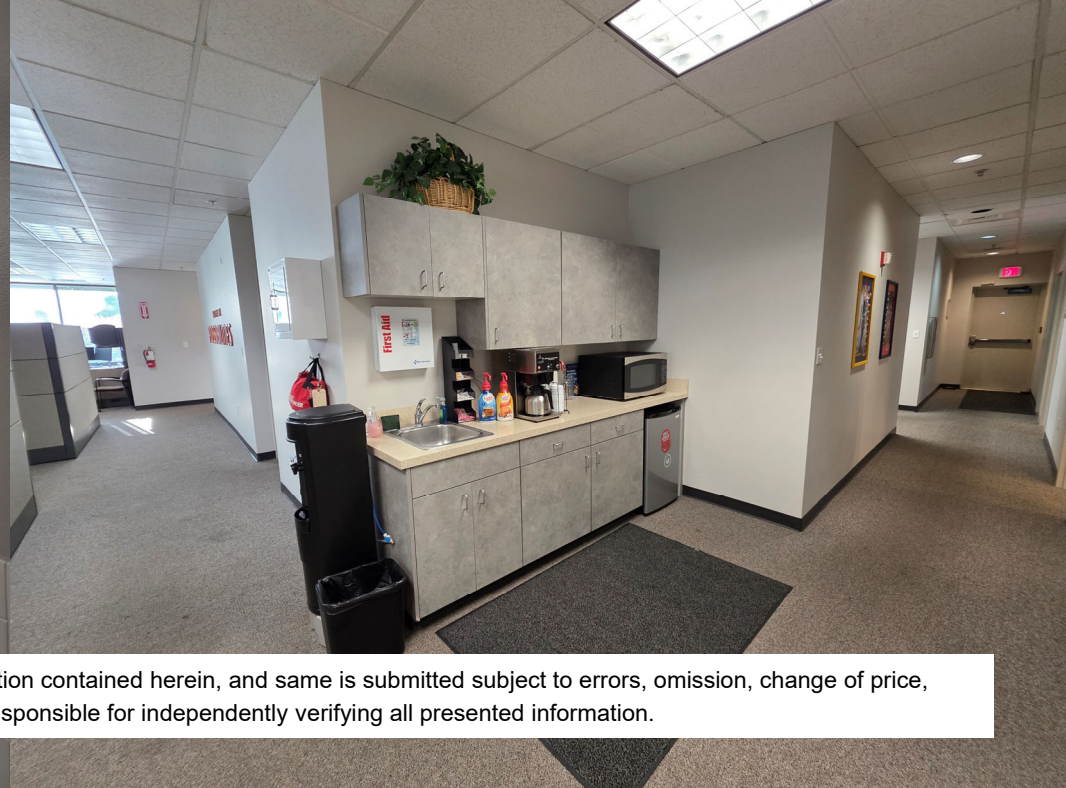
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PHOTOS (Interior)



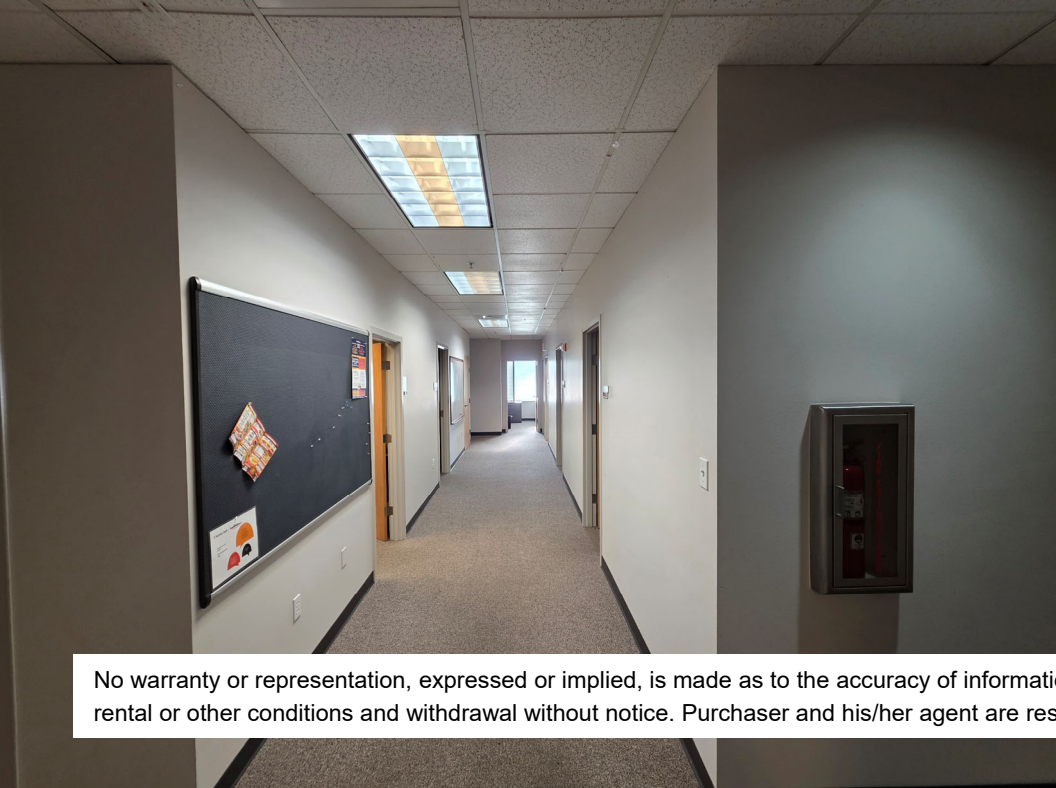
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