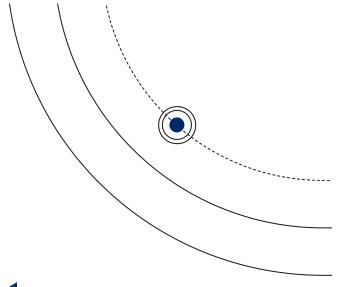


Table of Contents



| 3 | PROPERTY INFORMATION | | 15 | DEMOGRAPHICS | |
|---|----------------------|---|----|---------------------------|----|
| | Property Summary | 4 | | Demographics Map & Report | 16 |
| | Property Description | 5 | | 1 Mile InfoGraphics | 17 |
| | Lease Spaces | 6 | | 3 Mile InfoGraphics | 18 |
| | Additional Photos | 7 | | 5 Mile InfoGraphics | 19 |
| | Floor Plan | 8 | | Area Analytics | 20 |
| | Site Plan | 9 | | Disclaimer | 2 |

10 LOCATION INFORMATION

| 11 |
|----|
| 12 |
| 13 |
| 14 |
| |





PROPERTY SUMMARY





OFFERING SUMMARY

| LEASE RATE: | \$30/sf + NNN |
|----------------|---------------|
| TI ALLOWANCE: | \$10/sf |
| LOT SIZE: | 1.12 Acres |
| BUILDING SIZE: | 12,000 SF |



PROPERTY DESCRIPTION

Located at 2403 S. Quillan Place, Kennewick, WA, 99338, this impressive property offers an ideal space for lease. Boasting modern amenities, ample parking, and flexible floor plans, it provides a professional and adaptable environment to suit diverse business needs. The property features high-quality construction, large windows allowing for abundant natural light, and well-appointed common areas, creating a welcoming and efficient workspace. Tenants will appreciate the convenience of nearby services and the property's professional management, ensuring a seamless leasing experience. With its prime location and exceptional features, this property provides an outstanding opportunity for businesses seeking a prominent and functional space for lease.

All Spaces Include a \$10/sf TI allowance.

PROPERTY DESCRIPTION



ZONING INFORMATION

The property is zoned COMMERCIAL COMMUNITY DISTRICT (CC), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

LOCATION DESCRIPTION

This all new retail center has frontage along Highway 395 and is adjacent to the Southridge/Canyon Lakes area of Kennewick. This site has excellent visibility, access, parking and is surrounded by established commercial and residential development. South Kennewick has a long history of growth and this spot only amplifies that. Recent senior living developments, multi family and mixed use to the area have only helped to increase the profile of this location.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.

LEASE SPACES

LEASE INFORMATION

| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
|--------------|------------------|-------------|-----------------------------------|
| TOTAL SPACE: | 1,238 - 1,659 SF | LEASE RATE: | \$3,095.00 - \$4,148.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|-------------------|----------------------------------|
| А | Available | 1,238 SF | NNN | \$3,095 per month | NNN's for first year are \$5/sf. |
| В | Available | 1,475 SF | NNN | \$3,688 per month | NNN's for first year are \$5/sf. |
| С | Available | 1,659 SF | NNN | \$4,148 per month | NNN's for first year are \$5/sf. |
| D | Available | 1,475 SF | NNN | \$3,688 per month | NNN's for first year are \$5/sf. |
| Е | Available | 1,659 SF | NNN | \$4,148 per month | NNN's for first year are \$5/sf. |
| F | Available | 1,489 SF | NNN | \$3,723 per month | NNN's for first year are \$5/sf. |
| G | Available | 1,489 SF | NNN | \$3,723 per month | NNN's for first year are \$5/sf. |
| Н | Available | 1,516 SF | NNN | \$3,790 per month | NNN's for first year are \$5/sf. |

