

OFFICE FOR LEASE | MLS 287535
7511 W ARROWHEAD AVE, STE A, KENNEWICK, WA 99336



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KENNEWICK, WASHINGTON 99336

PROPERTY OVERVIEW

MLS 287535- Positioned just 0.3 miles from the Highway 240 ramp and offering excellent visibility from Columbia Center Boulevard, this office suite boasts a highly accessible and strategic location in the heart of Kennewick's commercial core.

This versatile and affordable office space includes three private offices with access to common area restrooms, as well as 45 on-site parking spaces, making it a practical and convenient choice for a variety of professional uses.

Whether you're an established business or a growing enterprise, this location provides the visibility, access, and functionality to support your success.

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PROPERTY HIGHLIGHTS

- ± 0.3 Miles from Hwy 240 Ramp
- Located Off Columbia Center Blvd
- 3 Private Offices and Common Area Restrooms
- Also Available in Building: Ste G ($\pm 4,265$ SF) and Ste C (± 300 SF)

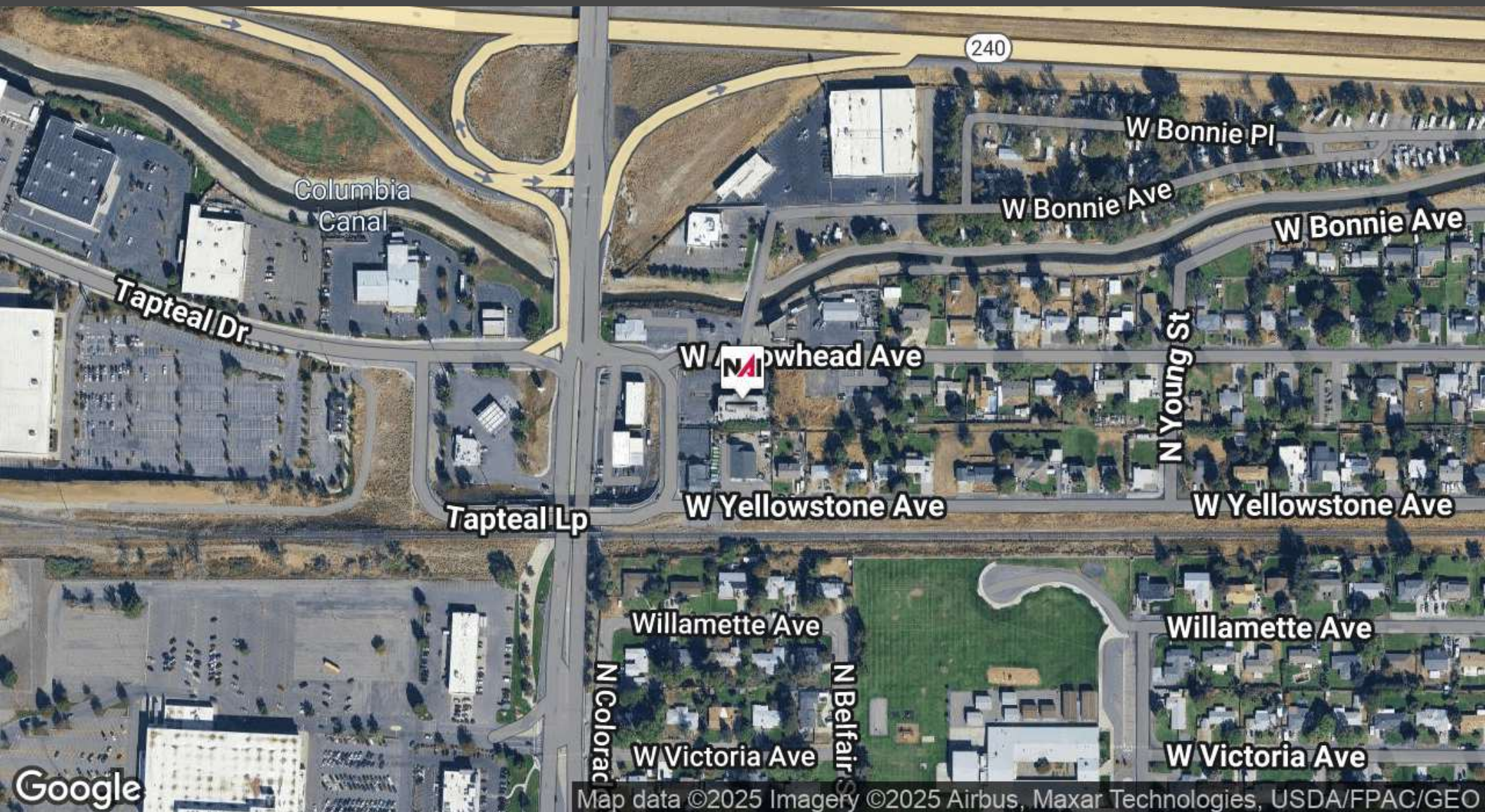
OFFERING SUMMARY

Lease Rate:	\$1,150 Per Month (Gross)
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Available SF:	± 718 SF
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OFFICE FOR LEASE
AERIAL MAP



