

# Space Available for Lease

## Vista Field Development Facility (Adjacent to Vista Field)

415 N. Roosevelt Building A, Kennewick, WA 99336

The available space is in an open floor plan, multi-tenant building in Kennewick off West Deschutes Avenue. The facility is zoned light manufacturing, office, research and development.

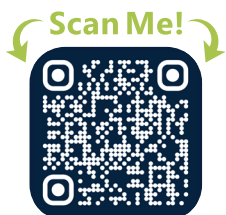
The nearby Vista Field project is a 103-acre site being redeveloped as an urban, mixed-use regional town center in the commercial core of Tri-Cities (Kennewick, Pasco, Richland).



**TERMS: \$8.00 per sq. ft. annual rate +12.84% leasehold tax | Minimum 5-year lease | Deposit required**

### Space Highlights:

- 25,000+ square feet of space (can be demised)
- Space for offices, R&D, light manufacturing
- Utilities: water, sewer, electric
- Campus-like setting
- Zoning - Light Industrial
- Central Kennewick location, adjacent to Vista Field in the Tri-Cities commercial core
- Near Columbia Center Mall and City of Kennewick's Vista Entertainment District, which includes the Three Rivers Convention Center and Toyota Center
- Convenient access to Interstate 82 and State Route 240



PORT of  
**KENNEWICK**

**For more information or a tour contact:**  
Amber Hanchette, Director of Real Estate and Operations  
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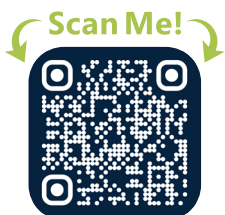
**FOR LEASE**  
415 N. Roosevelt  
Building A

**LEASED**

## Close to Everything

The Vista Field Development Facility is in the heart of Kennewick, a city in southeastern Washington state. With a population of more than 300,000, the Tri-Cities (Kennewick, Pasco, Richland) is the fourth largest metropolitan statistical area in Washington. Businesses in the Tri-Cities are connected to the major population centers of the Pacific Northwest by Interstates 82, 84 and 90.

As development at the adjacent Vista Field progresses, it will become a walkable, lively district with a mix of businesses, residences, gathering places and more. The residential options will appeal to various ages and incomes and include single-family homes, condos and multi-family housing.



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