ADDITIONAL PHOTOS

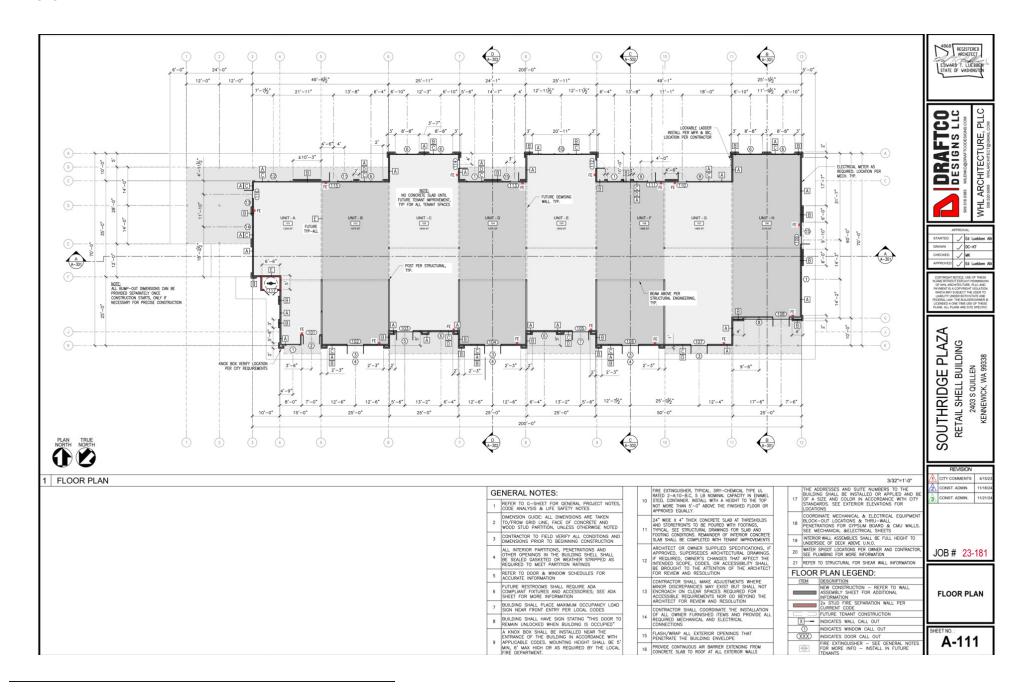




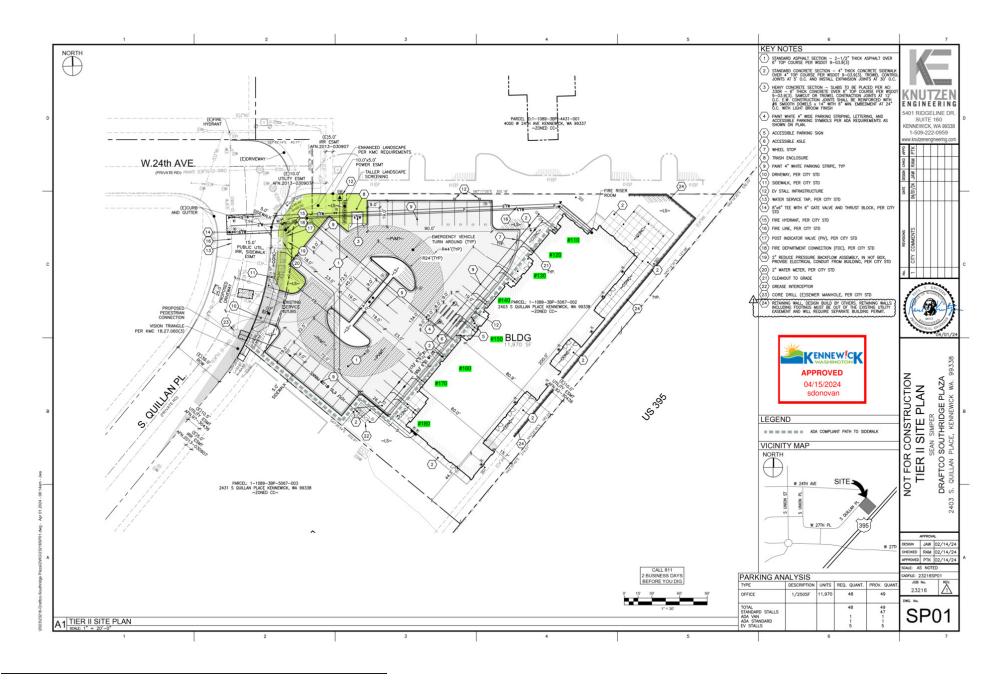




FLOOR PLAN



SITE PLAN

