



# For Lease

## Kennewick Office Building

2427 W. FALLS AVENUE, KENNEWICK, WA 99336

**PRESENTED BY:**

**ASHLEY MOALA**  
O: 541.379.1338  
ashley.moala@svn.com  
WA #138102



## PROPERTY SUMMARY

### KENNEWICK OFFICE BUILDING

2427 W. FALLS AVENUE  
KENNEWICK, WA 99336

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,200.00 per month (NNN)
<b>BUILDING SIZE:</b>	3,256 SF
<b>AVAILABLE SF:</b>	3,256 SF
<b>LOT SIZE:</b>	0.57 Acres



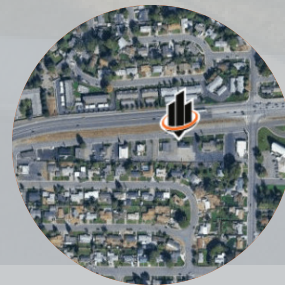
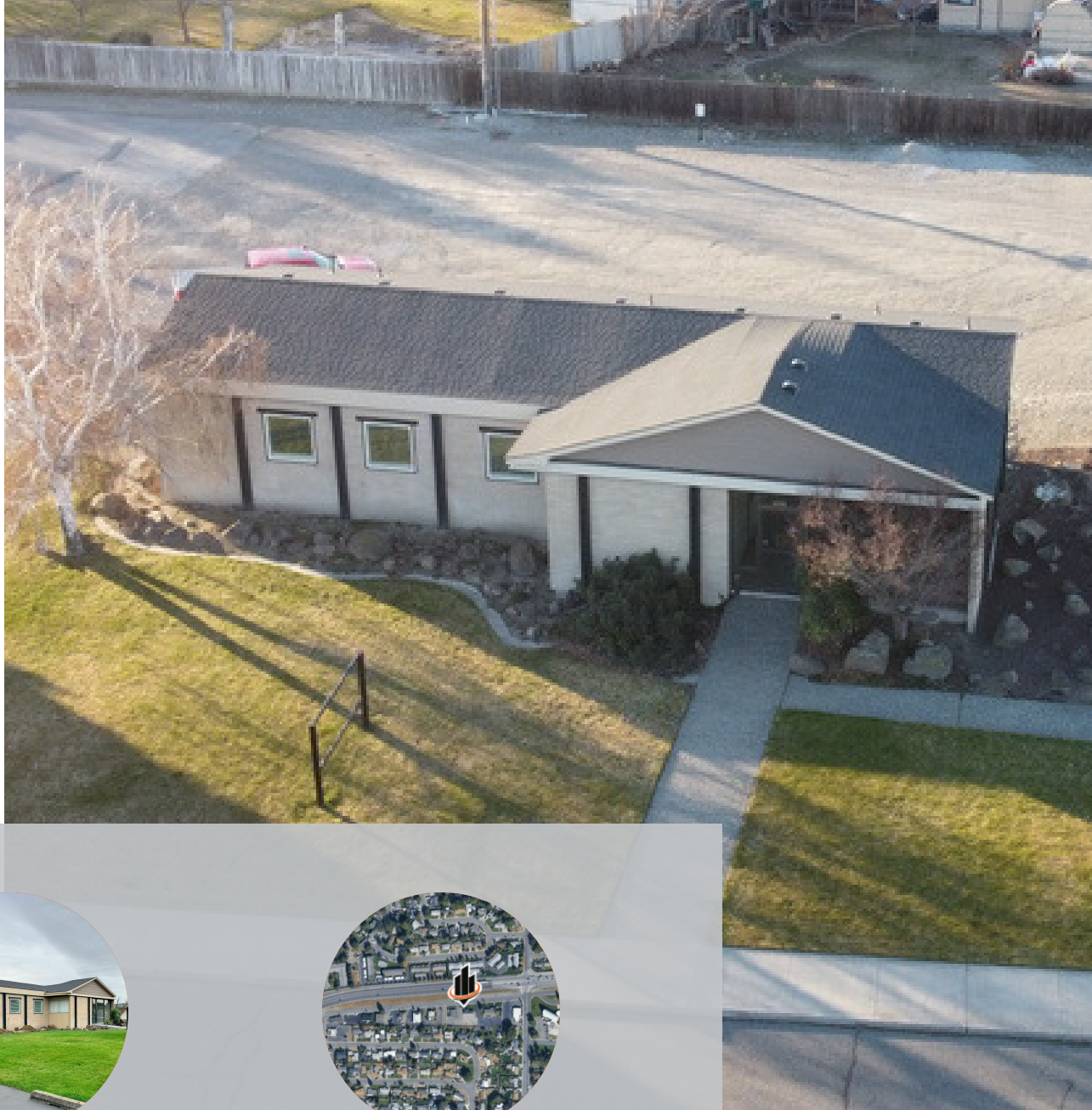
## PROPERTY SUMMARY

Prime location for a single tenant office building. This property offers ample parking, highway visibility, excellent access and has been completely updated inside. The interior features are large reception area, conference room, 8 private offices, a break room and a 1500 sf basement that offers 3 additional offices and is perfect for project work or onsite storage.

