



**FOR SUBLEASE**

**CLASS A OFFICE BUILDING**

5715 Bedford Street  
Pasco, Washington 99301

LANCE BACON, MANAGING BROKER |  
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# PROPERTY DETAILS

**OFFICE BUILDING FOR SUBLEASE**  
5715 Bedford Street – Pasco, WA 99301

## SUBLEASE DETAILS

**Lease Rate:** \$24.00 PSF/YR, NNN  
**NNN Expense :** \$5.75 PSF/YR  
**Building Size:** ±19,488 SF  
**Master Lease:** Expires February 2031

## BUILDING DETAILS

**Address:** 5715 Bedford Street  
**City, State, Zip:** Pasco, WA 99301  
**Parcel Number:** 115430193  
**Lot Size:** ±2.1 AC  
**Zoning:** Commercial Office  
**Year Built:** 2020

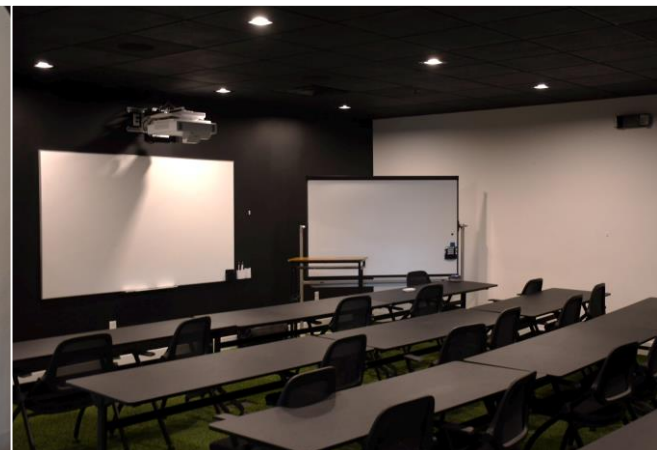
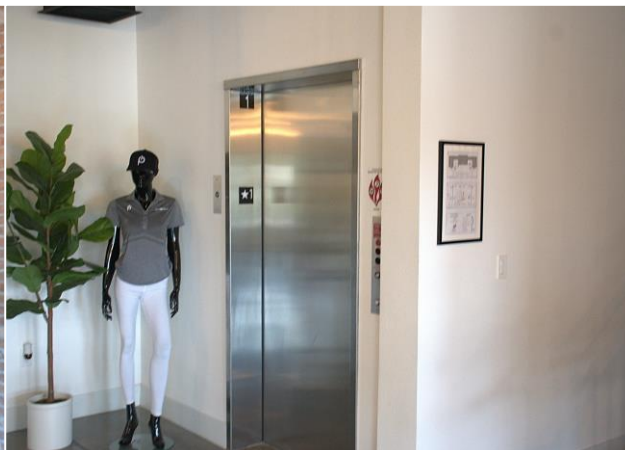
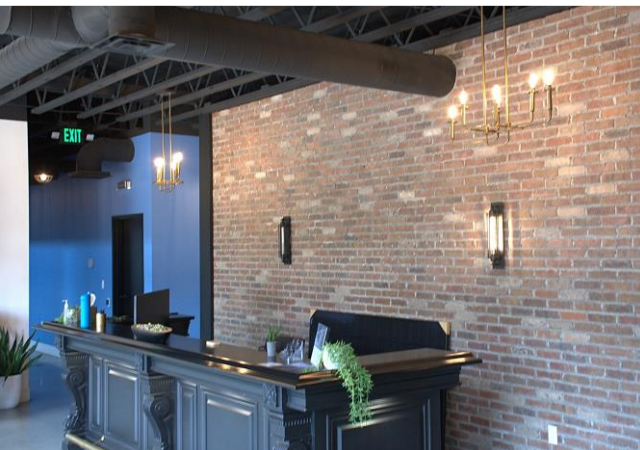
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located in growing West Pasco, Washington. ±19,488 SF office with exceptional modern architecture. This two-story office building has more than a dozen private offices, multiple conference rooms, an open commercial kitchen, and several open bullpen areas for cubicles. Also, multiple truck doors on the properties southside can be used to bring in large items for storage or opened to enjoy a beautiful day. Contact listing agent for showing instructions.

