



400 N. Quay Street

Kennewick WA

MLS #284317, #284318 & #284319

Contact

Charles Laird | 509.521.5168
charles@tippettcompany.com

SUMMARY

11,098 SF of professional office building located in Kennewick, WA just at the edge of the Central Business District.

Beautiful building with mature landscaping grounds. Outdoor covered patio in the back.

This building has great office spaces and one exceptional Executive office. In addition, there is some open floor plan area for a showroom or workstations.

BASE RENT

400 N. QUAY						
IF DEMISED	USEABLE SF	COMMON SF	TOTAL SF	BASE RENT PSF	PLUS	
SUITE A	4,470.50	1,166.12	5,636.62	\$ 18.00	18.00	NNN
SUITE B	4,341.00	1,120.39	5,461.39	\$ 16.00	16.00	NNN
SINGLE TENANT		TOTAL SF		BASE RENT PSF		
		11,098.00		\$ 17.00	17.00	NNN

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ADDRESS

400 N. Quay Street
Kennewick, WA 99338

CONTACT

Charles Laird
Charles@tippettcompany.com
 Mobile: 509.521.5168
 Office: 509.545.3355
 2815 St, Andrews Loop, Suite F
 Pasco, WA 99301

TAX PARCEL

132994000020000

UTILITIES

Water: City of Kennewick

Sewer: City of Kennewick

Power: Benton PUD

Internet: 1 GB Noanet fiber connection

TRAFFIC COUNTS (City of Kennewick)

Average Daily Traffic - 6,449

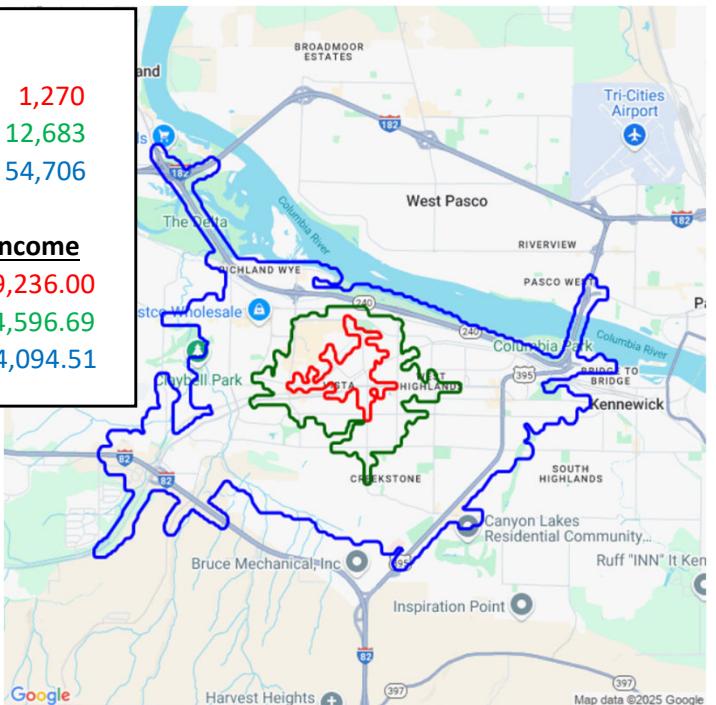
DEMOGRAPHICS (CBA)

Population

3-Minutes	1,270
5-Minutes	12,683
10-Minutes	54,706

Avg. Household Income

3-Minutes	\$59,236.00
5-Minutes	\$64,596.69
10-Minutes	\$64,094.51



LINKS (Delete one below and move if needed then delete this note)

Municipal

<https://www.go2kennewick.com/>
<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>
<https://www.tridec.org/>

DEMOGRAPHICS - Kennewick, WA

Demographics are determined by a 10 minute drive from 400 N Quay St, Kennewick, WA 99336

