



829 GOETHALS DR
UNIT C
RICHLAND, WASHINGTON 99352

PROPERTY OVERVIEW

This second-floor suite offers stair access from both the north and south entrances and includes six offices, a kitchenette, and a private restroom. Ideal for small teams or solo professionals; no elevator access. Unit B below is also available to pair medical space with an executive suite.

PROPERTY HIGHLIGHTS

- Prime location across from Kadlec Hospital
- Flexible medical or professional office layout
- Updated exterior and new asphalt parking lot
- Ample on-site parking and multi-entry access

OFFERING SUMMARY

Lease Rate:	\$17.50 PSF + \$4 (NNN)
Unit C - Available	1,620 SF
Building Size:	8,543 SF
Lot Size:	0.74 Acres

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829 GOETHALS DR, RICHLAND, WA 99352
MEDICAL/OFFICE BUILDING FOR LEASE | UNIT C

NAITri-Cities



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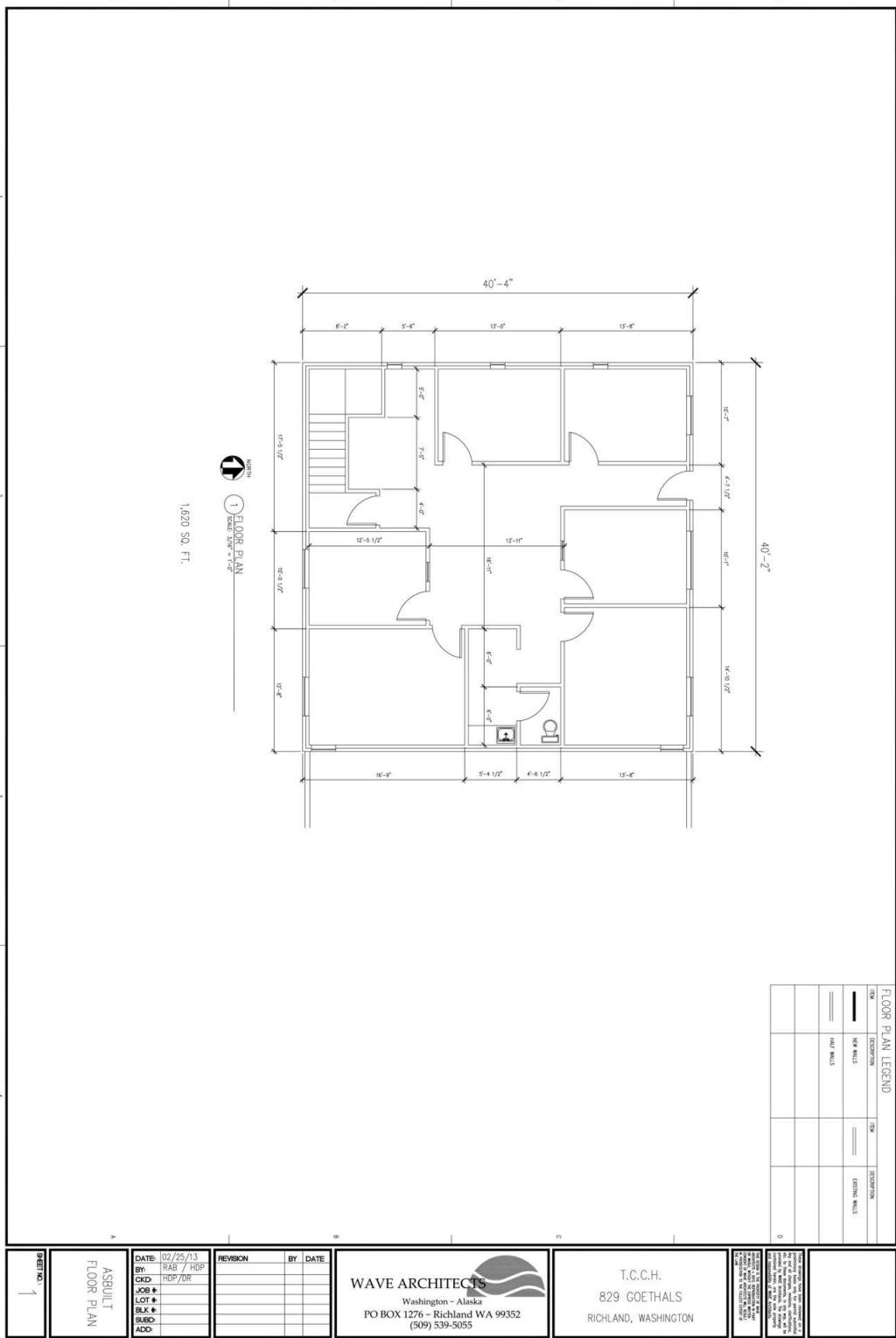
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829 GOETHALS DR, RICHLAND, WA 99352 UNIT C -| FLOOR PLAN