PLEASE DO NOT DISTURB CURRENT TENANT

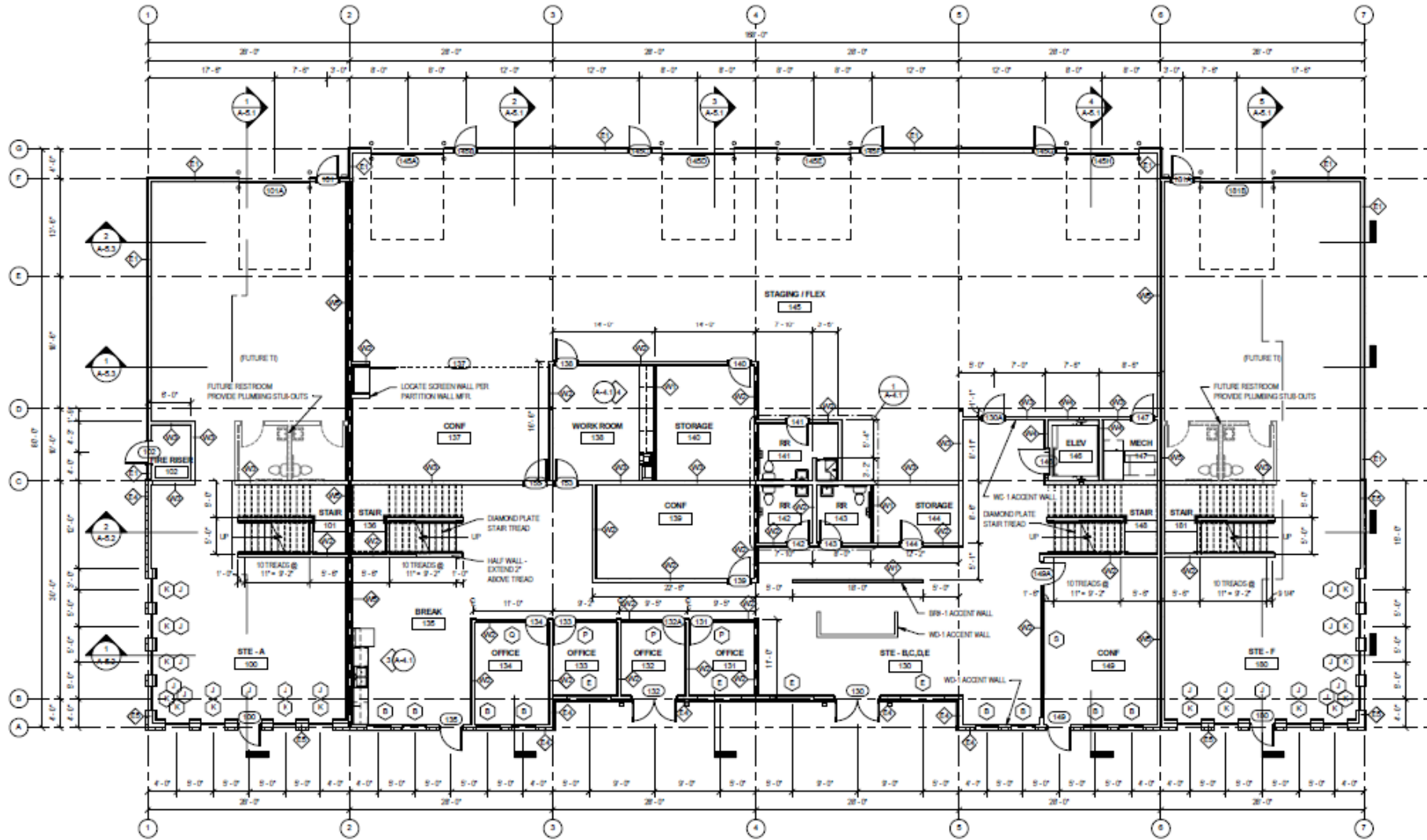






