

MEDICAL/OFFICE SPACE FOR LEASE

911 S Washington St

Kennewick, WA 99336

**NATri-Cities**

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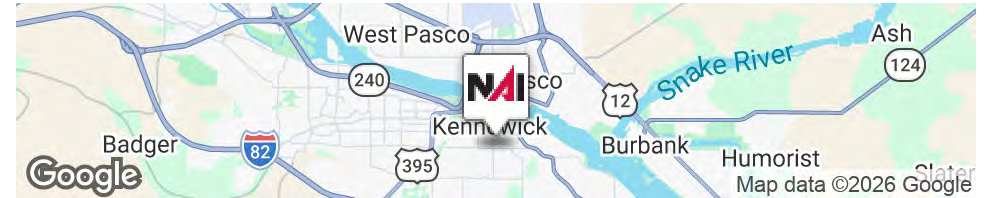
# 911 S Washington St

Kennewick, Washington 99336

## Property Overview

Strategically located in a desirable and high-demand area of Kennewick, the property offers Position your business at 911 S Washington in Kennewick, Washington, a highly visible commercial property located on a signalized corner in a growing, high-demand corridor. This versatile site offers a rare combination of scale, flexibility, and exposure, making it an ideal opportunity for medical, office, retail, or mixed-use users seeking a strategic location with long-term upside.

The property features a well-equipped, functional layout designed to support efficient operations, particularly for medical users, while also allowing flexibility for a variety of business types. With strong accessibility, ample parking, and continued development in the surrounding area, this location is well-positioned to support both immediate occupancy and future growth.



	5 Miles	10 Miles	15 Miles
<b>Demographics</b>			
<b>Total Households</b>	41,280	74,431	94,460
<b>Total Population</b>	122,416	215,304	270,557

## For More Information

### Todd Sternfeld

Principal / Commercial Broker  
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**911 S Washington St, Kennewick, WA 99336**

## 911 S Washington St

Kennewick, Washington 99336

### Property Highlights

- ±12,448 SF building on ±34,848 SF parcel
- Zoned Community Commercial for a wide range of uses
- Two units offering flexible configurations and income potential
- Medical-ready layout with 19 exam rooms and an X-ray room
- Signalized corner location providing strong visibility and access
- Ample on-site parking with convenient downtown proximity
- Located in a growing area with ongoing surrounding development
- Sale listing - MLS 281151

