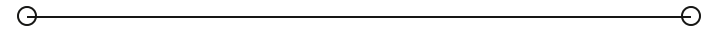


LEASE

2940 George Washington Way

2940 GEORGE WASHINGTON WAY

Richland, WA 99354



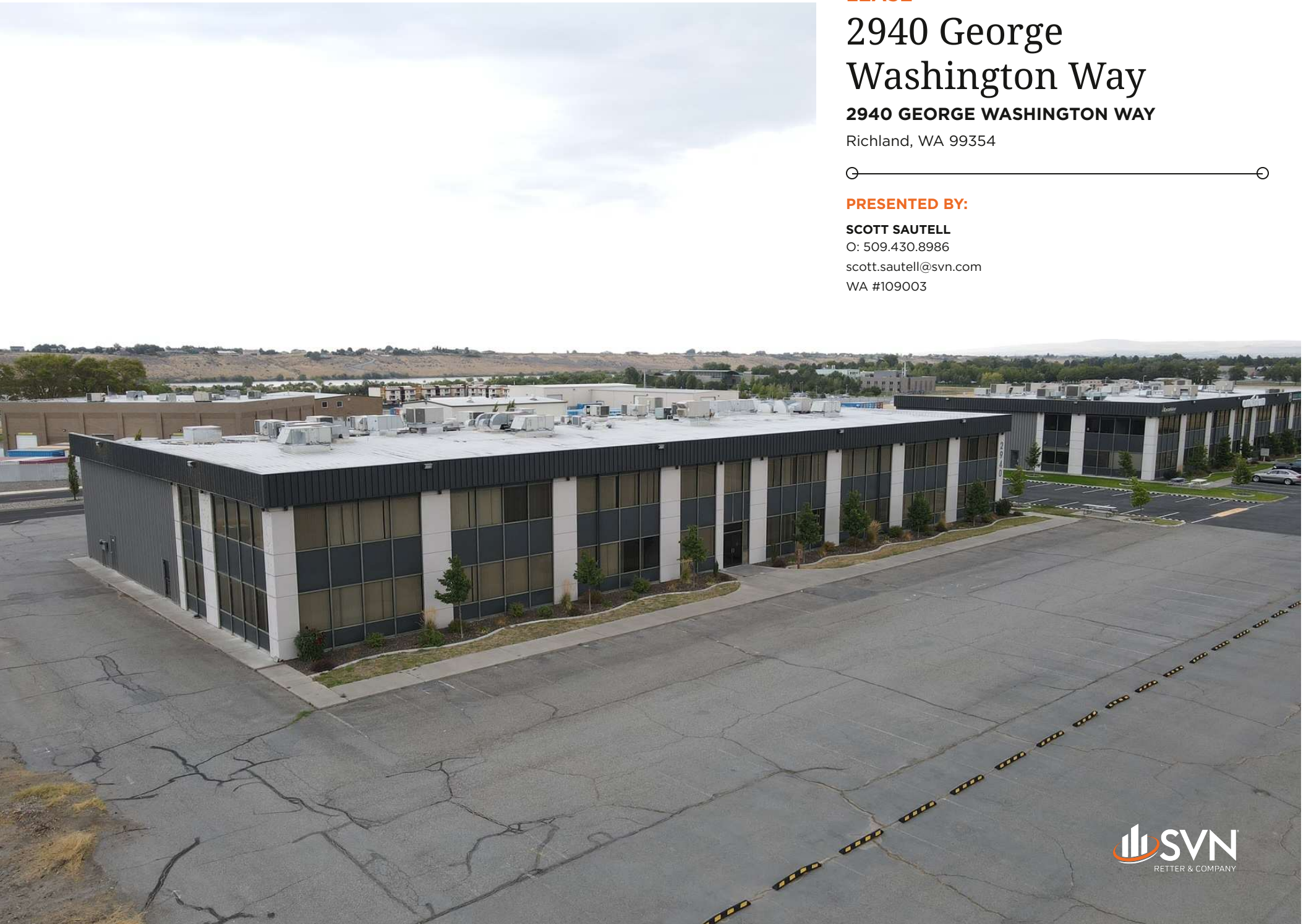
PRESENTED BY:

