



# RICHLAND OFFICE SPACE & LAY DOWN YARD

1212 COLUMBIA PARK TRL  
RICHLAND, WA 99352

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# Property Summary



### OFFERING SUMMARY

Lease Rate:	\$1,800 - 3,600 per month (Full Service)
Available SF:	520 - 2,680 SF
Lot Size:	3.41 Acres
Building Size:	3,760 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$3,600 per month	2,160 SF
Suite B	\$1,800 per month	520 SF

### PROPERTY DESCRIPTION

Versatile office space now available in the Richland Waterfront District. Suite A features a large reception area on entrance, a conference room, 6 private offices, kitchen and ADA restroom. Suite B features a private entrance, open flex area, 1 private office and a restroom. Full-service leases with utilities included. Tenant responsible for internet. Enclosed Laydown yard space also available at \$0.15/SF, must be leased in combination with office space. Easily accessible and desirable location with close proximity to SR 240 and surrounding areas. Call Listing Broker for more information.

### PROPERTY HIGHLIGHTS

- Central Location
- Columbia Park Trail frontage and signage
- Close proximity to SR 240 and arterial roads
- Lay down yard space available at \$0.15/SF

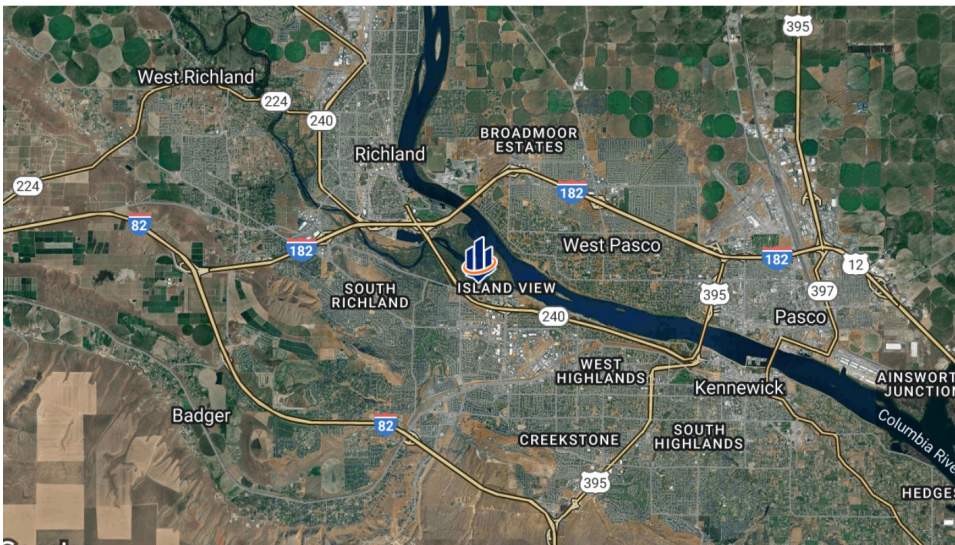
# Zoning And Location Overview



## ZONING DESCRIPTION

The property is zoned COMMERCIAL GENERAL BUSINESS DISTRICT [C-3], which is defined in the city of Richland Municipal Code, Chapter 23.22.010 as:

The waterfront use district [WF] is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title 26, Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.



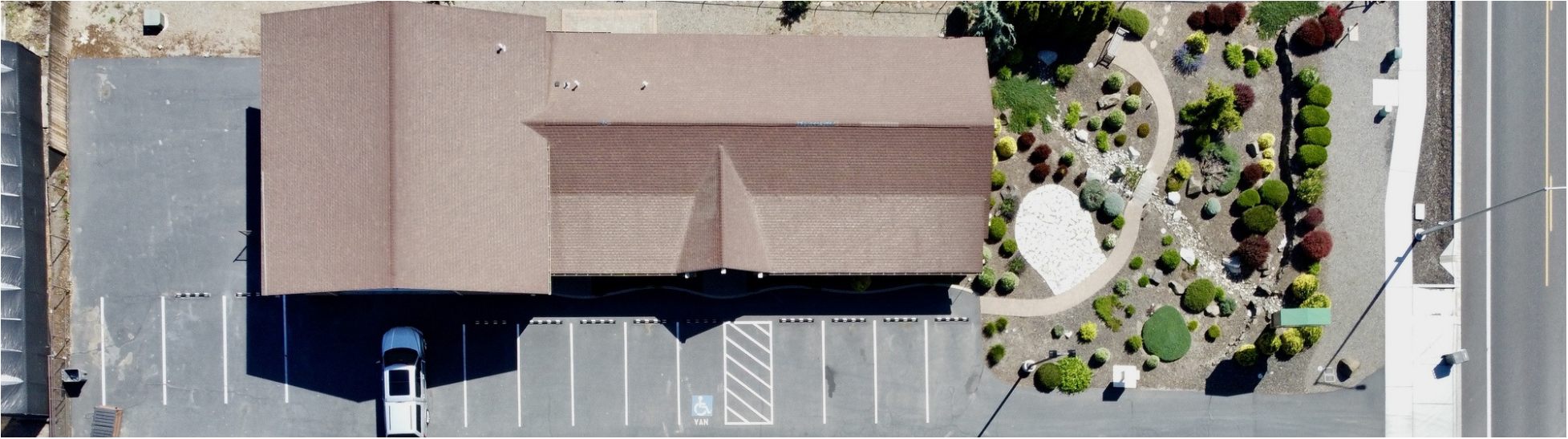
## LOCATION DESCRIPTION

This property is situated along the Richland waterfront off of Columbia Park Trail with close access to major highways and proximity to Richland and Kennewick's robust commercial community.