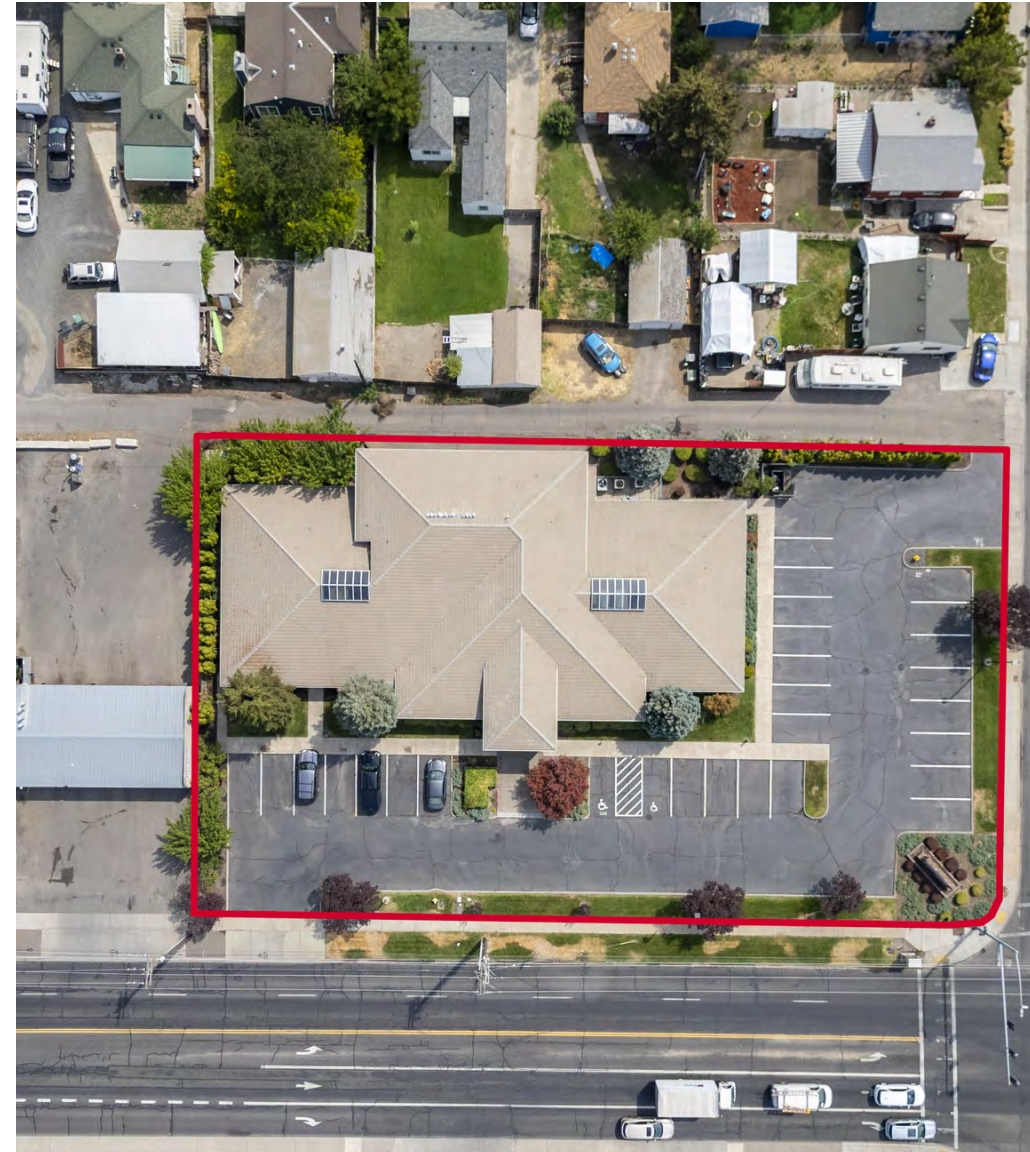
### Offering Summary

<b>Sale Price:</b>	\$3,100,000
<b>Lease Rate:</b>	\$20 PSF + \$5 (NNN)
<b>Building Size:</b>	±12,448 SF
<b>Available SF:</b>	±3,400 - 12,448 SF
<b>Lot Size:</b>	±34,848 SF

