



# OFFICE/RETAIL FOR LEASE

±4,985 SF | \$18 PSF + NNN | MLS 289562

325 Torbett St Richland, WA 99354

**PRIME VISIBILITY. FLEXIBLE SPACE. MINUTES FROM EVERYTHING**



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89 Gage Blvd  
Richland, WA 99352  
509 943 5200 tel  
naitri-cities.com

## PROPERTY OVERVIEW

### 325 Torbett St

Richland, Washington 99354

#### Property Overview

Free-standing building on ±34,848 SF of land is a well-located office/retail building just minutes from the river, downtown amenities, and major arterials. This flexible space offers an efficient layout with multiple private offices, open work areas, and a welcoming reception, ideal for professional services, medical, tech, or other office users.

Large windows provide excellent natural light, and on-site parking makes access easy for clients and staff. With strong neighborhood visibility and convenient access to George Washington Way and nearby retail and dining, this is a great choice for your businesses.

#### Property Highlights

- ±4,985 SF retail/office property w/ ample parking
- Opportunity to expand space
- Located on a signalized corner w/ easy ingress and egress
- Tenant Improvement Allowance negotiable

#### For More Information

##### Todd Sternfeld

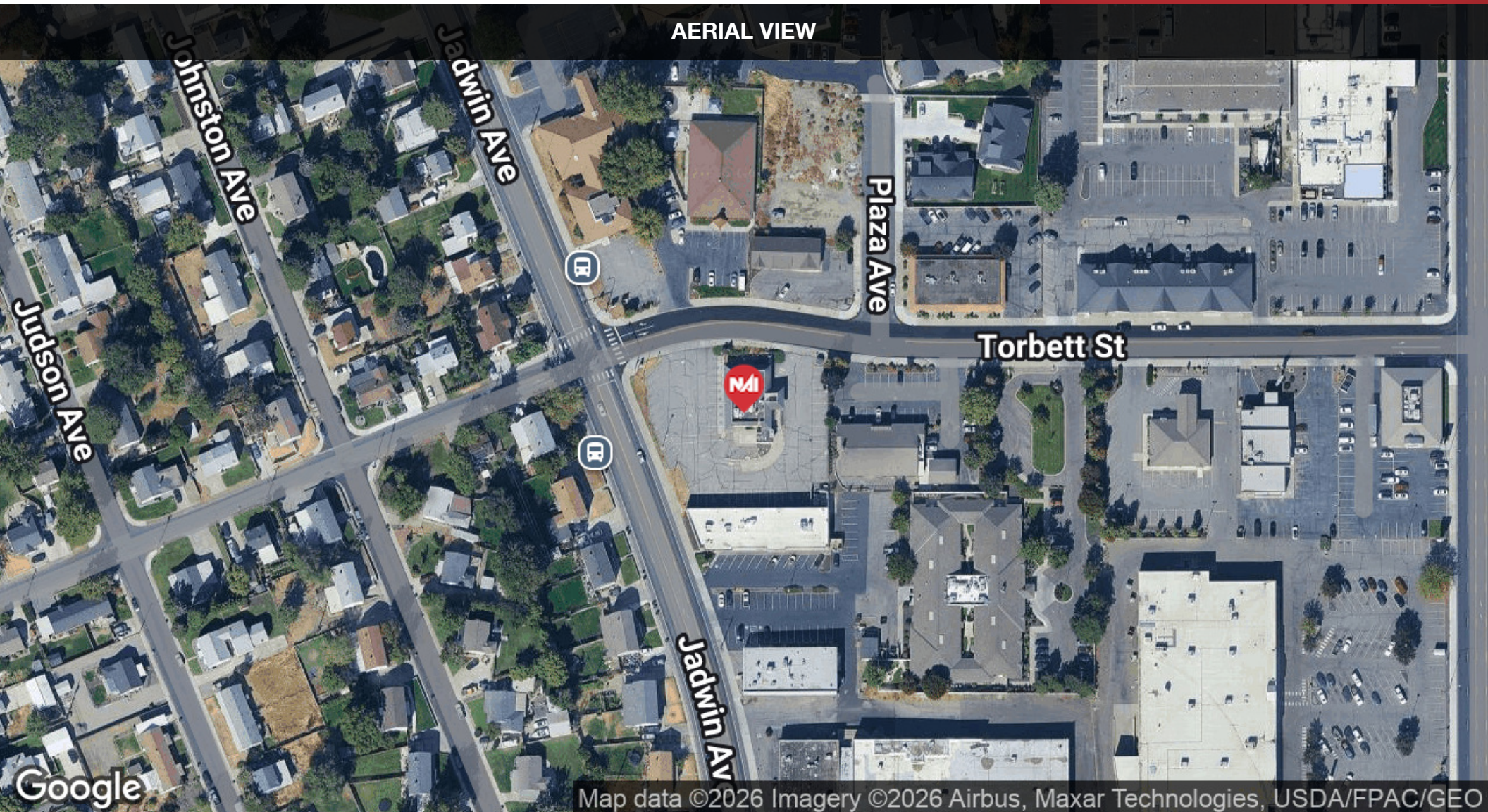
Principal / Commercial Broker

C: 509 539 3998

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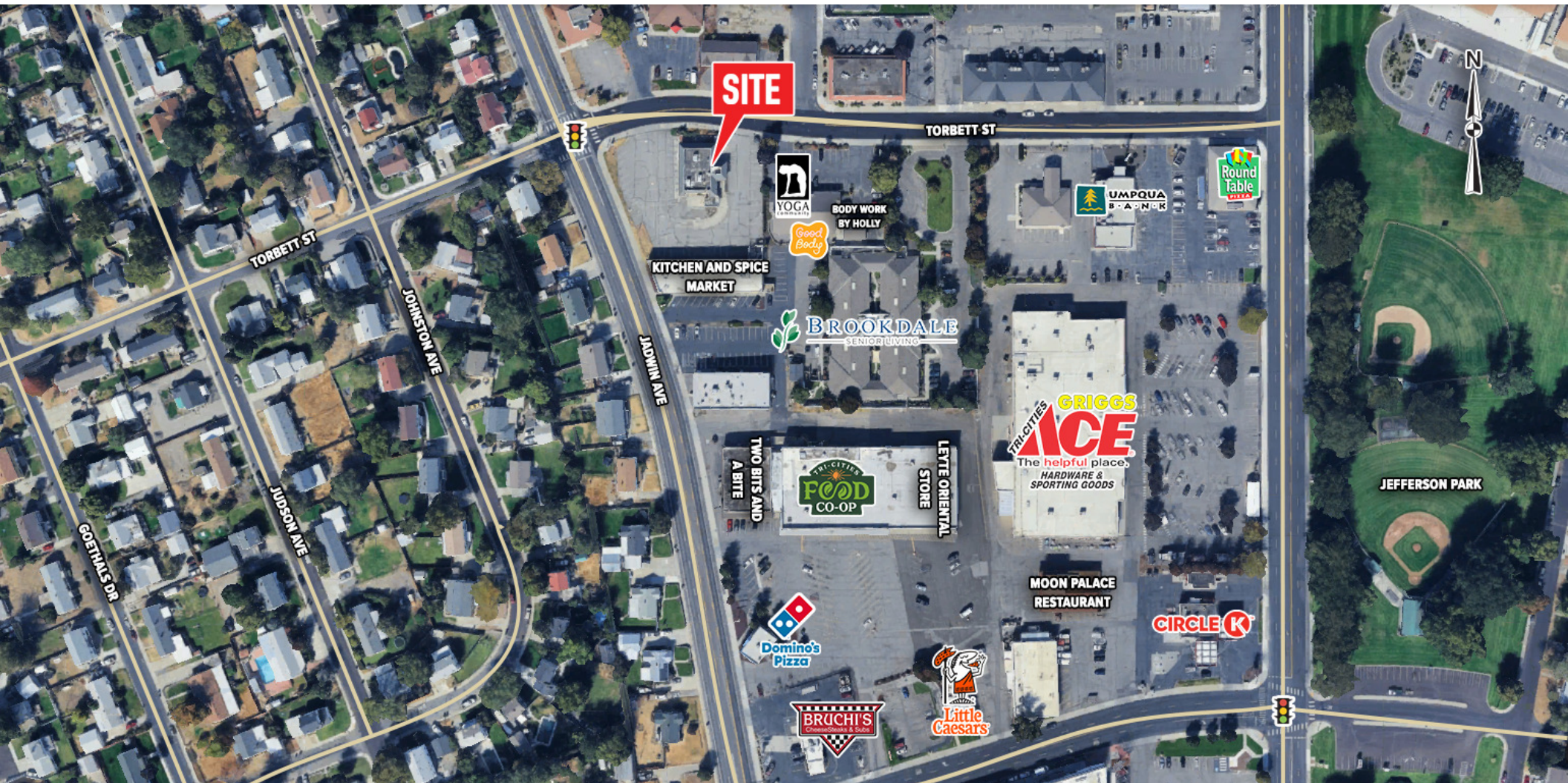
## EXTERIOR PHOTOS