NAI Tri-Cities



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MEDICAL/OFFICE BUILDING FOR LEASE | LOCATION MAP

NAI Tri-Cities

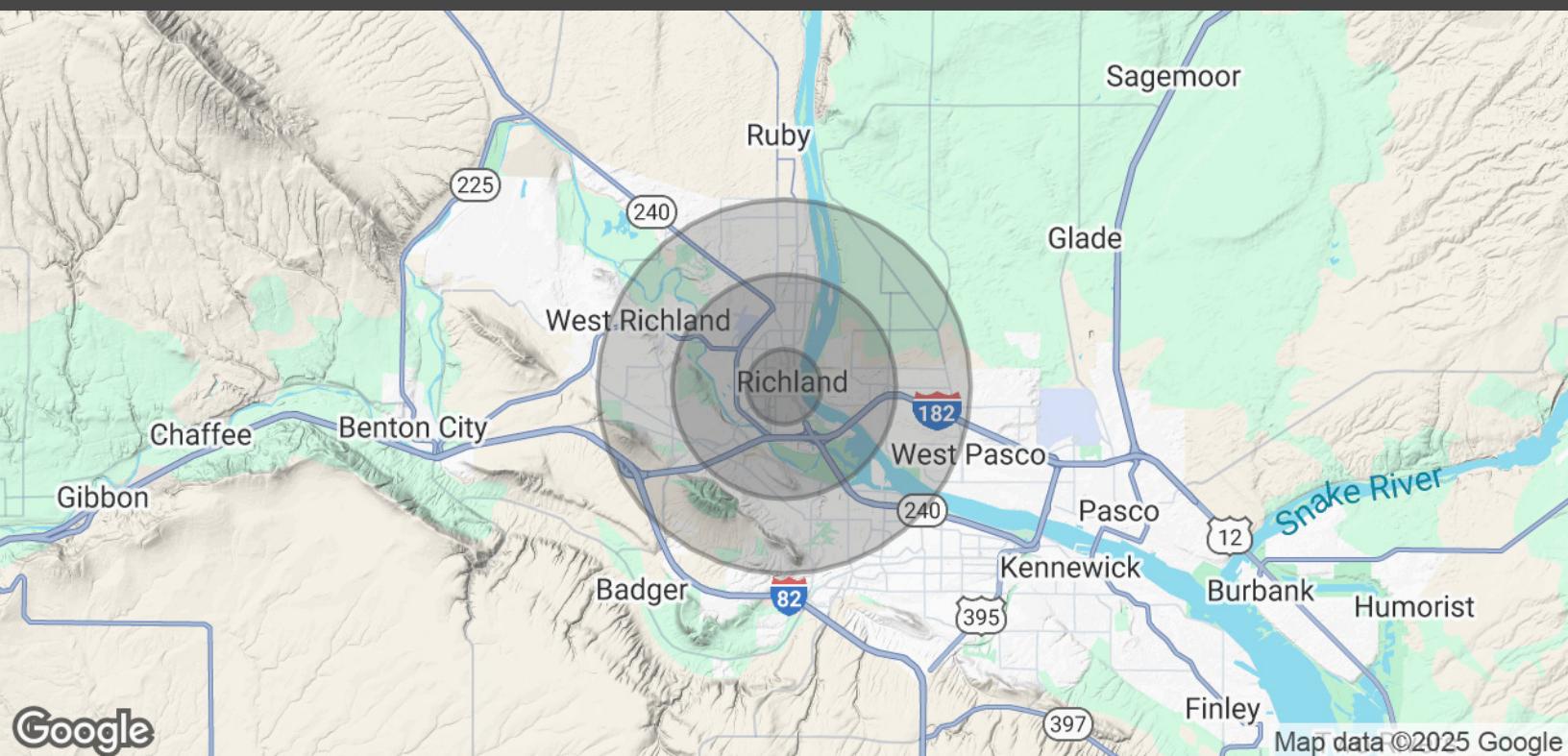


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,417	47,287	113,319
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	38	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,956	18,360	42,584
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$89,549	\$122,839	\$134,645
Average House Value	\$349,548	\$427,068	\$449,624

Demographics data derived from AlphaMap

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