

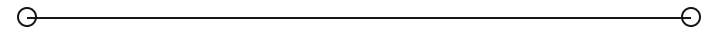
An aerial photograph of the Bradley Landing office building, a large, modern structure with a prominent green metal roof. The building is surrounded by a well-maintained parking lot with several cars parked. In the background, a residential neighborhood with houses and trees is visible under a clear sky.

LEASE

Bradley Landing

303 BRADLEY BLVD, SUITE 202

Richland, WA 99352



PRESENTED BY:

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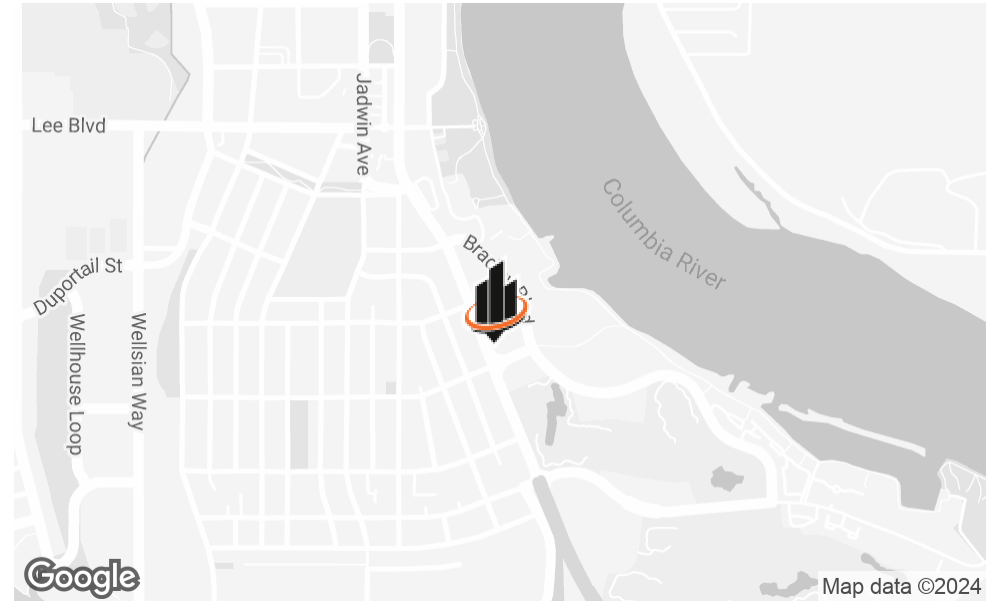
SCOTT SAUTELL

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5,363 per month (Full Service)
AVAILABLE SF:	2,574 SF
LOT SIZE:	3.26 Acres
BUILDING SIZE:	37,372 SF

PROPERTY DESCRIPTION

Richland Professional Medical office suite now available at Bradley Landing. Great central location at Columbia Point bordering George Washington Way. Suite 202 features professional reception area, 5 exam rooms w/ sinks, 3 private offices, restrooms, kitchen/breakroom, shared patio and lots of natural light. New flooring and trim to be installed, updated photos to follow. Building has elevator, ample parking, professional landscaping and great access. Full-service Lease.

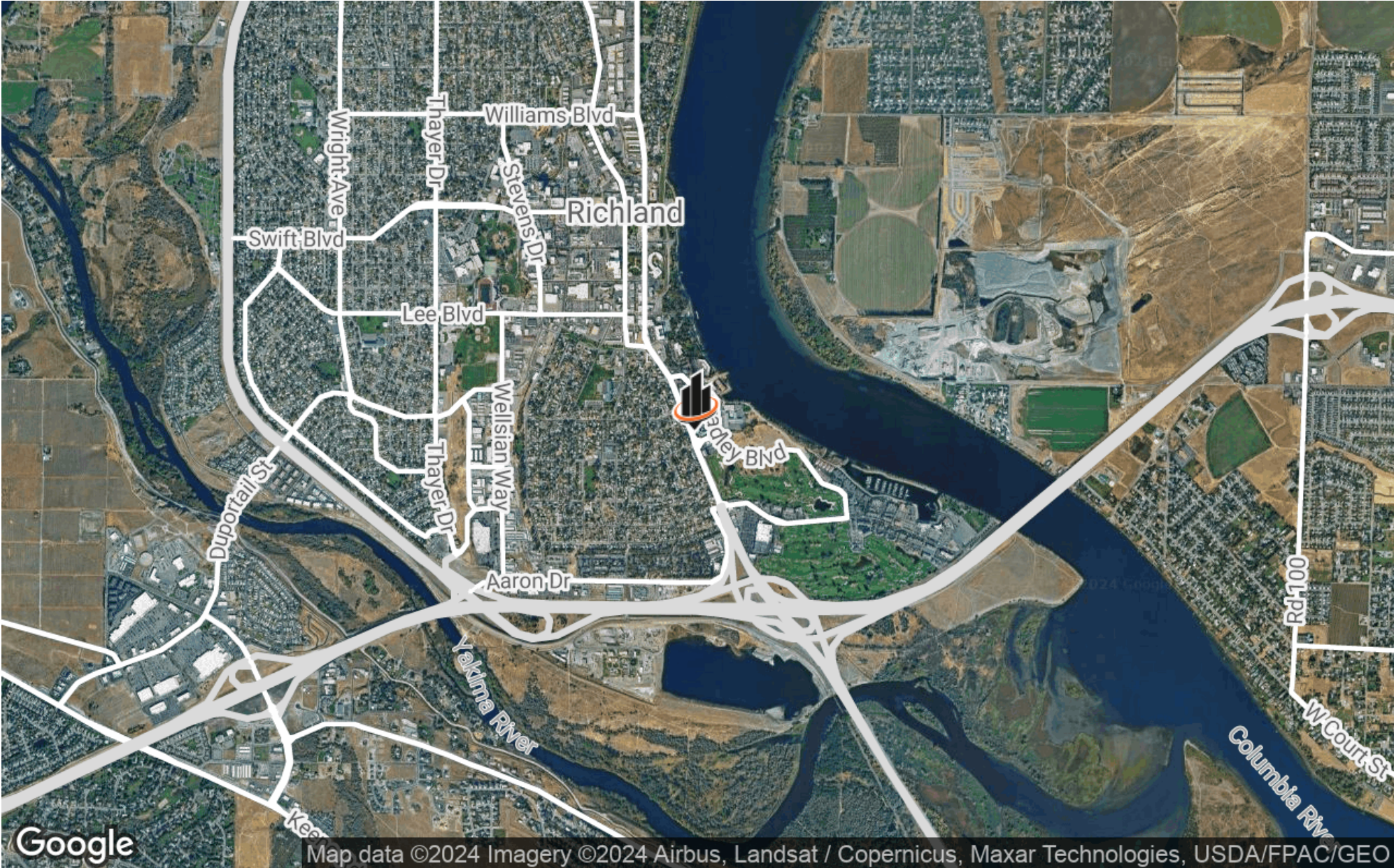
PROPERTY HIGHLIGHTS

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

ADDITIONAL PHOTOS



LOCATION MAP



AERIAL MAP



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