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AT CLOSE



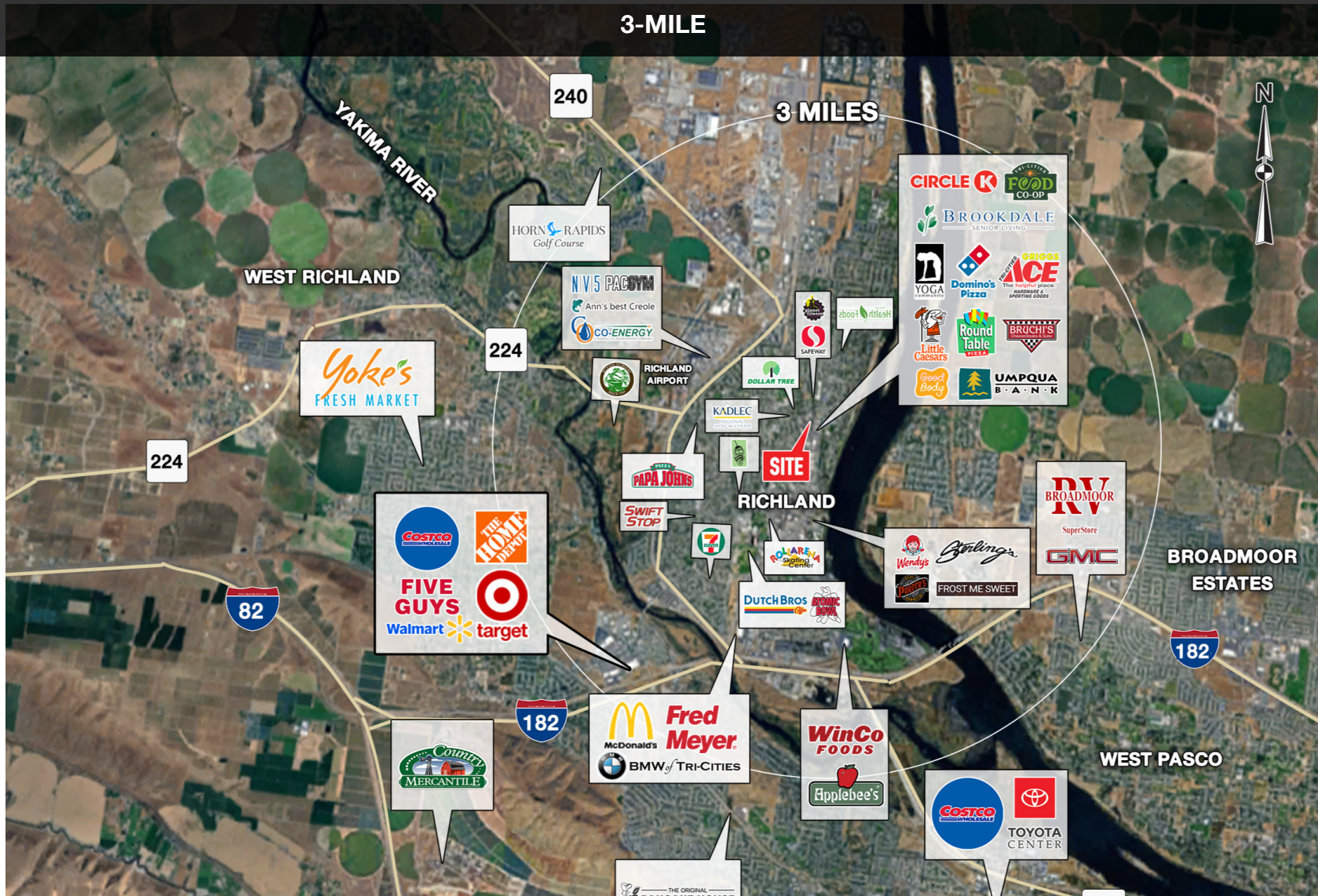
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4,985 SF | Retail

Population	5 Miles	10 Miles	15 Miles
Total Population	92,731	235,041	276,724
Average Age	36.4	35.6	35.2
Average Age (Male)	35.6	35.2	34.9
Average Age (Female)	37.5	36.3	35.8
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	34,976	84,172	96,674
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$122,332	\$111,769	\$111,013
Average House Value	\$409,775	\$397,504	\$390,026

2023 American Community Survey (ACS)