SCOTT SAUTELL

O: 509.430.8986

scott.sautell@svn.com

WA #109003



PROPERTY DETAILS & HIGHLIGHTS

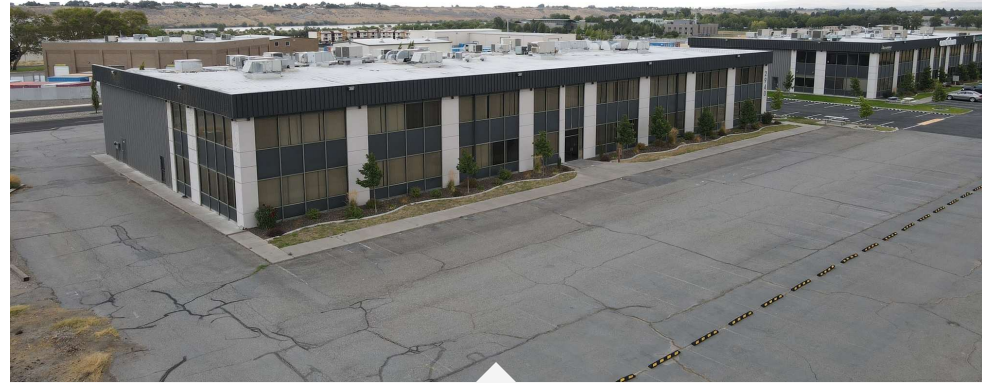
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	310952
BUILDING SIZE	40,000 SF
LOT SIZE	2.5 Acres
BUILDING CLASS	A
YEAR BUILT	1976
YEAR LAST RENOVATED	2024

40,000 square foot Office building For Lease in North Richlands research district. 5 office spaces available and 3 storage warehouse spaces available. Suites will have their own entrances, new carpet and paint to be selected by tenants and installed by landlord. Mix of offices and open space for cubes. Elevator access to the upper floor. Rear of building will have roll up doors with lower ceiling warehouse space. Area tenants are PNNL, Energy Northwest, WSU, Amentum, Iso-Pacific, Polestar, Isoray, Excelsior and many more top notch businesses. Price is \$19/sf + \$4/sf NNN.

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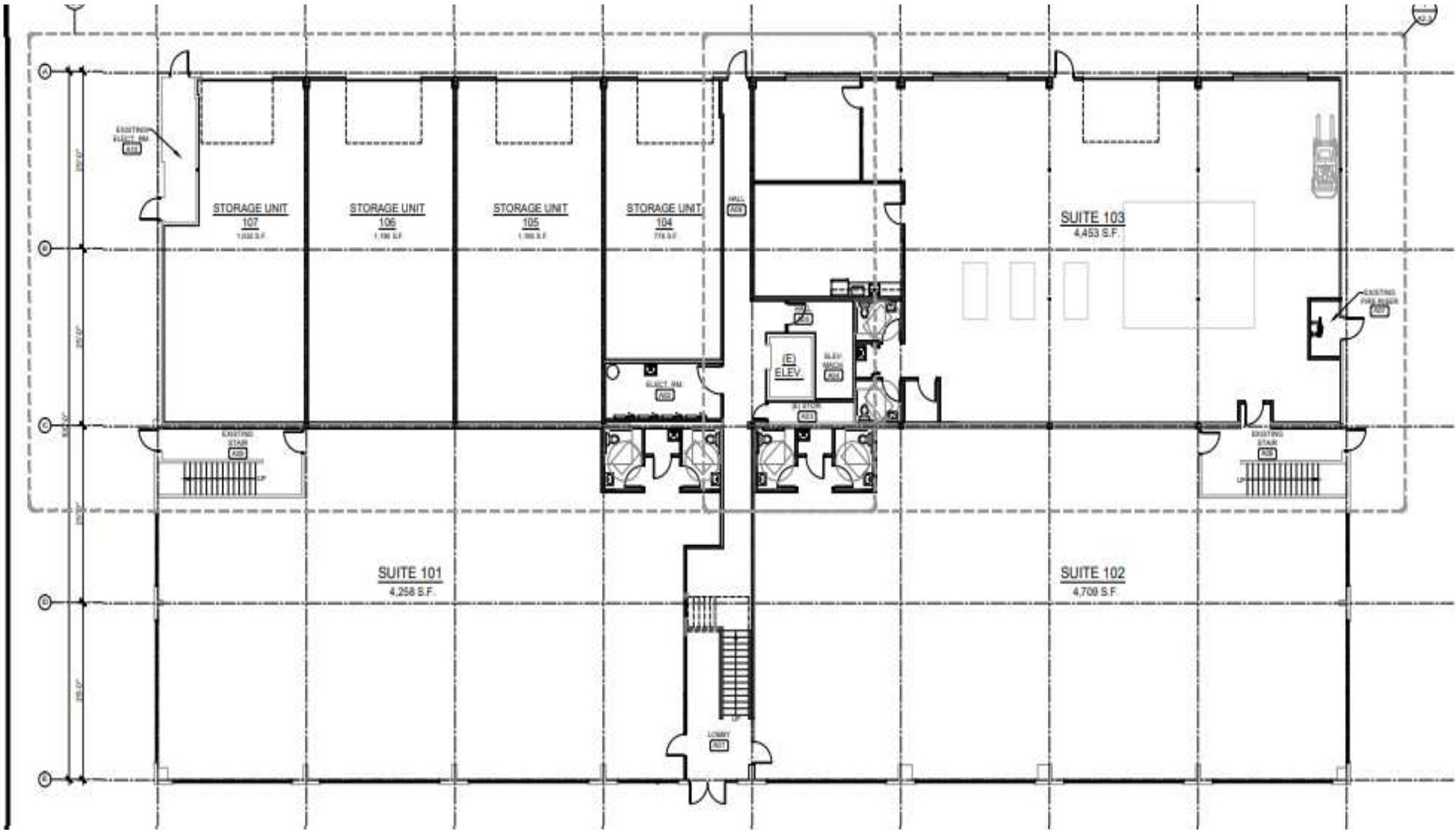
- North Richlands Research District
- Suite 101. 4,259 sf
- Suite 102. 4,709 sf
- Suite 201. 3,997 sf
- Suite 203 4,784
- Suite 204 4,323
- Suite 104. 776 sf storage
- Suite 105. 1,190 sf storage
- Suite 106. 1,190 sf storage
- TI's available
- Below market rent
- \$19/sf + \$4/sf NNN

