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PROPERTY SUMMARY





PROPERTY HIGHLIGHTS

- 4 Suites Available
- Shared Common Areas With Restrooms
- Fully Finished and Move In Ready
- Private Offices and Open Spaces



PROPERTY DESCRIPTION

Introducing the ideal leasing opportunity at 1766 Fowler St, Richland, WA, 99352. This exceptional property offers 4 available suites with shared common areas, including restrooms, providing convenience and flexibility for tenants. Each suite is fully finished and move-in ready, featuring private offices and open spaces that cater to a variety of business needs. The property's design and layout are tailored to enhance productivity and comfort, creating an inviting and efficient workspace for tenants. With attention to detail and a focus on functionality, these suites are poised to accommodate the diverse requirements of modern businesses.

PROPERTY DESCRIPTION



ZONING

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LOCATION DESCRIPTION

The location of this property in the Kennewick-Pasco-Richland market puts tenants at the heart of an exciting and diverse business community. With close proximity to the Columbia River, lush parks like Howard Amon Park and Badger Mountain, and popular attractions such as the REACH Museum, tenants will find plenty of opportunities to unwind and be inspired. The area also boasts a robust commercial landscape, with a range of dining options, retail outlets, and cultural venues for business and leisure. The property's strategic location offers the perfect balance of work, life, and play for any prospective Office/Office Building tenant.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,103 - 2,278 SF	LEASE RATE:	\$2,810.00 - \$3,420.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
А	2,103 SF	NNN	\$3,155.00 SF/yr	NNN's are \$481.94 per month
С	2,103 SF	NNN	\$2,810.00 SF/yr	NNN's are \$481.94 per month
В	2,278 SF	NNN	\$3,420.00 SF/yr	NNN's are \$522.04 per month
D	2,278 SF	NNN	\$3,040.00 SF/yr	NNN's are \$522.04 per month