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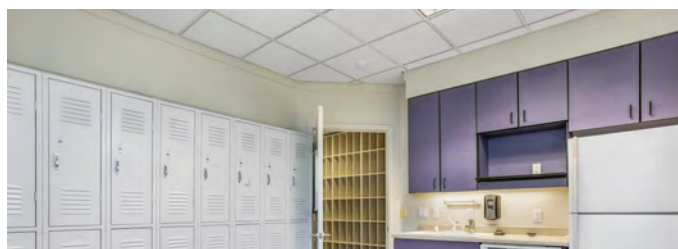
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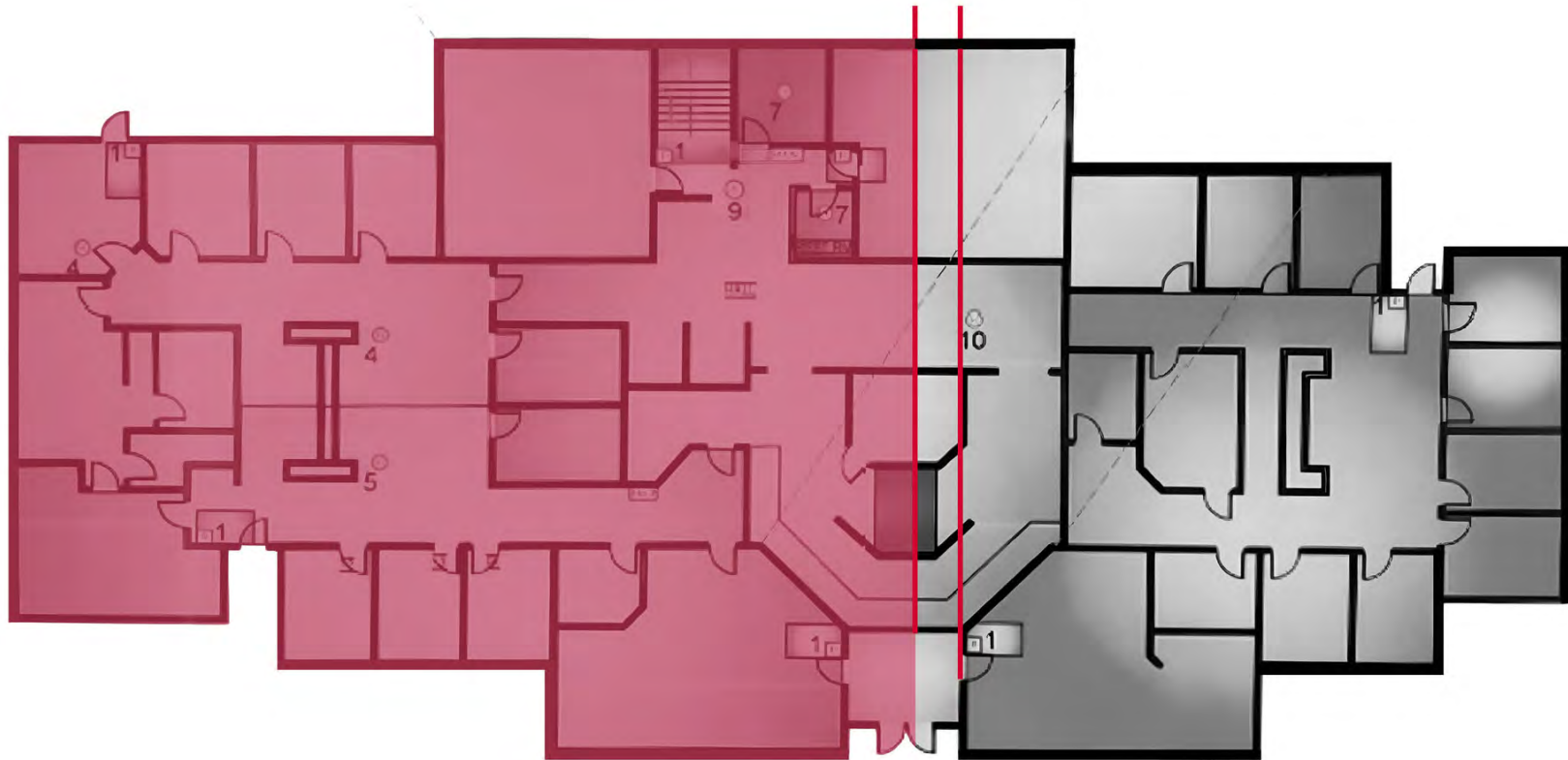
