

LEASE

3104 W Kennewick Ave Suite C

3104 W KENNEWICK AVE SUITE C

Kennewick, WA 99336

PRESENTED BY:

SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

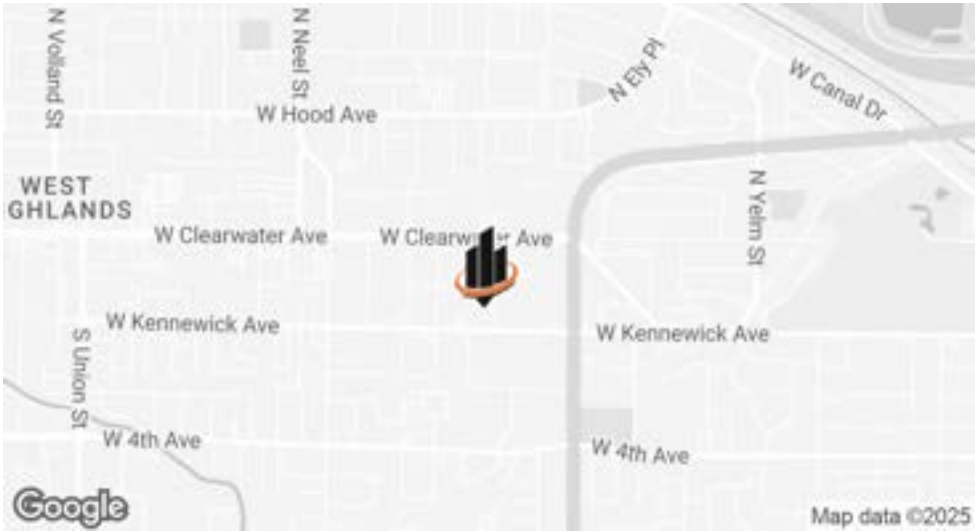
JAMES WADE

O: 509.737.9429

james.wade@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.20 SF/yr (MG)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,000 SF
LOT SIZE:	0.98 Acres
BUILDING SIZE:	2,000 SF

PROPERTY DESCRIPTION

Spacious office property in busy Central Kennewick. Across the street from a major anchored shopping center and one block off Hwy 395 and Clearwater. Level one of the main building has reception, business area, two private offices with built-in shelving, workroom, and a full kitchen. Three more large offices upstairs and plenty of storage. Also includes Basement for storage also included. Ample parking available and building is ready for occupancy.

PROPERTY HIGHLIGHTS

- Signalized Corner on Hwy 395 and Kennewick Ave
- Great Visibility
- Hard to find small office space

SCOTT HOWELL

O: 509.379.3111
scott.howell@svn.com

JAMES WADE

O: 509.737.9429
james.wade@svn.com

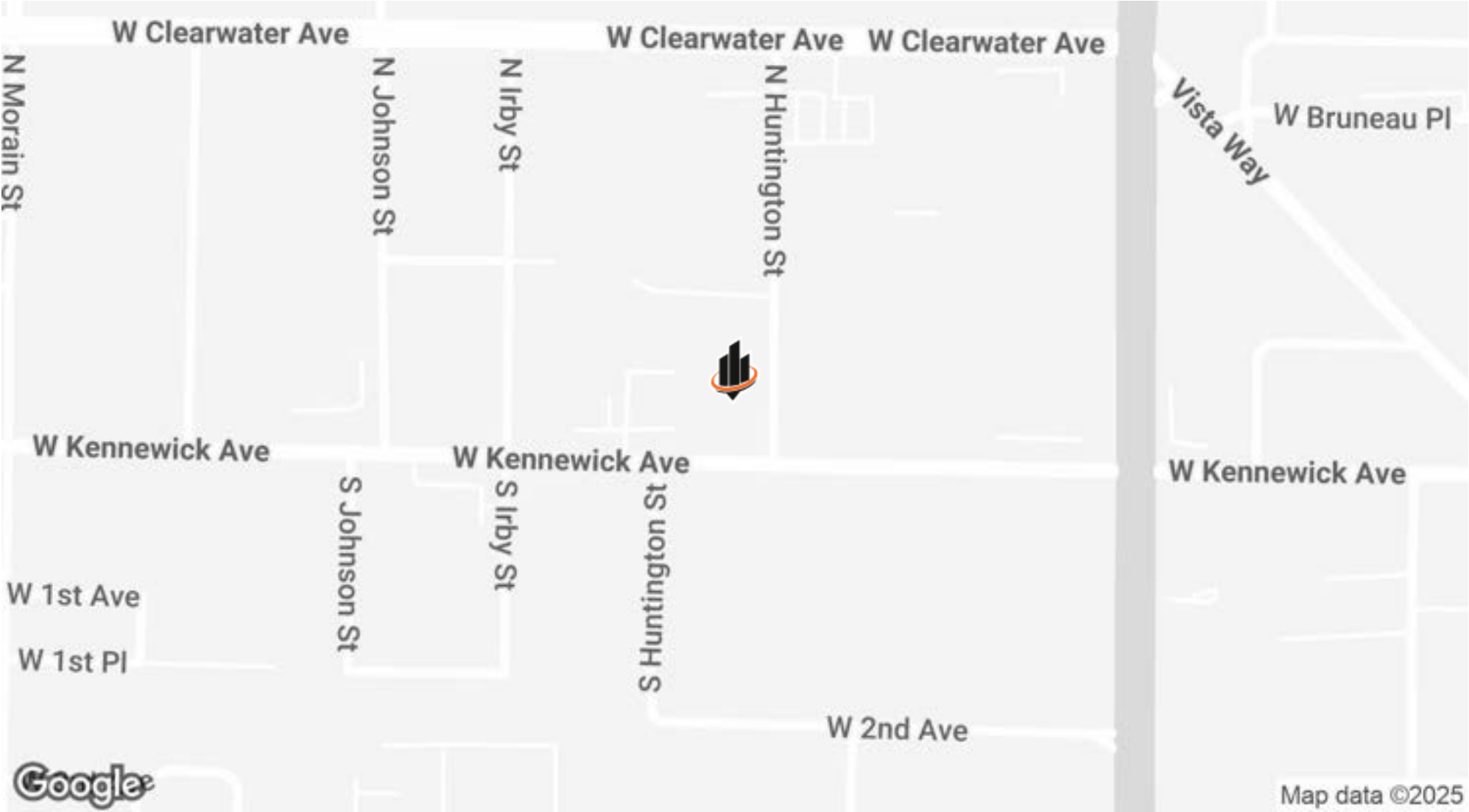
ADDITIONAL PHOTOS



SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

JAMES WADE
O: 509.737.9429
james.wade@svn.com

LOCATION MAP



SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

JAMES WADE

O: 509.737.9429

james.wade@svn.com



SECTION 1

Advisor Bios

ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com
Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

SVN | Retter & Company
329 N. Kellogg
Kennewick, WA 99336
509.783.8811

SCOTT HOWELL O: 509.379.3111 scott.howell@svn.com	JAMES WADE O: 509.737.9429 james.wade@svn.com
--	--

ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com
Direct: **509.737.9429** | Cell: **509.521.3724**

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

SVN | Retter & Company
329 N. Kellogg
Kennewick, WA 99336
509.783.8811

SCOTT HOWELL

O: 509.379.3111
scott.howell@svn.com

JAMES WADE

O: 509.737.9429
james.wade@svn.com