

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (MG)
NUMBER OF UNITS:	17
AVAILABLE SF:	1,530 SF
LOT SIZE:	1.28 Acres
BUILDING SIZE:	27,279 SF



PROPERTY DESCRIPTION

Third floor office or medical office with elevator. Nicely finished with great view and large reception area. Multiple offices with sinks to use or remove. In suite bathrooms. Great parking and sign placement. Please do not disturb current Tenant. Suite is available 1/1/2026. Please call listing agent for showing instructions.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Ample Parking
- Office Space with a View

SCOTT HOWELL

WELL JAMES WADE

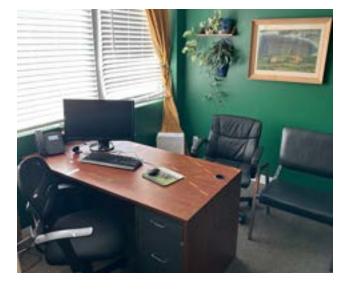
O: 509.379.3111 scott.howell@svn.com O: 509.737.9429 james.wade@svn.com

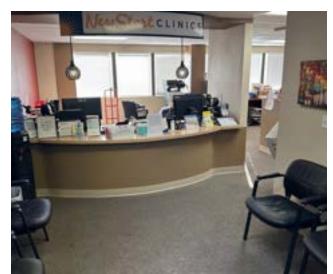
925 STEVENS DR STE 3D | Richland, WA 99352 SVN | RETTER & COMPANY

ADDITIONAL PHOTOS













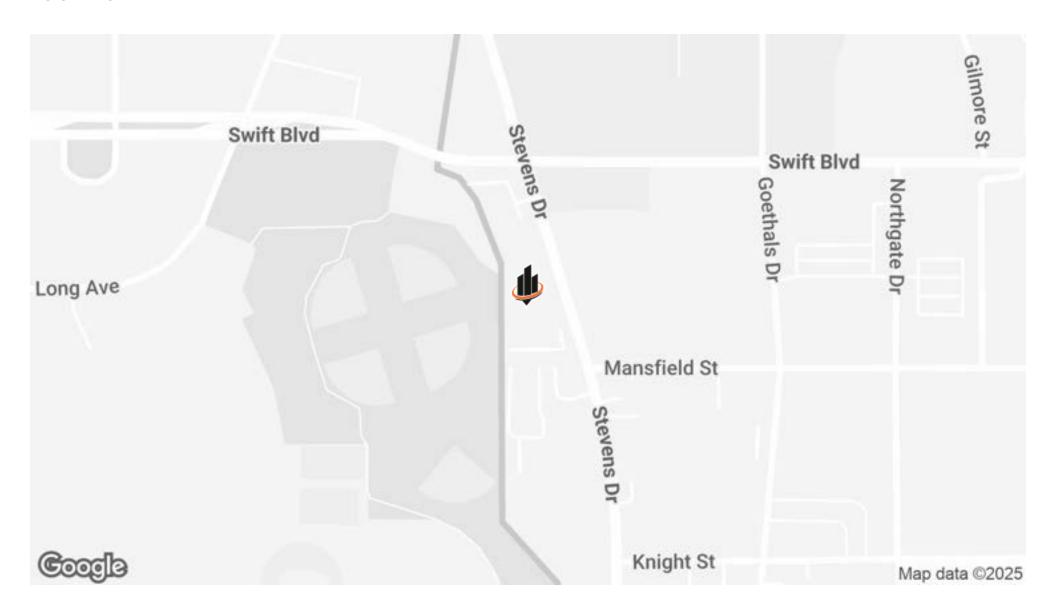


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LOCATION MAP



SCOTT HOWELL

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ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more then twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com

Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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