



## 7513 W Kennewick Ave, Ste D

Kennewick, Washington 99336

### Property Highlights

- Located off the intersection of Columbia Ctr & Clearwater Ave (behind HAPO)
- Gross lease includes all utilities
- Two separate entrances
- Ideal for professional practices and growing start-ups

### Property Overview

This versatile suite features two lobbies with separate entrances, three private rooms, a kitchenette and an ADA-compliant restroom, offering flexibility and privacy for a variety of business needs. The space is available for sublease through November 30, 2026, with the landlord open to a new 3–5 year lease.

Ideal for professionals seeking a quiet, well-configured workspace with the added benefit of synergistic neighboring tenants in the surrounding area.

Contact Todd or Corren for keys and additional details.



### For More Information



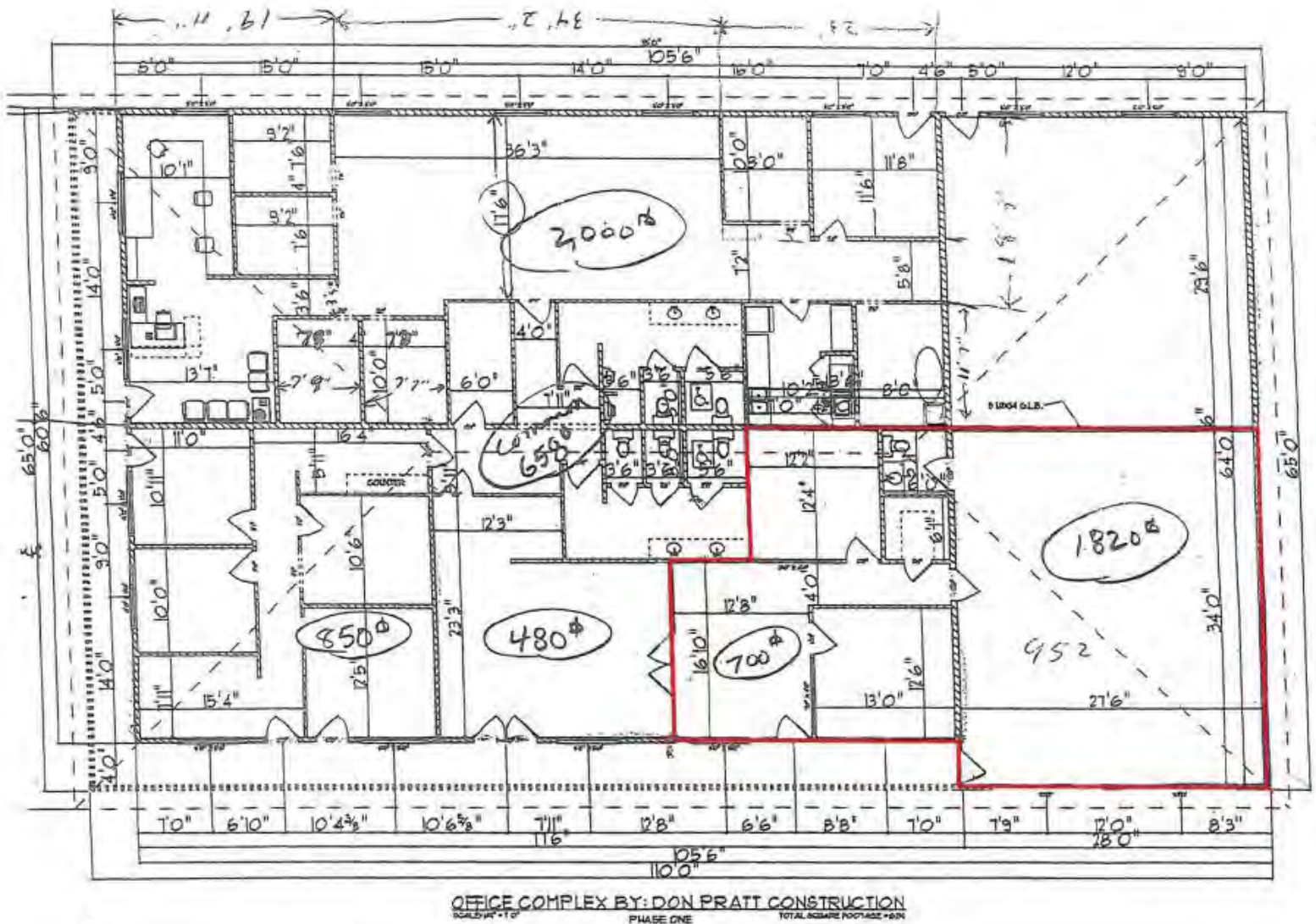
#### Todd Sternfeld

C: 509 539 3998  
todd@naitcc.com

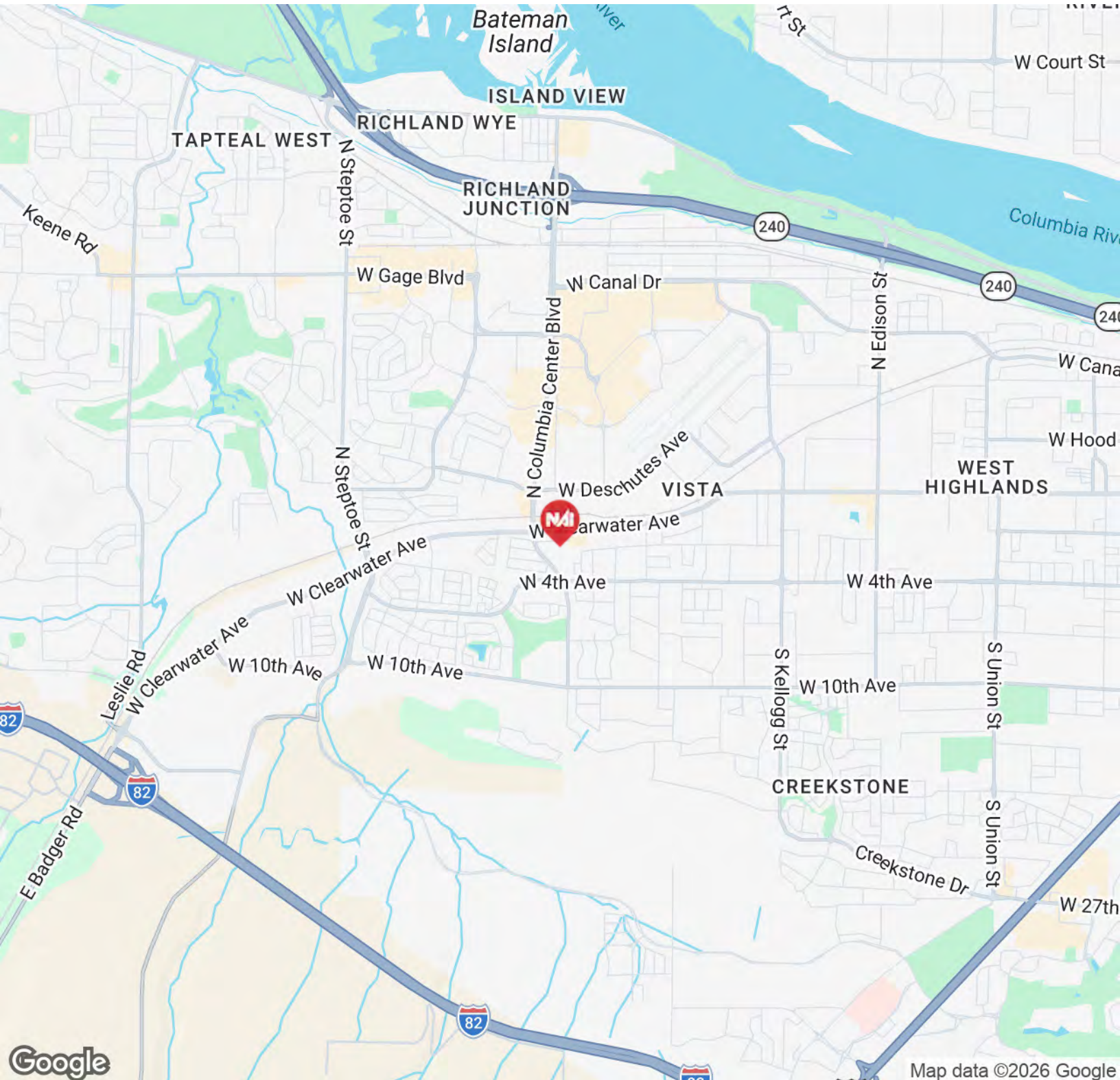


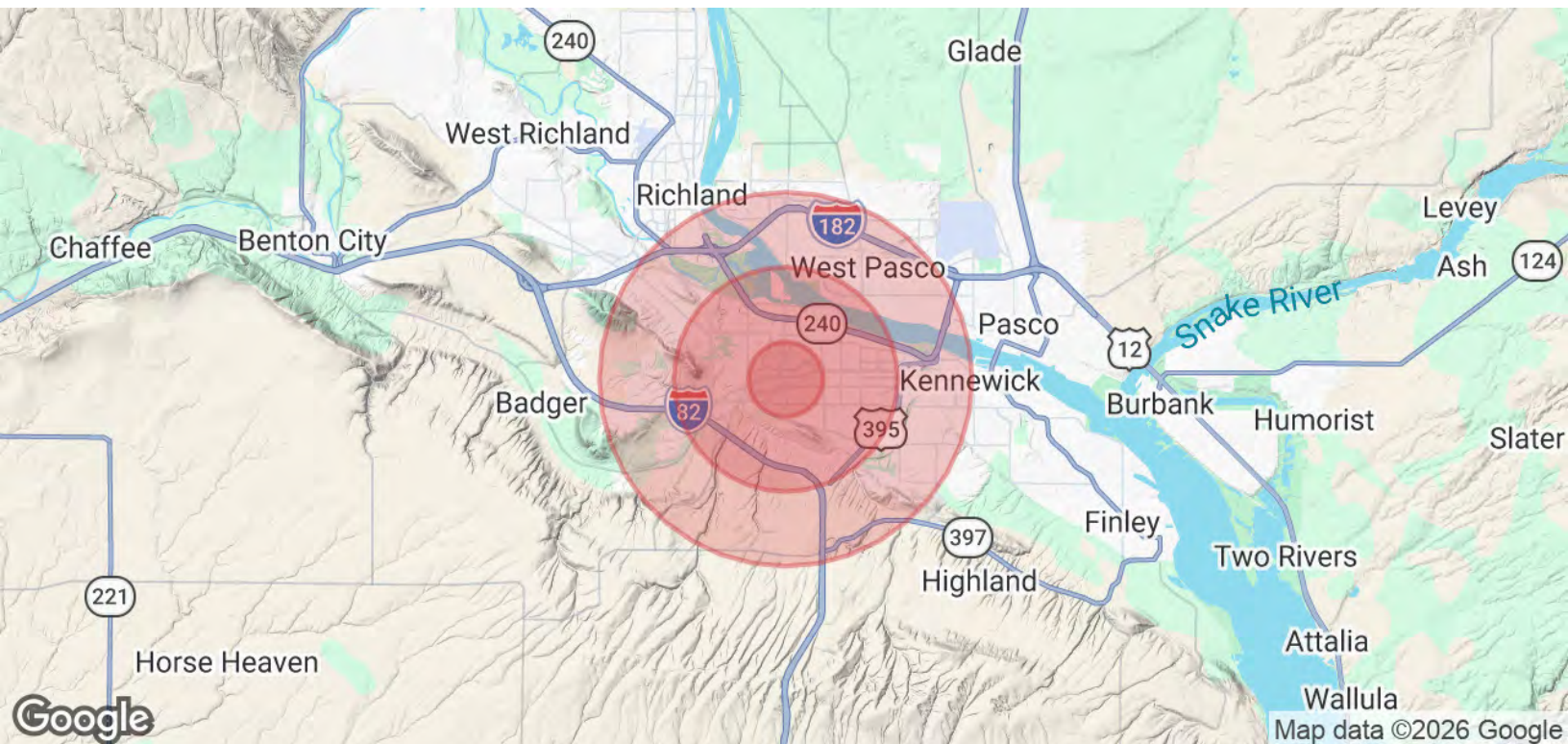
#### Corren Heeren

C: 509 302 9976  
corren@naitcc.com









| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 10,512    | 65,015    | 153,598   |
| Average Age          | 40        | 39        | 37        |
| Average Age (Male)   | 39        | 38        | 37        |
| Average Age (Female) | 41        | 40        | 38        |
| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 4,109     | 25,073    | 55,528    |
| # of Persons per HH  | 2.6       | 2.6       | 2.8       |
| Average HH Income    | \$116,415 | \$115,581 | \$119,915 |
| Average House Value  | \$422,037 | \$424,968 | \$425,103 |

Demographics data derived from AlphaMap