

LEASE

New Flex Space Horn Rapids Business Center

2402 HENDERSON LOOP

Richland, WA 99354

PRESENTED BY:

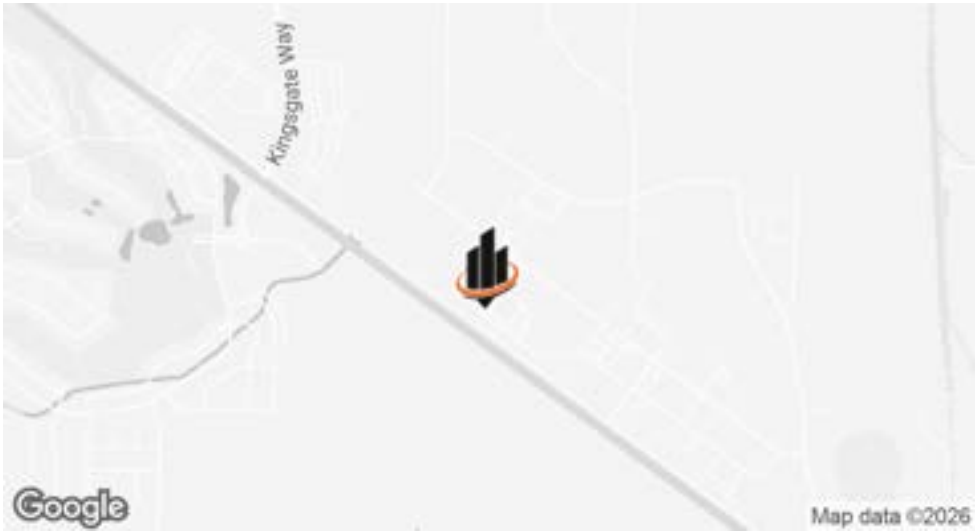
SCOTT HOWELL

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JAMES WADE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17 SF/yr (NNN)
NUMBER OF UNITS:	5
AVAILABLE SF:	5,950 SF
LOT SIZE:	0.61 Acres
BUILDING SIZE:	7,700 SF

PROPERTY DESCRIPTION

New single story, multi-tenant flex space building in the heart of Horn Rapids Business Center right off Highway 240. The building offers flexible office and warehouse space with retail/office access in front and a large bay door with man door in the back of each suite. The space can be configured from 1,400 sqft to a max contiguous of 5,950 sqft, with options for office or retail only or combined office and warehouse layouts to accommodate a variety of business uses. Suite’s are currently in grey shell but lease rates include bringing space to vanilla shell. The building is within walking distance of more than a dozen neighboring businesses including; breweries, restaurants, a distillery, a wine tasting room and a variety of service businesses. Potential lease to own or purchase options, please contact LA for additional details.

PROPERTY HIGHLIGHTS

- Rapidly Growing Business Park

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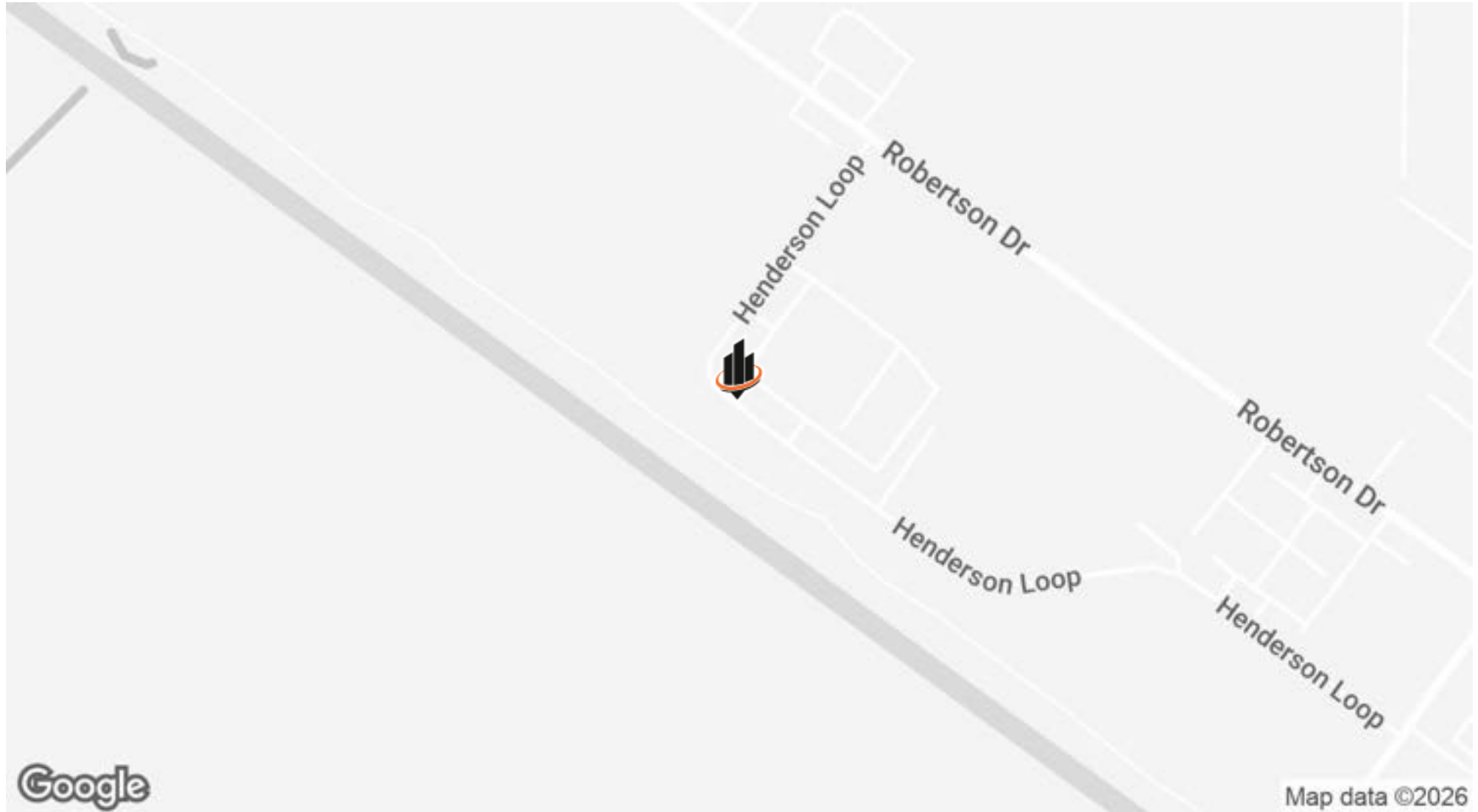
ADDITIONAL PHOTOS