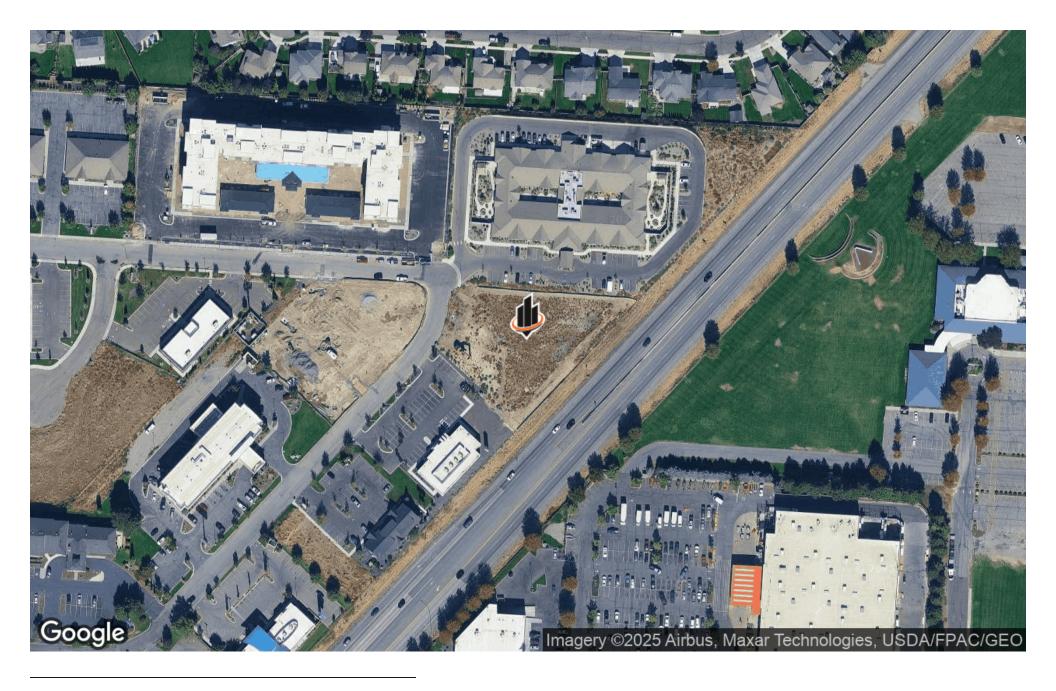




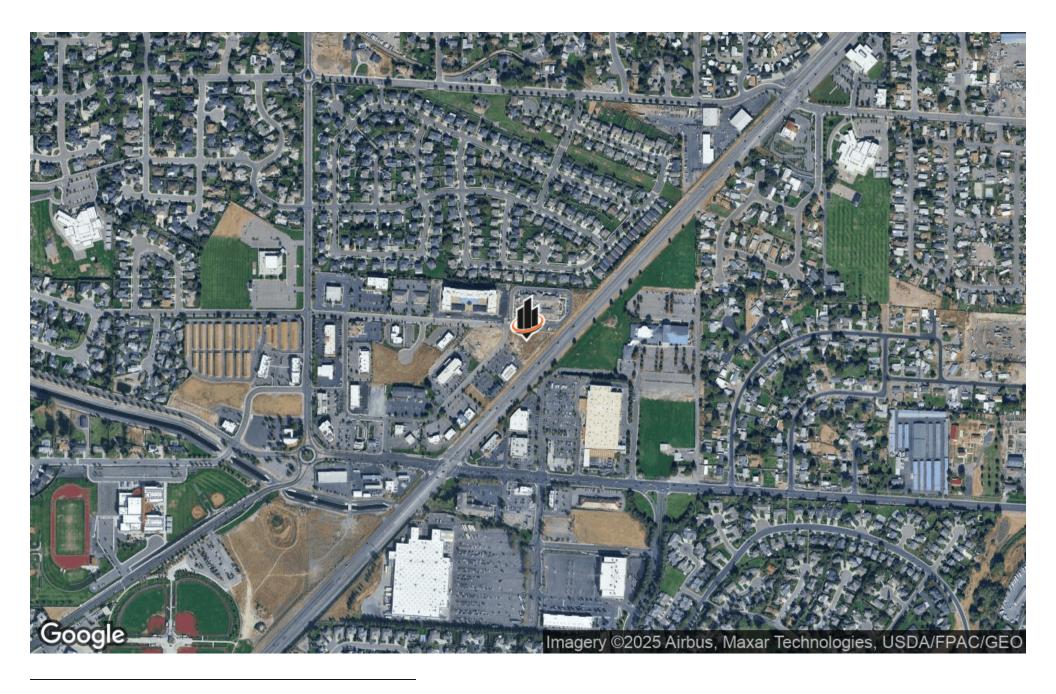
REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET MAP