ADDITIONAL PHOTOS



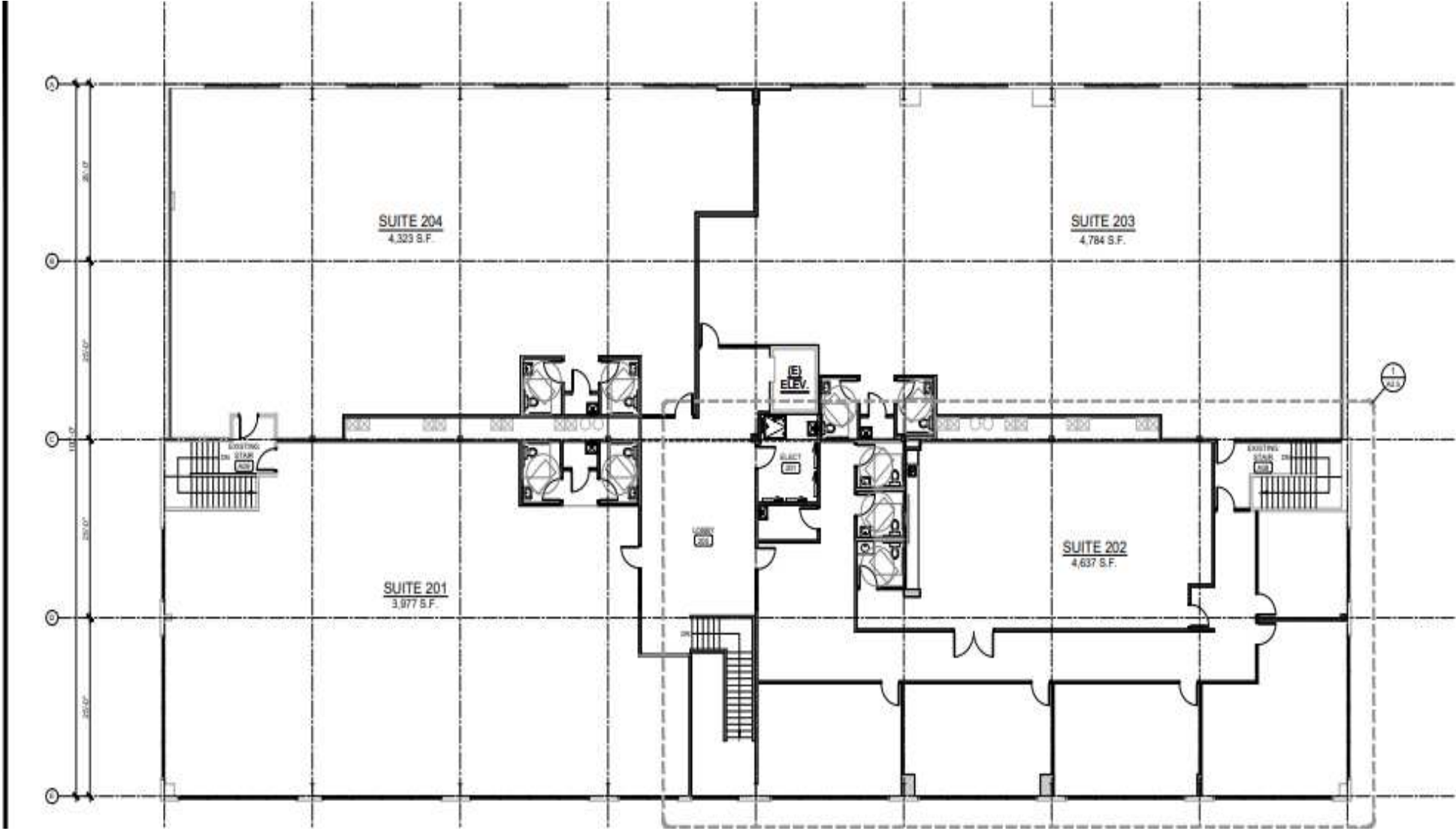
SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