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LOCATION MAP



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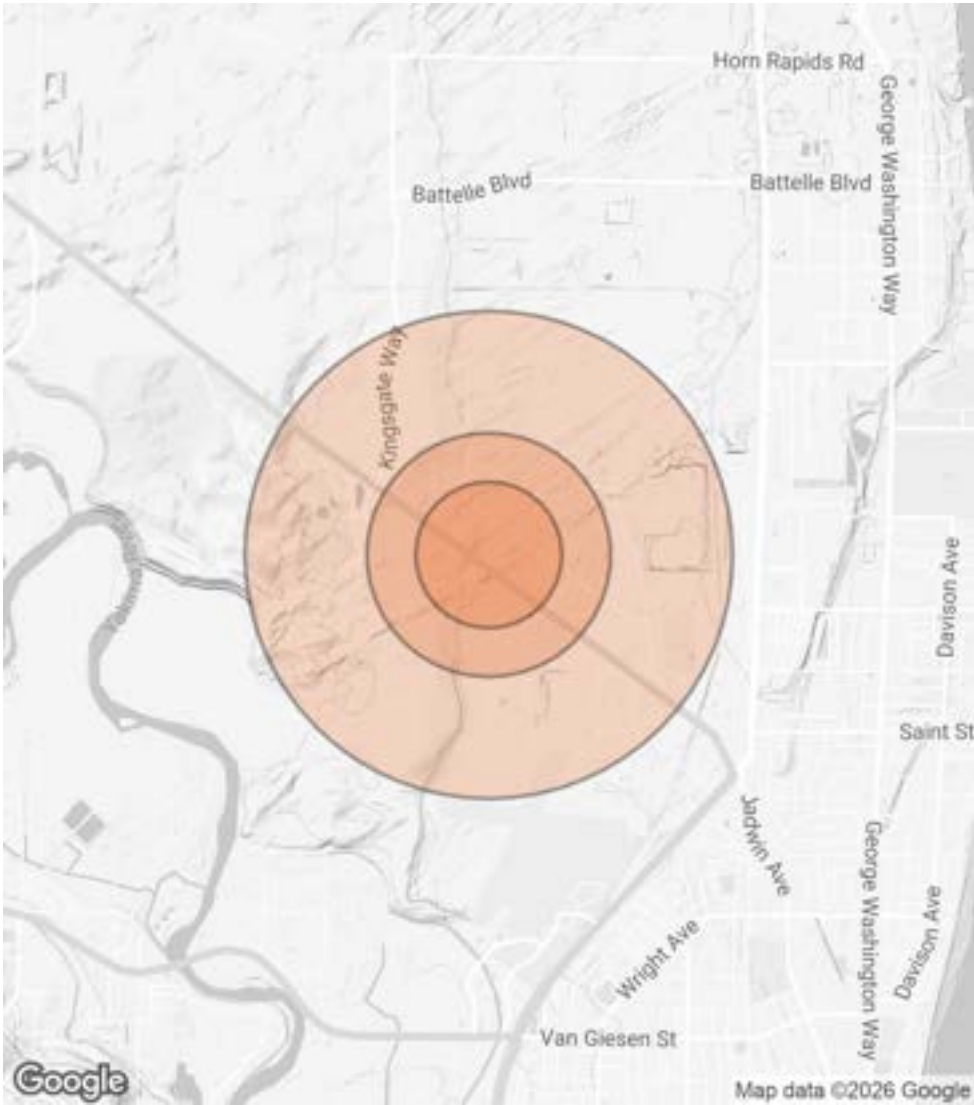
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	38	111	480
AVERAGE AGE	32.9	34.0	35.5
AVERAGE AGE (MALE)	32.4	33.5	34.9
AVERAGE AGE (FEMALE)	35.0	36.4	38.3

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	12	36	164
# OF PERSONS PER HH	3.2	3.1	2.9
AVERAGE HH INCOME	\$162,936	\$162,456	\$159,205
AVERAGE HOUSE VALUE	\$464,896	\$463,958	\$458,039

2023 American Community Survey (ACS)



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SECTION 1
Advisor Bios

ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

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Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

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PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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