2026 NNN is \$384 per month.

## PROPERTY HIGHLIGHTS

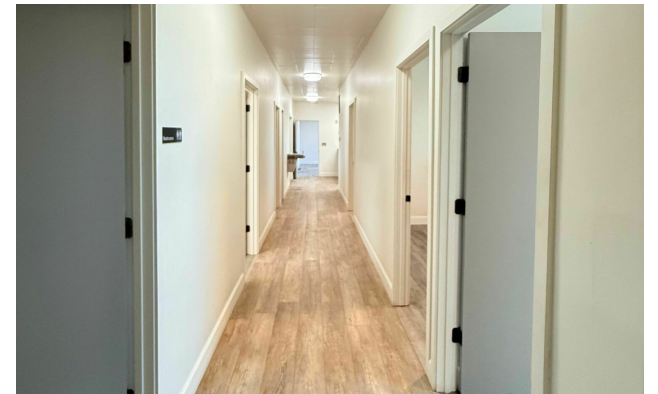
- Single Tenant Building
- Ample Parking
- Fully Renovated
- Full Basement with Additional Offices
- 50,000+ ADT



# PROPERTY PHOTOS



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



## LOCATION DESCRIPTION

This building sits on West Falls Ave. but has open frontage to Highway 395 and is just two spots down from the intersection at Ely St. Daily traffic along this stretch is over 50,000 cars per day.

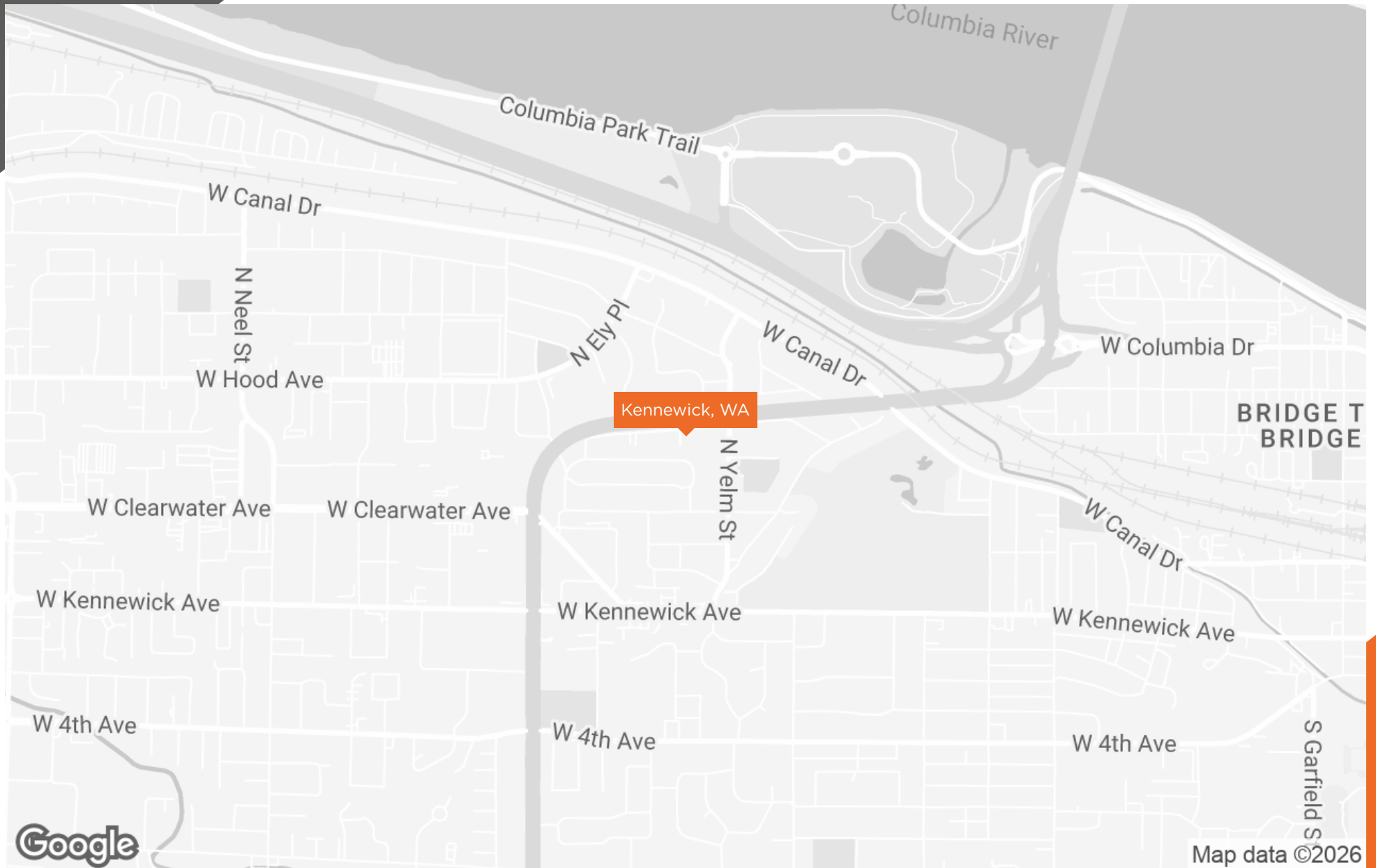
Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

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. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.