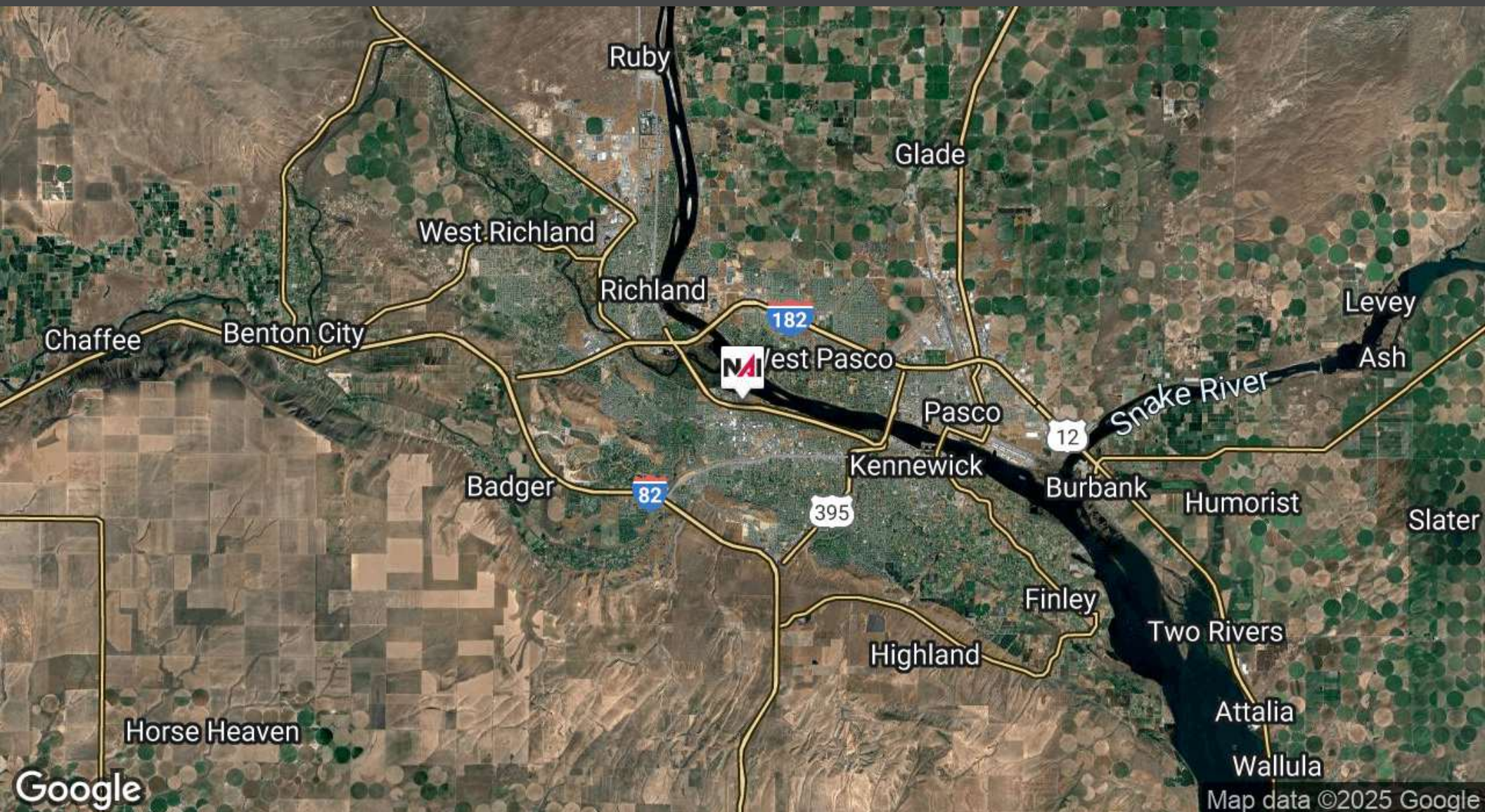
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OFFICE FOR LEASE
LOCATION MAP

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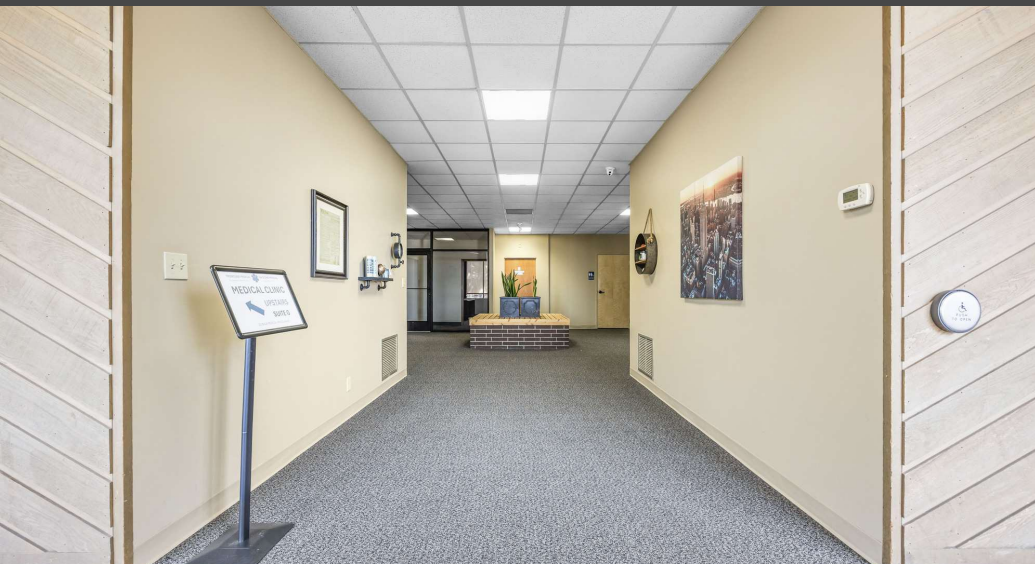