CITY, STATE

Kennewick, WA

POPULATION

54,706

AVG. HHSIZE

2.48

MEDIAN HH INCOME

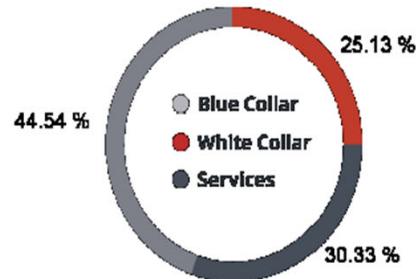
\$61,148

HOME OWNERSHIP

Renters:  **8,773**

Owners:  **12,578**

EMPLOYMENT



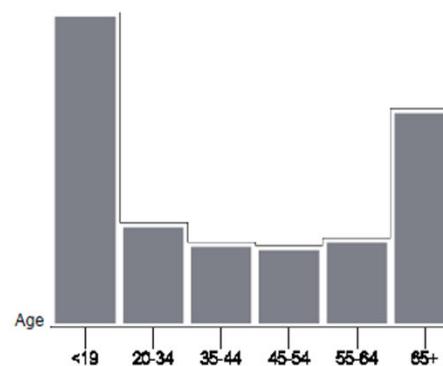
45.21 %
Employed **1.76 %**
Unemployed

EDUCATION

High School Grad:	22.67 %
Some College:	26.74 %
Associates:	9.59 %
Bachelors:	30.18 %

GENDER & AGE

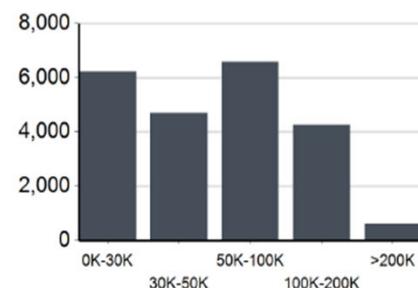
49.45 %  **50.55 %** 



RACE & ETHNICITY

White:	59.37 %
Asian:	0.75 %
Native American:	0.17 %
Pacific Islanders:	0.01 %
African-American:	1.26 %
Hispanic:	23.02 %
Two or More Races:	15.42 %