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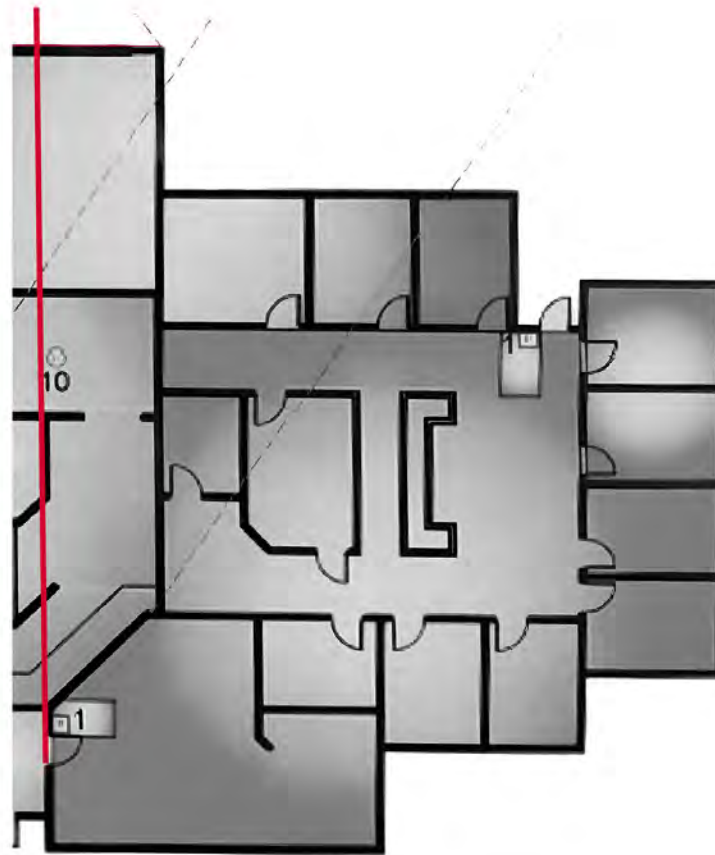
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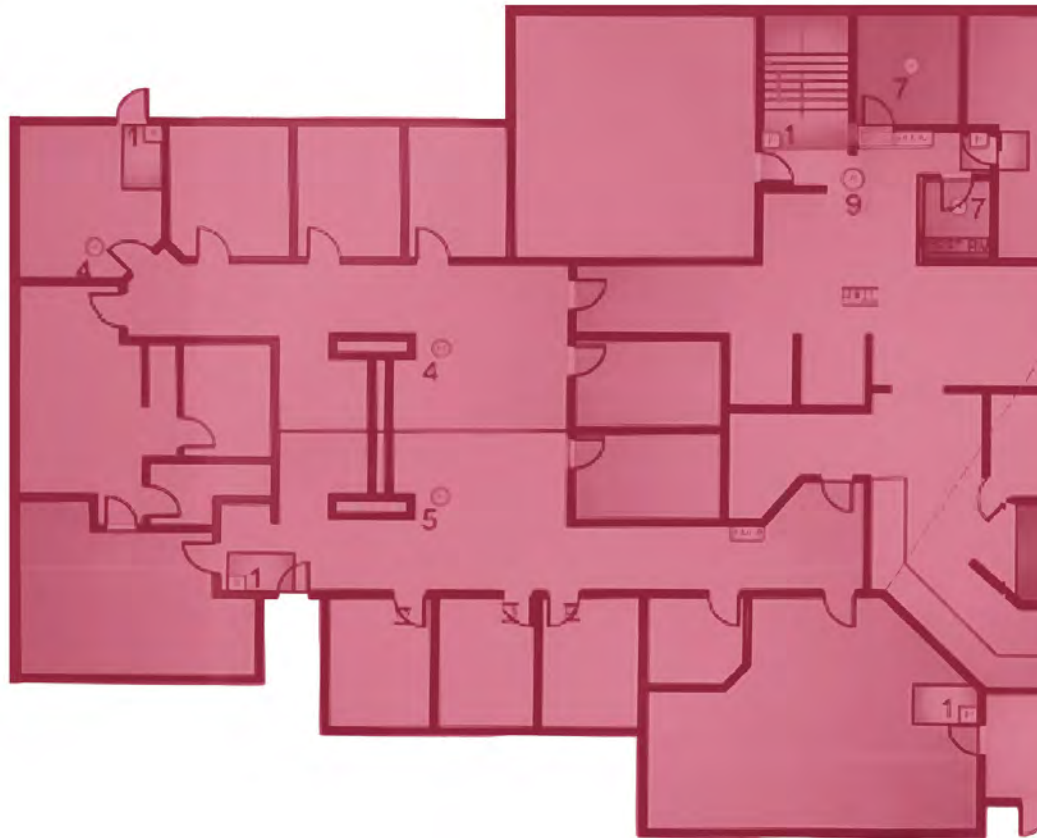
**SUITE B**