FIRST FLOOR



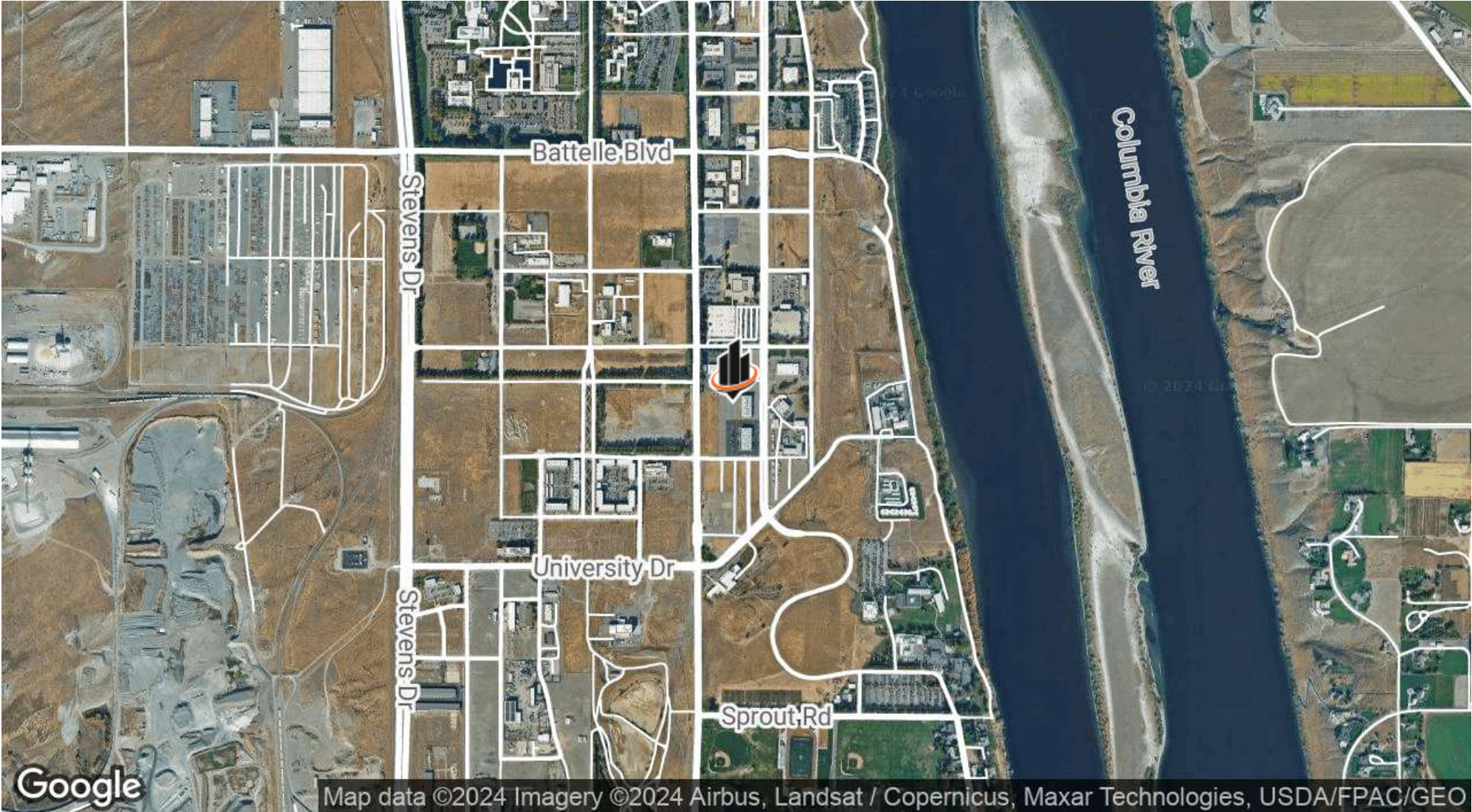
SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