INCOME BY HOUSEHOLD

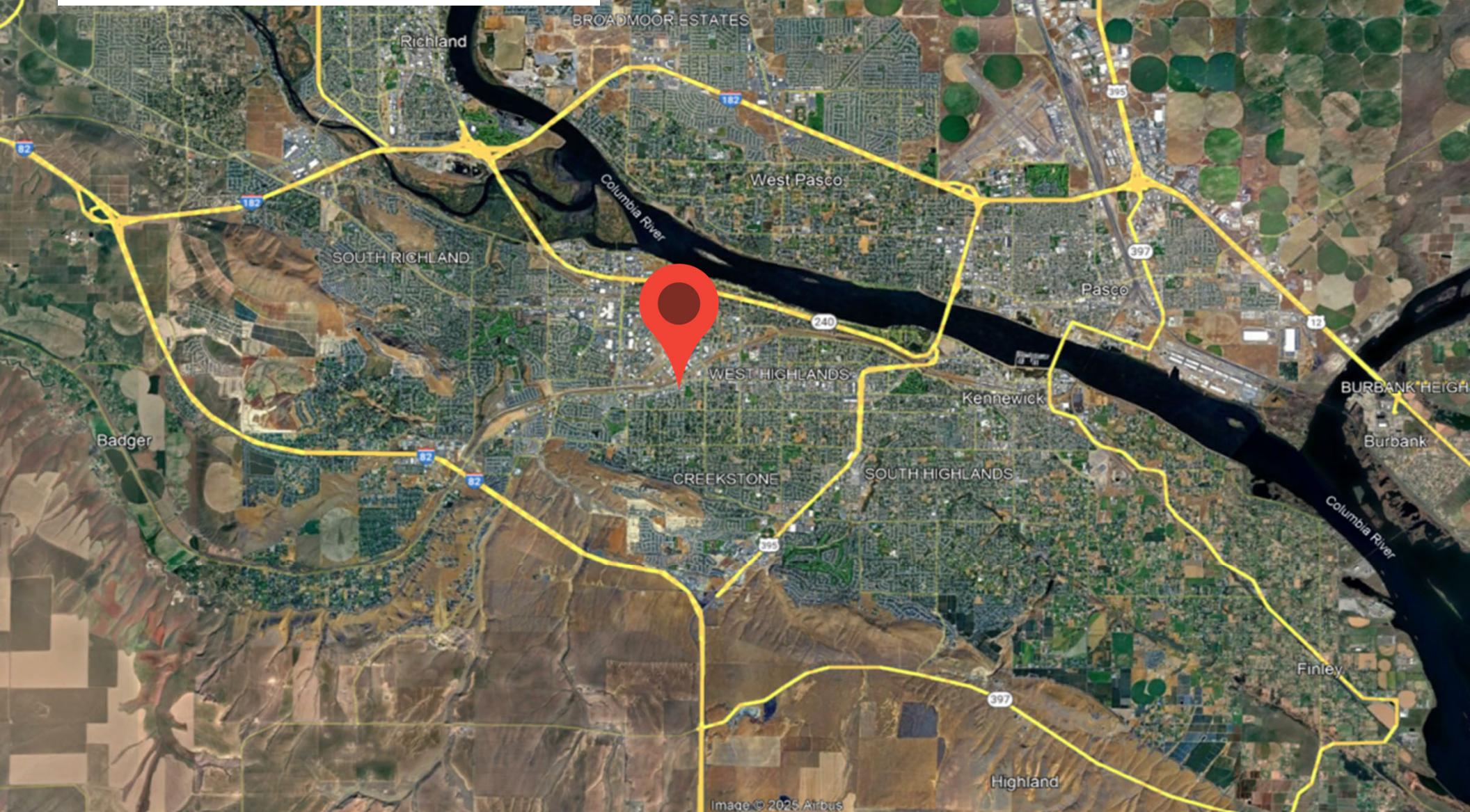


HH SPENDING



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LOCATION MAP



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AREA BUSINESSES



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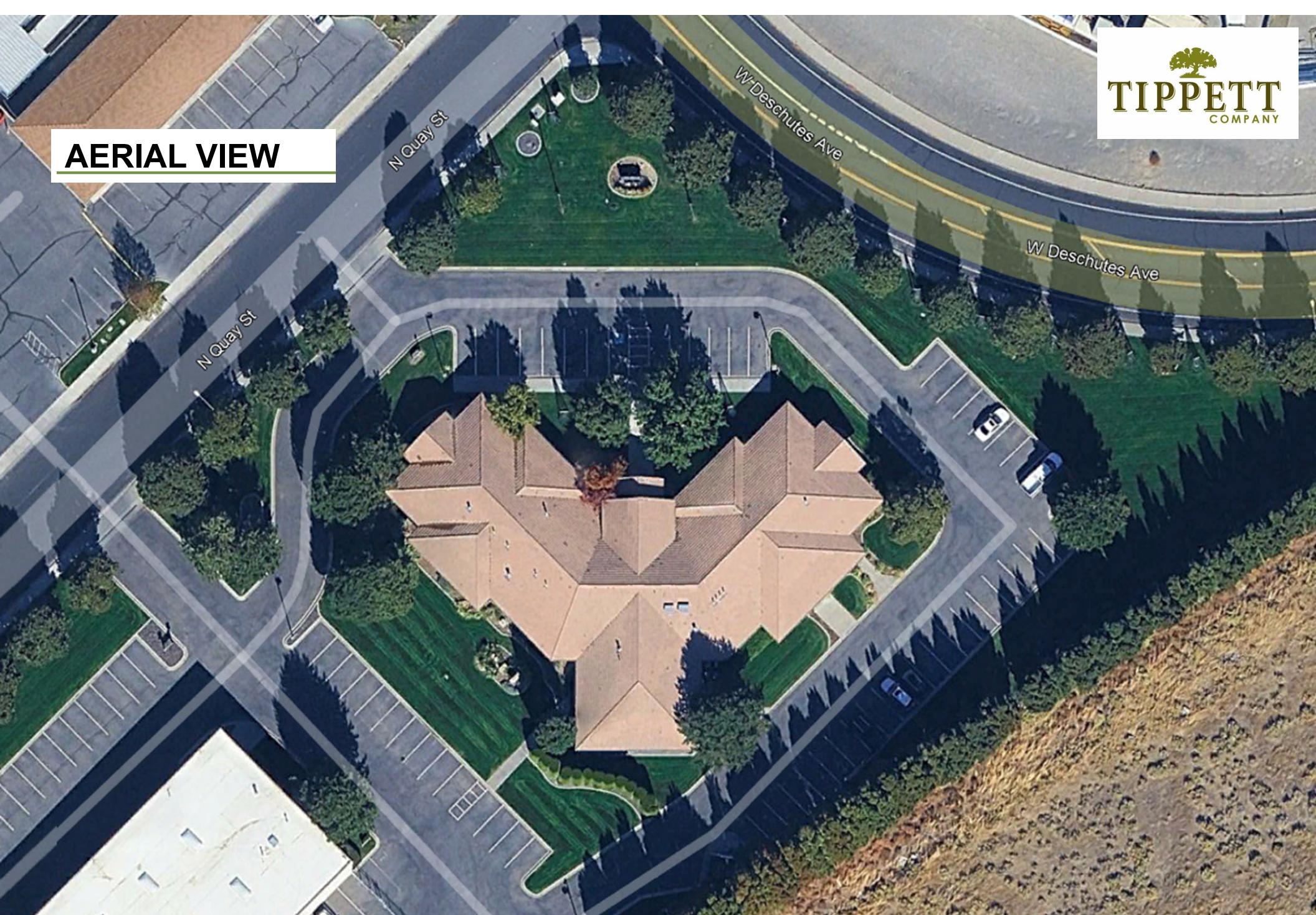
FLOOR PLAN