SUITE A









SUITE B









1766 FOWLER ST | Richland, WA 99352

SUITE C





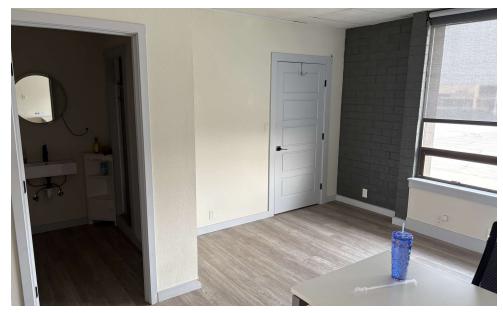




SUITE D





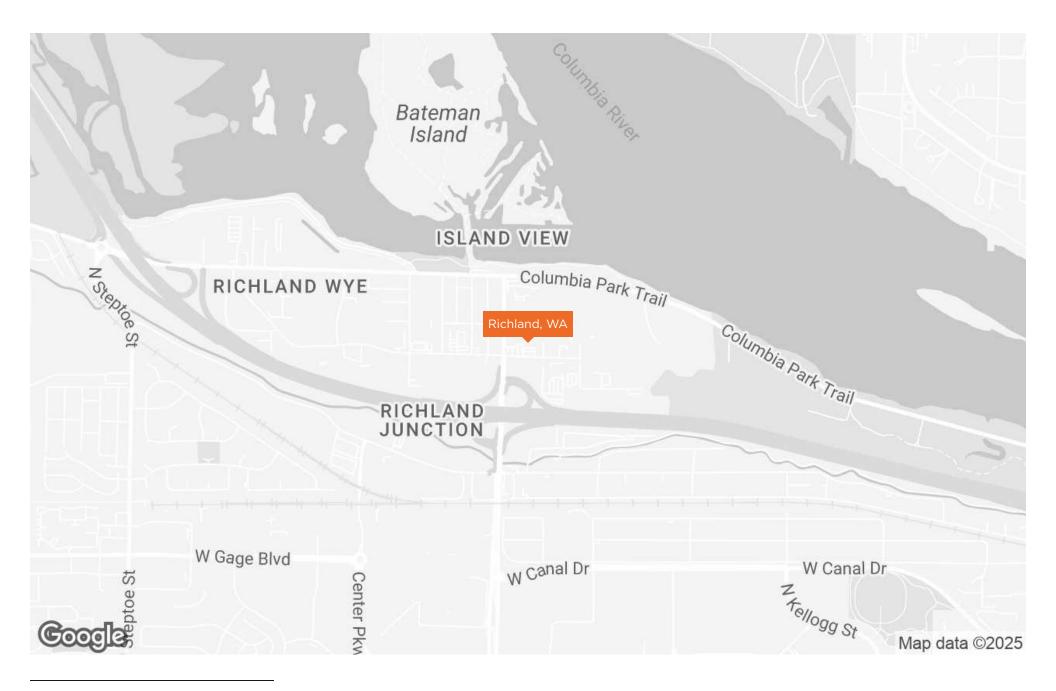




1766 FOWLER ST | Richland, WA 99352



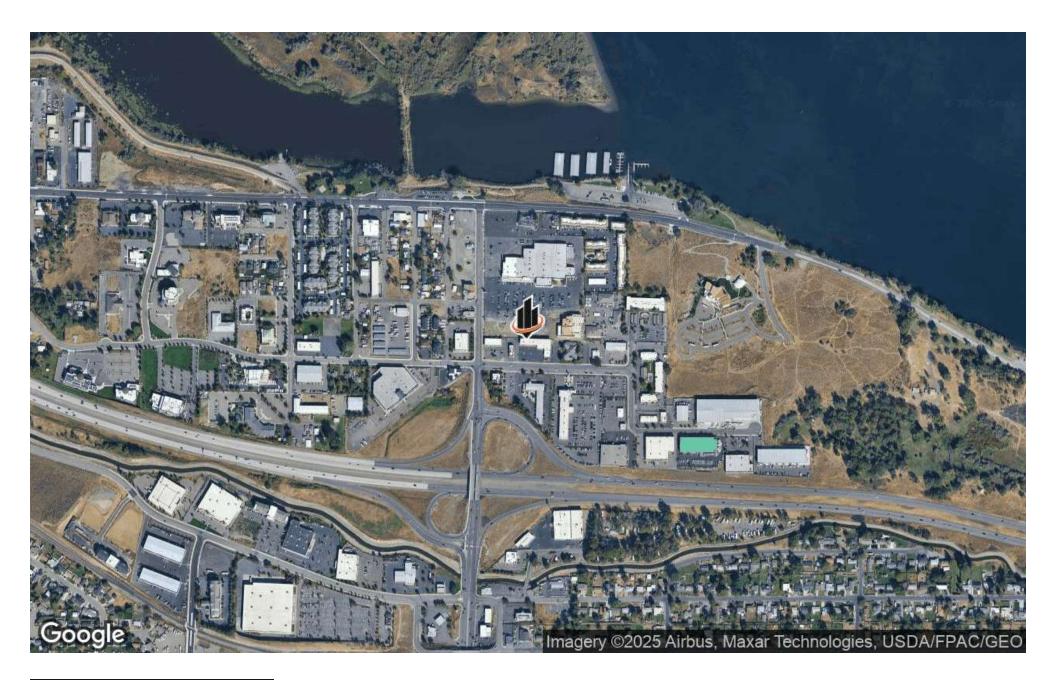
REGIONAL MAP



LOCATION MAP



AERIAL MAP



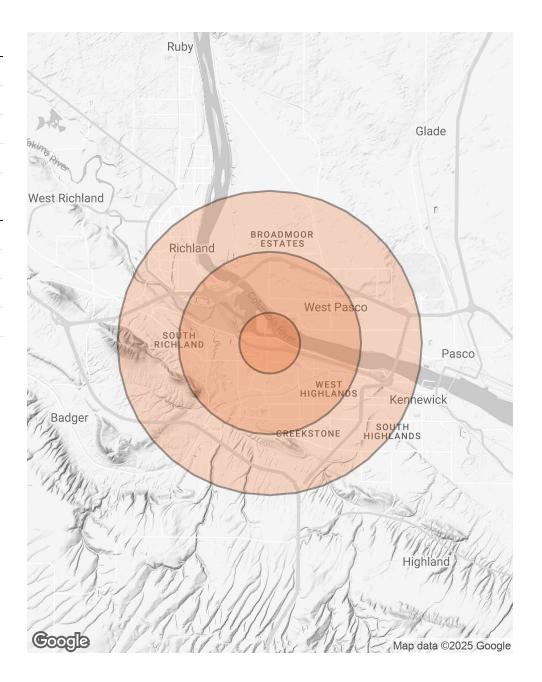


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,041	65,541	165,391
AVERAGE AGE	40	38	37
AVERAGE AGE (MALE)	39	37	36
AVERAGE AGE (FEMALE)	41	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,273	24,853	59,803
# OF PERSONS PER HH	2.4	2.6	2.8
AVERAGE HH INCOME	\$95,751	\$120,836	\$119,075
AVERAGE HOUSE VALUE	\$347,212	\$415,009	\$415,178

Demographics data derived from AlphaMap

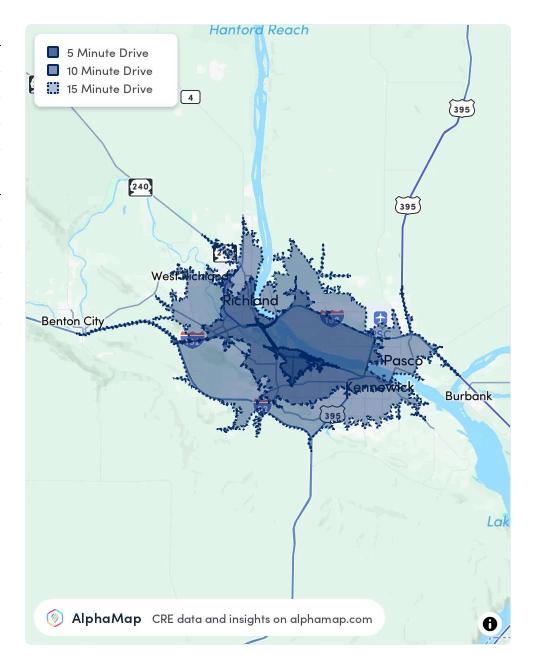


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	4,626	79,378	220,147
AVERAGE AGE	40	38	37
AVERAGE AGE (MALE)	39	37	36
AVERAGE AGE (FEMALE)	41	39	38

HOUSEHOLD & INCOME	5 MINUTES	TO MINUTES	15 MINUIES
TOTAL HOUSEHOLDS	1,848	30,319	78,919
PERSONS PER HH	2.5	2.6	2.8
AVERAGE HH INCOME	\$99,127	\$111,637	\$113,573
AVERAGE HOUSE VALUE	\$383,731	\$387,085	\$396,326
PER CAPITA INCOME	\$39,650	\$42,937	\$40,561

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.