With a combined population of over 300,000 and projected growth of over 10% in the next five years, the Tri-Cities makes the perfect location for your business. Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represents the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

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.

# Lease Spaces



### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	520 - 2,160 SF	Lease Rate:	\$1,800 - \$3,600 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	2,160 SF	Full Service	\$3,600 per month	Versatile office space now available in the Richland Waterfront District off of Columbia Park Trail. Suite A features a large reception area on entrance, a conference room, 6 private offices, kitchen, storage rooms and an ADA restroom. Enclosed Laydown yard space also available at \$0.15/SF, must be leased in combination with office space. Pole signage available for tenant use along Columbia Park Trail. Easily accessible and desirable location with close proximity to SR 240 and surrounding areas. Call or email Listing Broker for more information.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

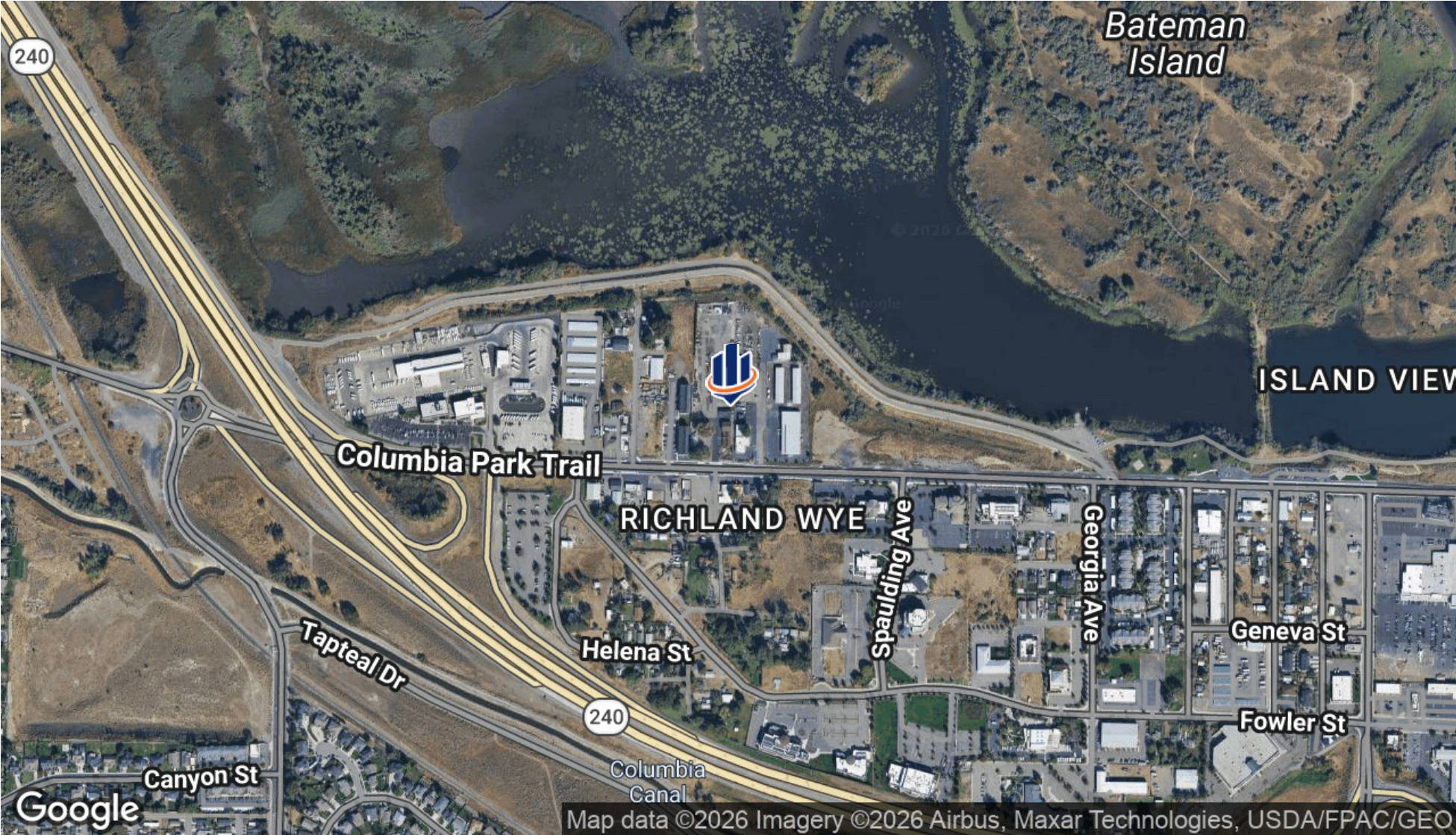
# Lease Spaces



SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite B	Available	520 SF	Full Service	\$1,800 per month	Hard to find small private office space now available in the Richland Waterfront District off of Columbia Park Trail. Suite B features a private entrance, open flex reception area, 1 private office and ADA restroom. Utilities included, Tenant to be responsible for internet. Enclosed Laydown yard space also available at \$0.15/SF, must be leased in combination with office space. Easily accessible and desirable location with close proximity to SR 240 and surrounding areas. Call Listing Broker for more information.
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# Location Map



# Photos - Suite A



# Photos - Suite B





# Demographics Map & Report

## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	105	698	4,569
Average Age	39	38	39
Average Age (Male)	38	37	37
Average Age (Female)	40	39	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	328	1,966
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$97,754	\$95,855	\$98,758
Average House Value	\$451,026	\$377,626	\$339,754

2020 American Community Survey (ACS)

