



OFFERING SUMMARY

| | |
|-----------------------|--------------------------|
| LEASE RATE: | \$14.00 SF/yr (NNN) |
| BUILDING SIZE: | 3,264 SF |
| AVAILABLE SF: | 1,632 SF |
| LOT SIZE: | 1.24 Acres |
| YEAR BUILT: | 1995 |
| ZONING: | Commerical General |
| MARKET: | Kennewick-Pasco-Richland |
| APN: | 133993020052000 |

PROPERTY OVERVIEW

Excellent location for retail &/or office use. The Kellogg Business Center sits 1 block north of Clearwater and is close to highway and major arterial access. The space has been combined and is has premium finishings and designs inside. The space can be leased as is or divided into 1632 sf spaces.

PROPERTY HIGHLIGHTS

- Kellogg Frontage
- 3,264 total sf
- Can be split
- Move In Ready
- Monument Signage Available

ROB ELLSWORTH, CCIM
 O: 509.430.2378
 rob.ellsworth@svn.com
 WA #17790