SECOND FLOOR



SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

LOCATION MAP



SCOTT SAUTELL
O: 509.430.8986
scott.sautell@svn.com
WA #109003

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DEMOGRAPHICS MAP & REPORT

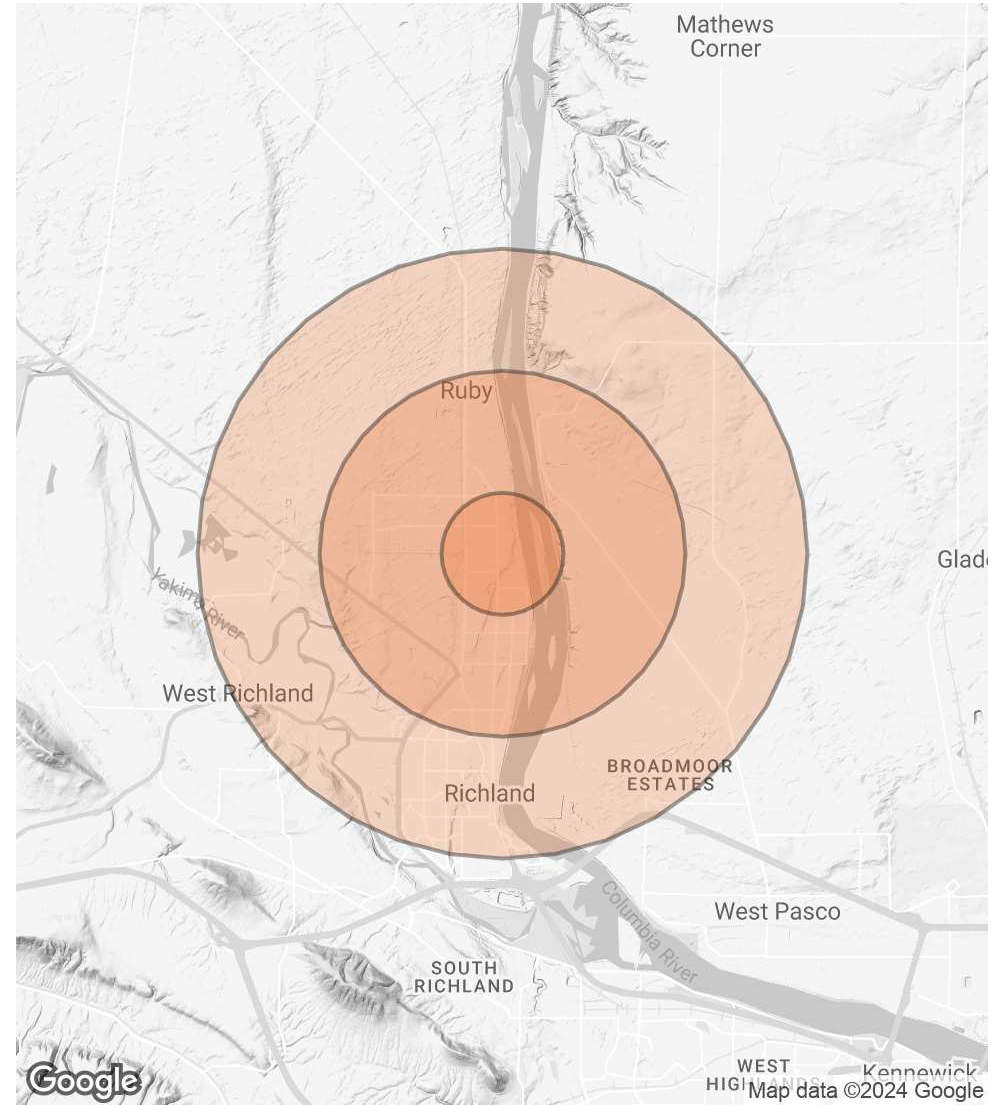
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,382	16,952	42,274
AVERAGE AGE	41	41	39
AVERAGE AGE (MALE)	41	40	38
AVERAGE AGE (FEMALE)	41	42	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	746	7,086	16,514
# OF PERSONS PER HH	1.9	2.4	2.6
AVERAGE HH INCOME	\$111,339	\$115,235	\$117,326
AVERAGE HOUSE VALUE	\$431,540	\$405,928	\$403,655

* Demographic data derived from 2020 ACS - US Census



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