

**LEASE**

# Edison Office

**1149 N EDISON ST**

Kennewick, WA 99336

**PRESENTED BY:**

**ASHLEY MOALA**

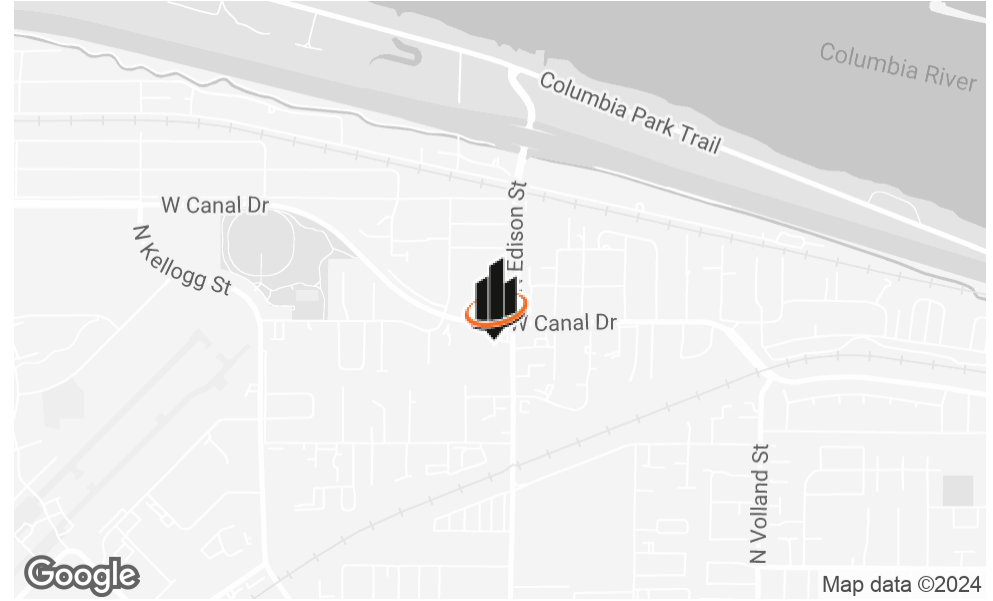
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WA #138102



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE (SUITE D):</b>	\$3,727.00 SF/month (NNN)
<b>AVAILABLE SF:</b>	2,729 SF
<b>BUILDING SIZE:</b>	11,000 SF
<b>LOT SIZE:</b>	0.7 Acres
<b>ZONING:</b>	Commercial Community

## PROPERTY DESCRIPTION

Newly updated professional office space now available. High visibility along the Edison corridor with close access to Hwy 395 and Canal Dr. Suite D is 2,729 SF total and features 2,179 SF of office space to include front reception, 7 private offices, breakroom, common restrooms and 550 SF of basement space.

## PROPERTY HIGHLIGHTS

- High visibility
- Ample parking
- Excellent condition

## ZONING AND LOCATION OVERVIEW



### ZONING DESCRIPTION

The property is zoned COMMERCIAL - COMMUNITY DISTRICT (CC), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

### LOCATION DESCRIPTION

This property is located along the Edison corridor with excellent visibility and access to Hwy 395 and surrounding areas.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represents the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car.

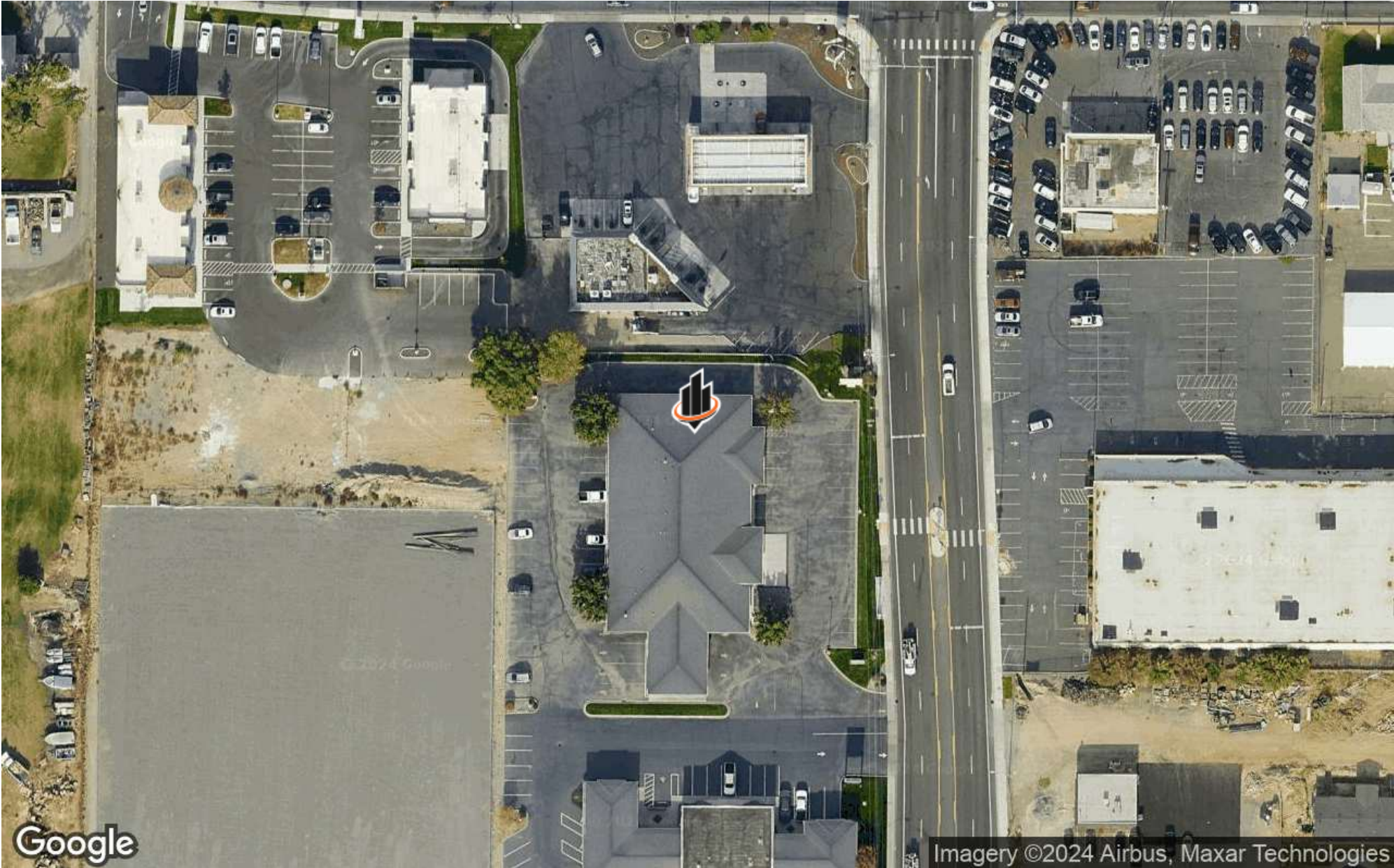
**SUITE D PHOTOS**



# REGIONAL MAP



AERIAL MAP



Google

Imagery ©2024 Airbus, Maxar Technologies

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,027	2,696	10,011
AVERAGE AGE	38	37	36
AVERAGE AGE (MALE)	36	35	35
AVERAGE AGE (FEMALE)	40	39	37

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	329	971	3,770
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$90,308	\$82,323	\$79,426
AVERAGE HOUSE VALUE	\$349,505	\$288,626	\$295,942

Demographics data derived from AlphaMap