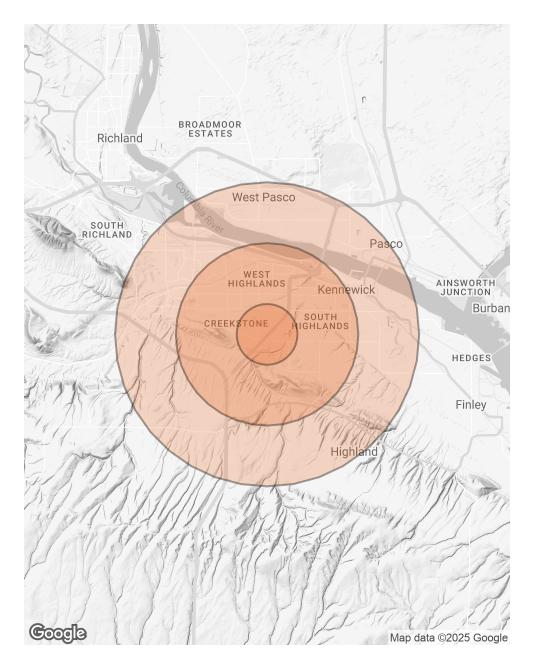


DEMOGRAPHICS MAP & REPORT

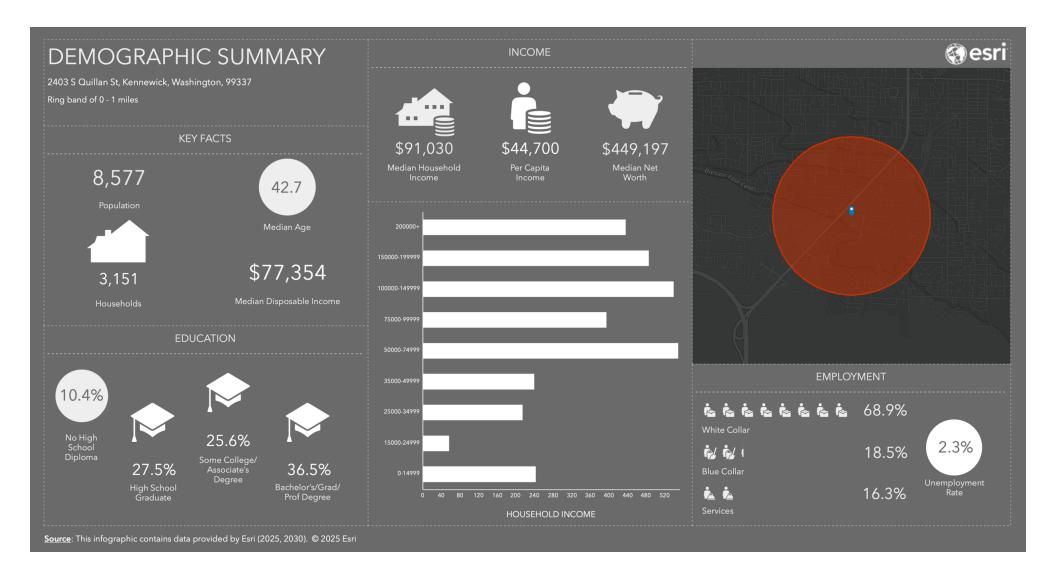
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 9,074 | 71,775 | 133,257 |
| AVERAGE AGE | 42 | 38 | 37 |
| AVERAGE AGE (MALE) | 41 | 36 | 36 |
| AVERAGE AGE (FEMALE) | 43 | 39 | 38 |
| | | | |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,388 | 26,077 | 47,889 |
| # OF PERSONS PER HH | 2.7 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$108,729 | \$95,598 | \$103,503 |
| AVERAGE HOUSE VALUE | \$442,775 | \$372,774 | \$377,692 |