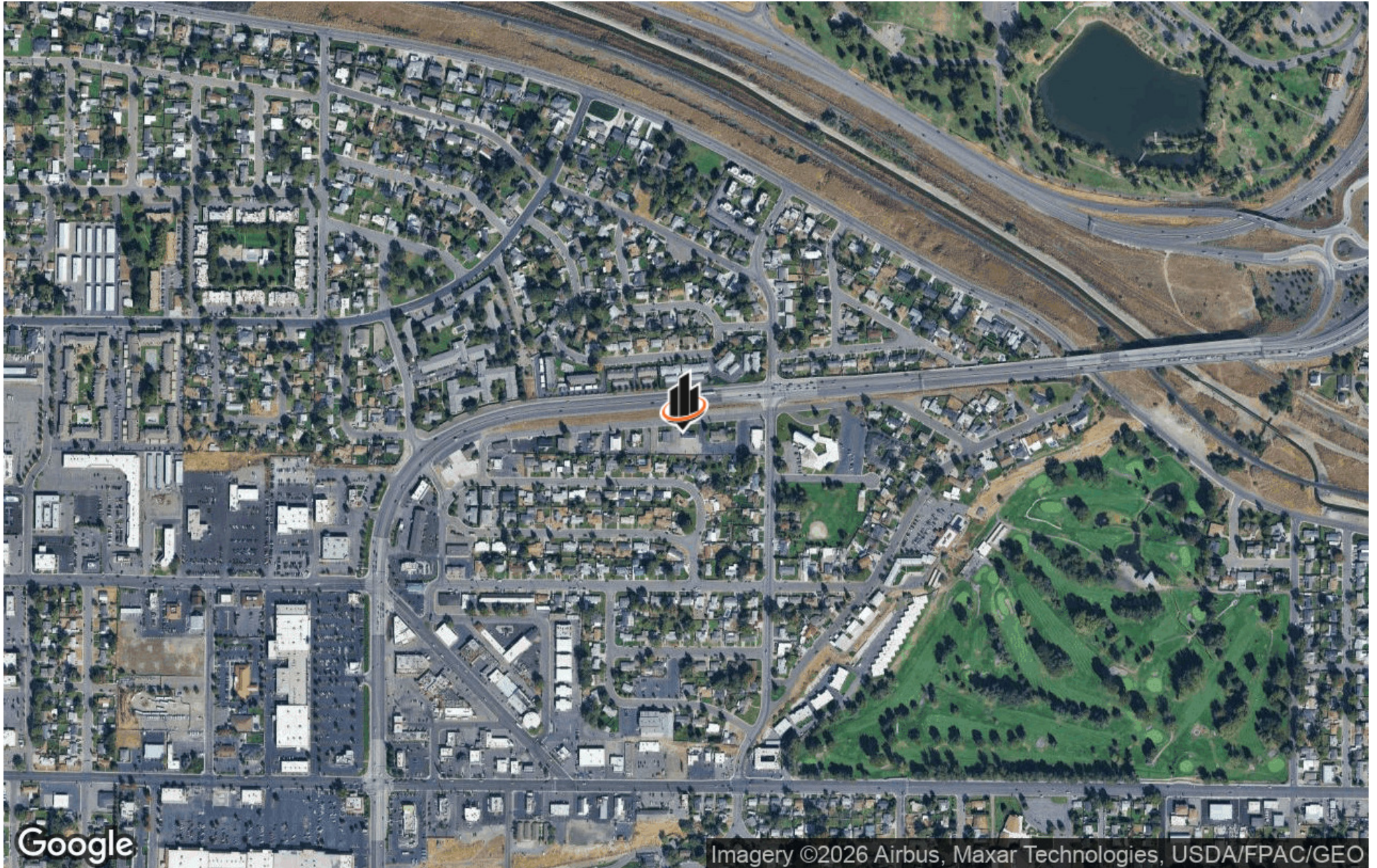
Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 273,100. Located three and a half hours from Seattle, WA and Portland, OR, businesses' products and services move quickly.



# REGIONAL MAP



# AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,721	71,934	139,901
AVERAGE AGE	33.1	31.2	31.1
AVERAGE AGE (MALE)	32.8	30.7	30.2
AVERAGE AGE (FEMALE)	34.1	32.0	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,761	26,066	47,948
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$49,123	\$50,583	\$55,115
AVERAGE HOUSE VALUE	\$145,145	\$152,073	\$160,735

2020 American Community Survey (ACS)

