



MULTI-TENANT OFFICE BUILDING

Perfect for a small shop or service business

SUITE B

Lease Rate: \$15.75 PSF, Modified Gross

*Tenant pays base rent & electric bill

Available Space: \pm 1,600 SF

PROPERTY DETAILS

Total Building Size: \pm 5,806 SF

Lot Size: \pm 0.38 AC

Parcel Number: 1207.1073

Year Built: 1957

- Easily visible and accessible location
- Great signage
- Open floor-great for cubicles plus 2 closed offices
- Large fenced parking lot in back
- ADA Restroom
- New interior finishes
- Perfect for a professional services business: Insurance, Tax, Legal, etc.

HIGHLY VISIBLE PROFESSIONAL OFFICE

1320 N 4th Avenue
Pasco, WA 99301

View 
Location

MLS #278201

DAVID FRITCH

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**KIEMLE
HAGOOD**

PROFESSIONAL OFFICE

1320 N 4th Avenue | Pasco, WA 99301

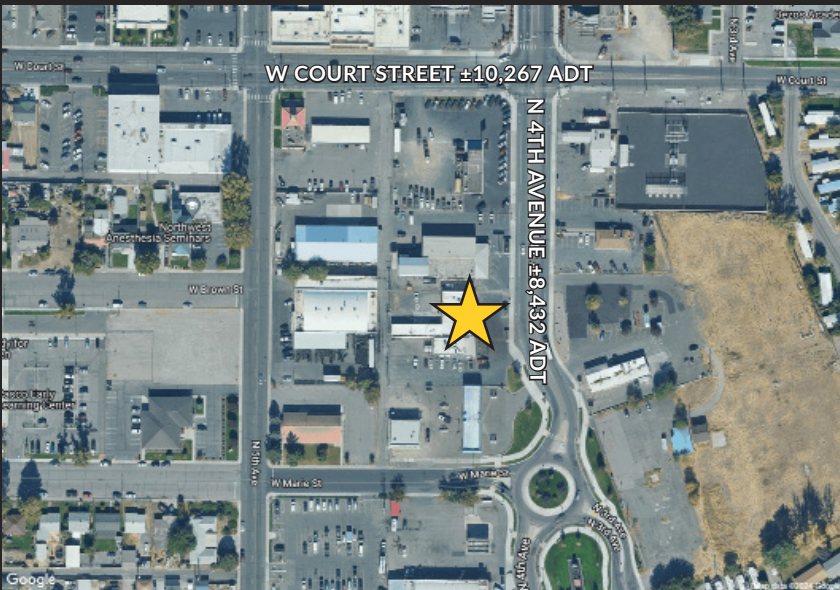


DEMOGRAPHICS



	1 MI	3 MI	5 MI
Est Population 2025	15,154	47,638	120,893
Proj Population 2030	15,311	49,383	123,053
Proj Annual Growth 25-30	0.2 %	0.7 %	0.4 %
Est Households 2025	4,347	14,592	40,193
Avg Household Income 2025	\$71,767	\$86,214	\$99,098
Med Household Income 2025	\$45,730	\$64,199	\$79,050
Median Age 2025	28.2	29.0	31.1
Est. Daytime Demos 2025	11,846	35,572	68,009





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KIEMLE HAGOOD

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

7025 W. GRANDRIDGE BLVD, SUITE B-2
KENNEWICK, WA 99336

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