Demographics data derived from AlphaMap



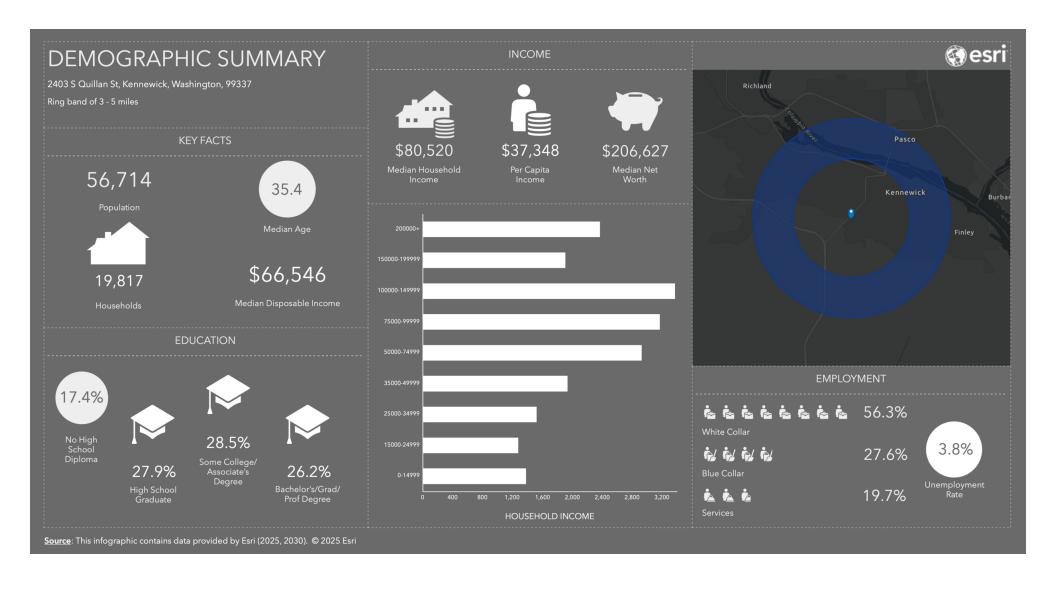
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS

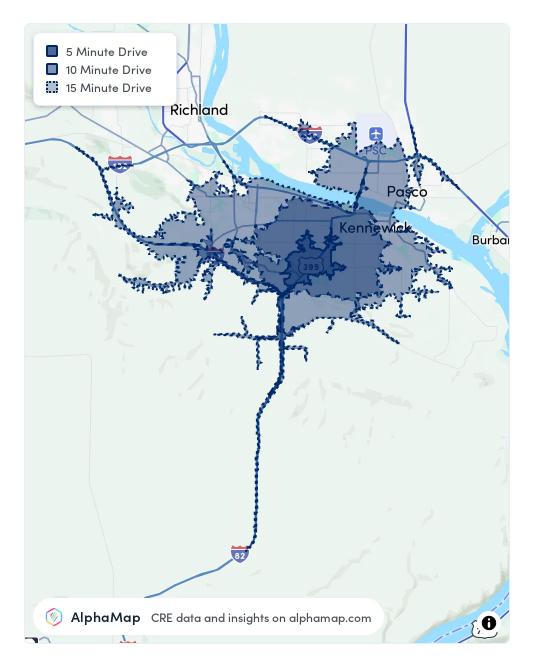


AREA ANALYTICS

| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| TOTAL POPULATION | 8,468 | 71,867 | 127,006 |
| AVERAGE AGE | 41 | 37 | 37 |
| AVERAGE AGE (MALE) | 40 | 36 | 36 |
| AVERAGE AGE (FEMALE) | 42 | 38 | 38 |

| HOUSEHOLD & INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------|-----------|------------|------------|
| TOTAL HOUSEHOLDS | 3,117 | 26,104 | 45,187 |
| PERSONS PER HH | 2.7 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$105,860 | \$94,605 | \$103,710 |
| AVERAGE HOUSE VALUE | \$432,775 | \$368,964 | \$386,079 |
| PER CAPITA INCOME | \$39,207 | \$33,787 | \$37,039 |

Map and demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.