

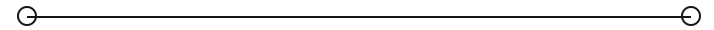


LEASE

Bradley Landing

303 BRADLEY BLVD, SUITE 212

Richland, WA 99352



PRESENTED BY:

ASHLEY MOALA

C: 541.379.1338

ashley.moala@svn.com

WA #138102

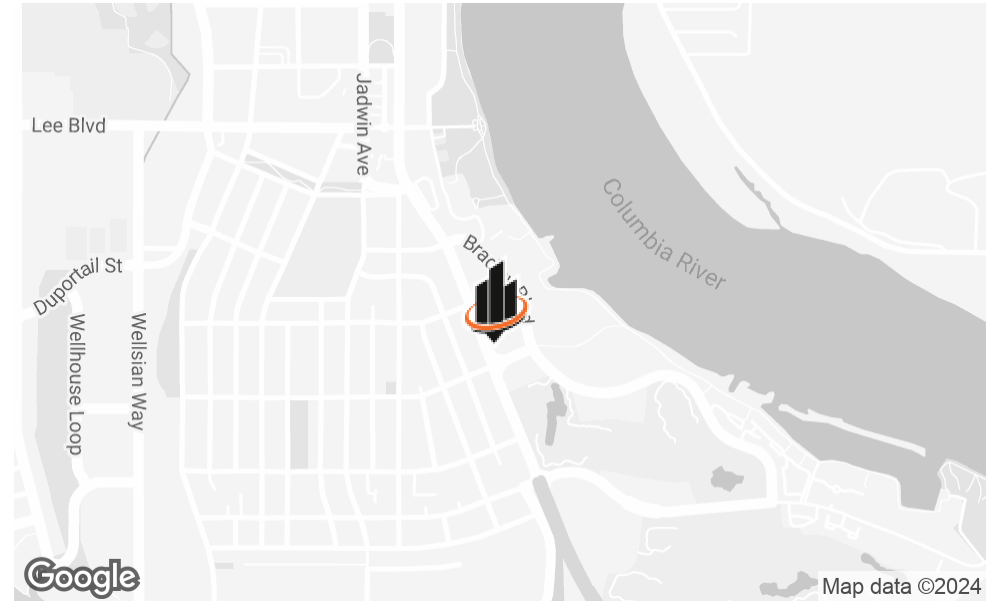
SCOTT SAUTELL

C: 509.430.8986

scott.sautell@svn.com

WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,375 per month (Full Service)
AVAILABLE SF:	1,140 SF
LOT SIZE:	3.26 Acres
BUILDING SIZE:	37,372 SF

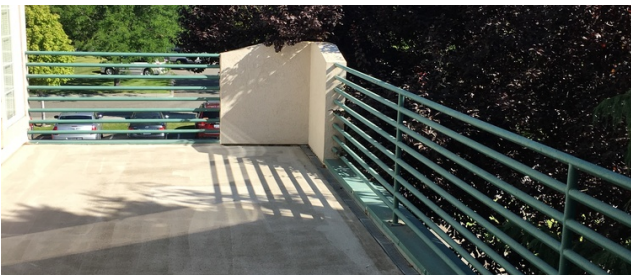
PROPERTY DESCRIPTION

Richland office flex suite now available at Bradley Landing. Great central location at Columbia Point bordering George Washington Way. Suite 212 features 1,140 SF of open, natural light filled space, with a shared patio. Suite is at the end of the hall on the second floor. Building has elevator, shared restrooms, ample parking, professional landscaping and great access. Full-service Lease.

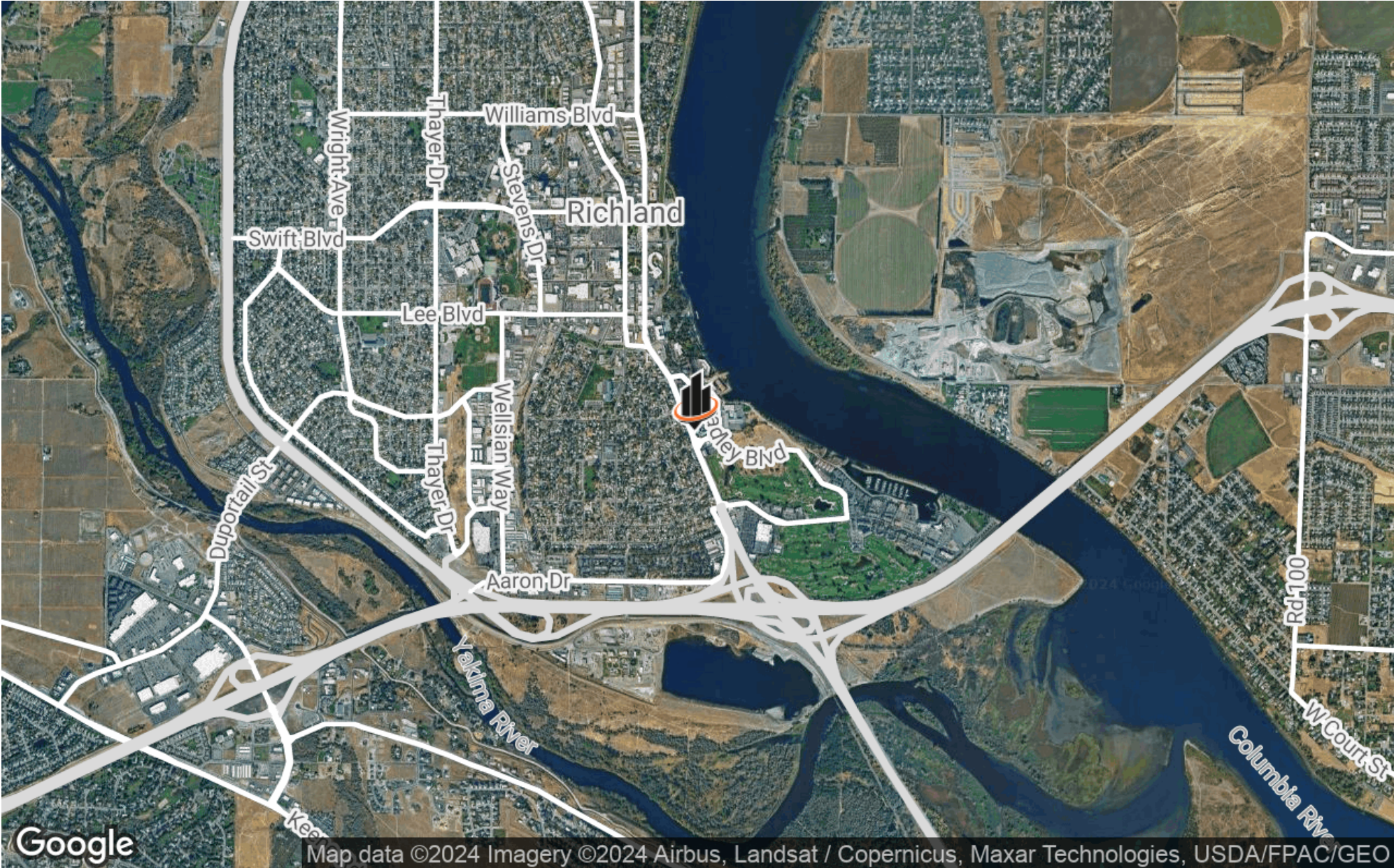
PROPERTY HIGHLIGHTS

- 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