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AERIAL VIEW



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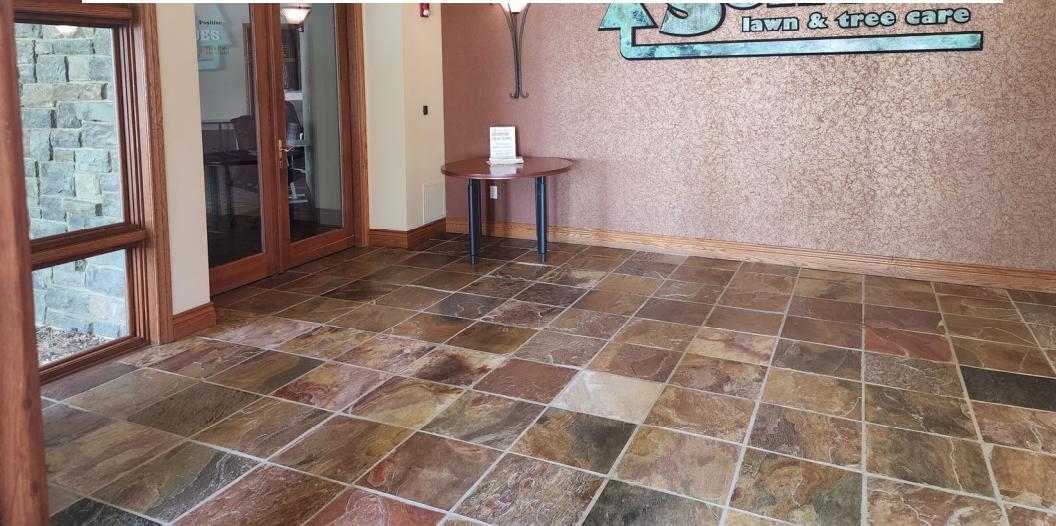
PHOTOS (Exterior)



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PHOTOS (Entry & Common Areas)