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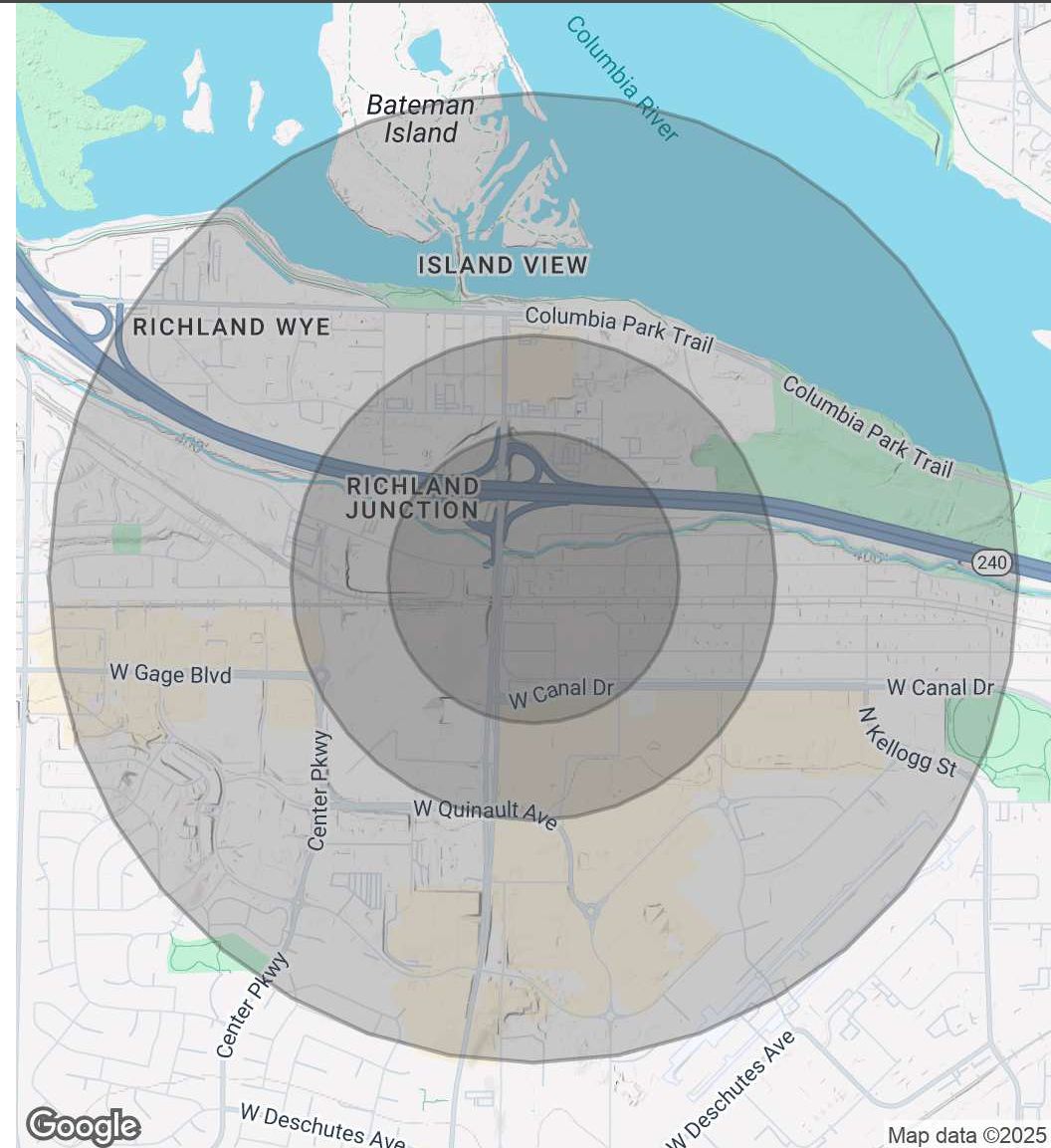
OFFICE BUILDING FOR LEASE

7511 W ARROWHEAD AVE, STE A, KENNEWICK, WA 99336



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	485	1,364	4,586
Average Age	40	41	40
Average Age (Male)	41	40	39
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	204	590	1,859
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$88,278	\$93,851	\$103,686
Average House Value	\$300,775	\$359,880	\$365,666

Demographics data derived from AlphaMap



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