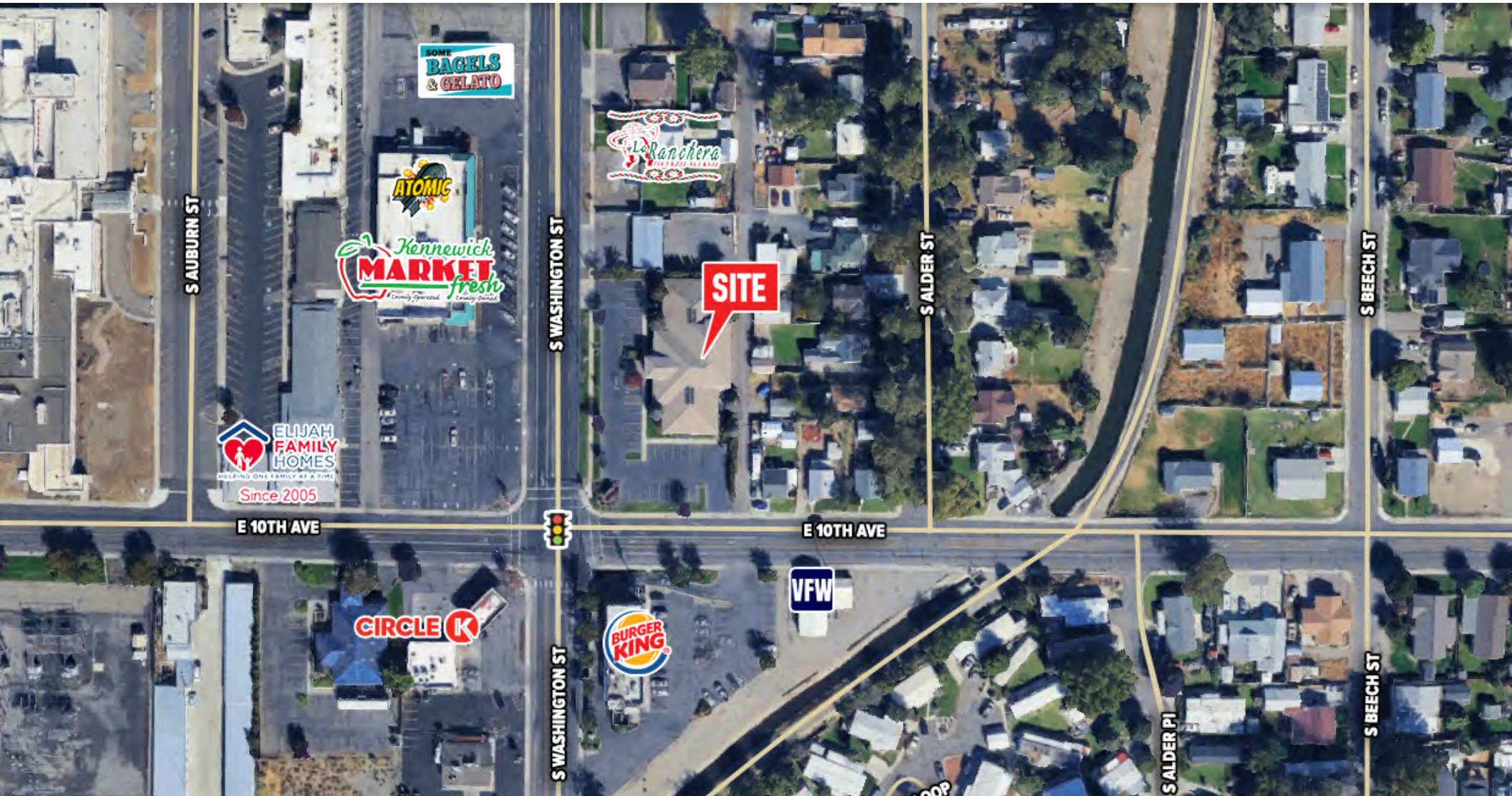
**SUITE A**

#### SUITE A



## SUITE B





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