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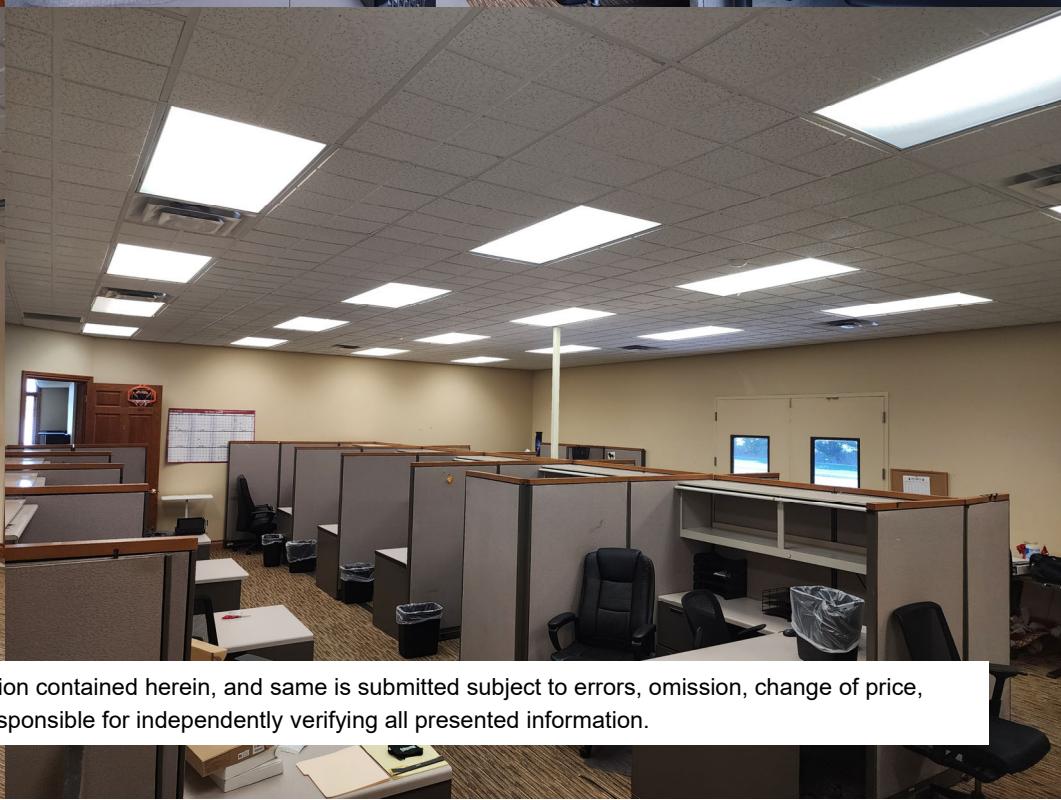
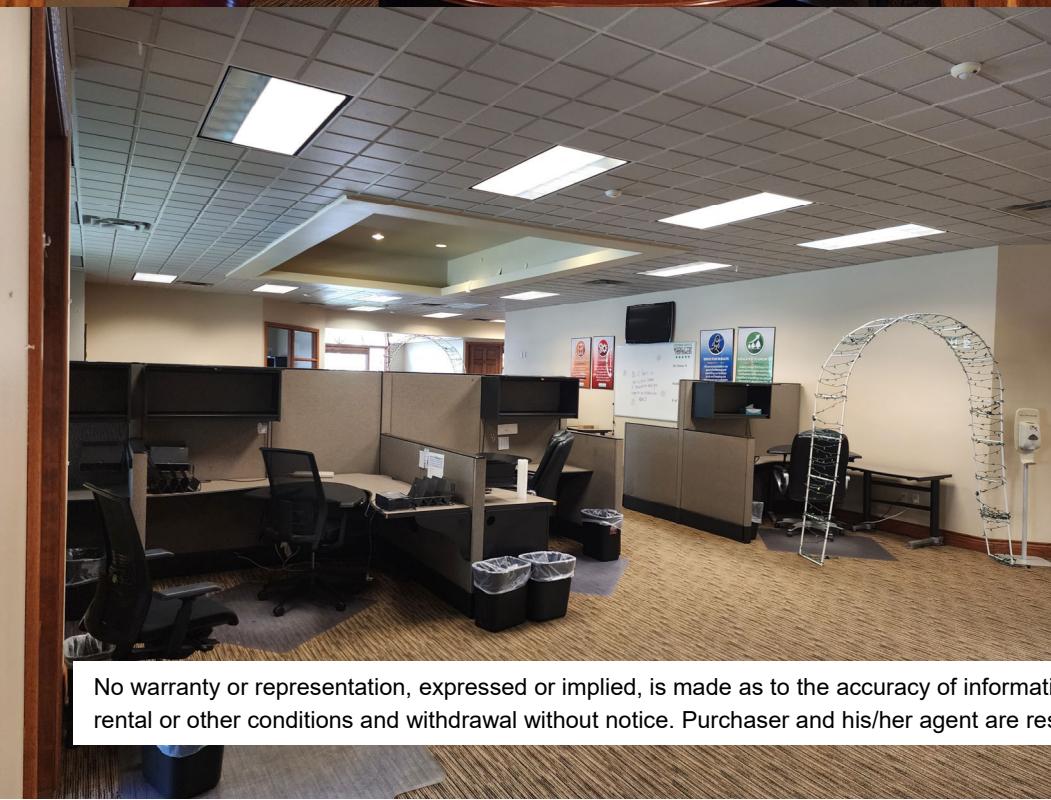


PHOTOS (Suite A)



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PHOTOS (Suite B)



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