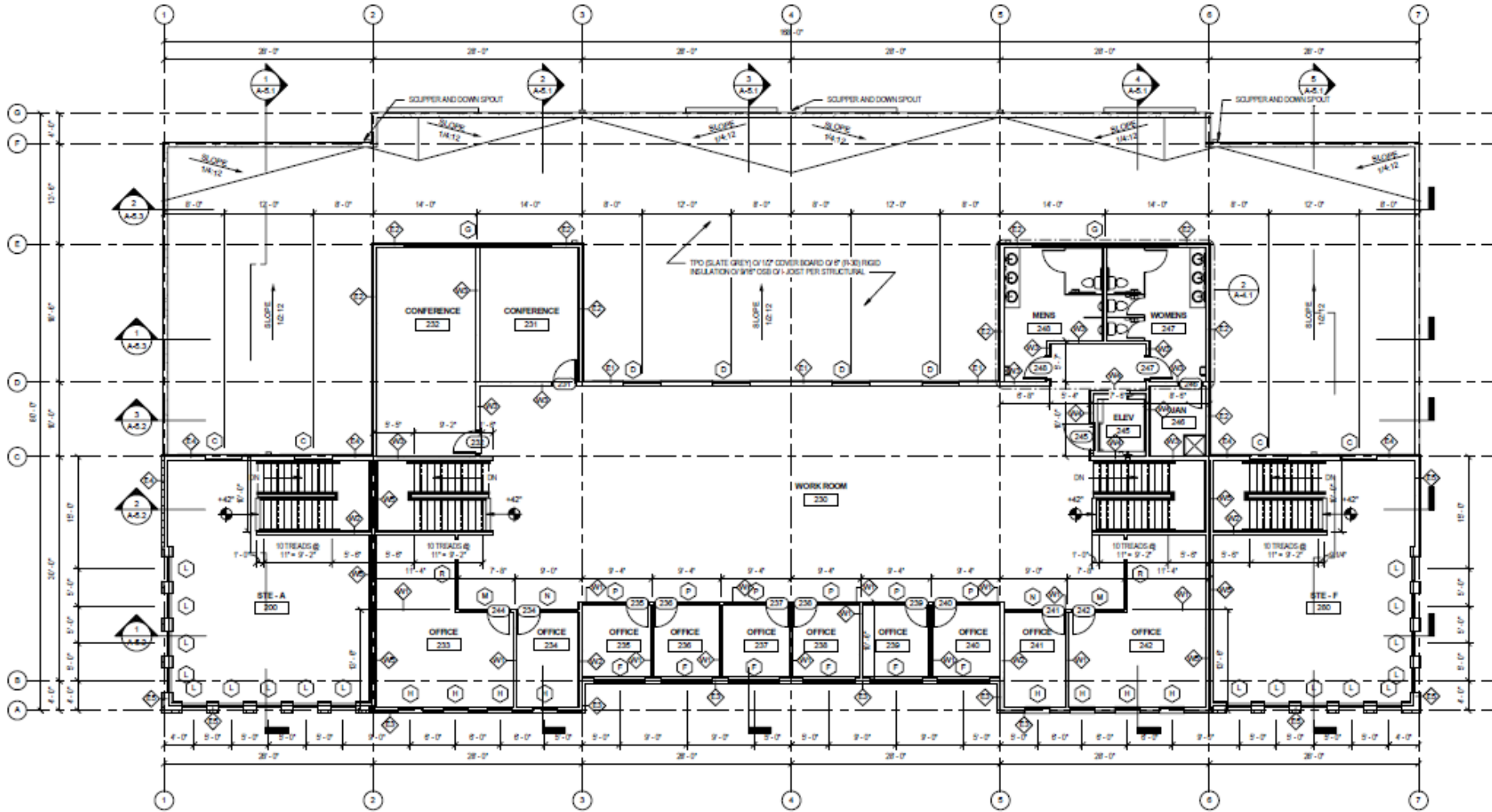






1 FLOOR PLAN - FIRST FLOOR  
A-1.1 SCALE 1/8" = 1'-0"

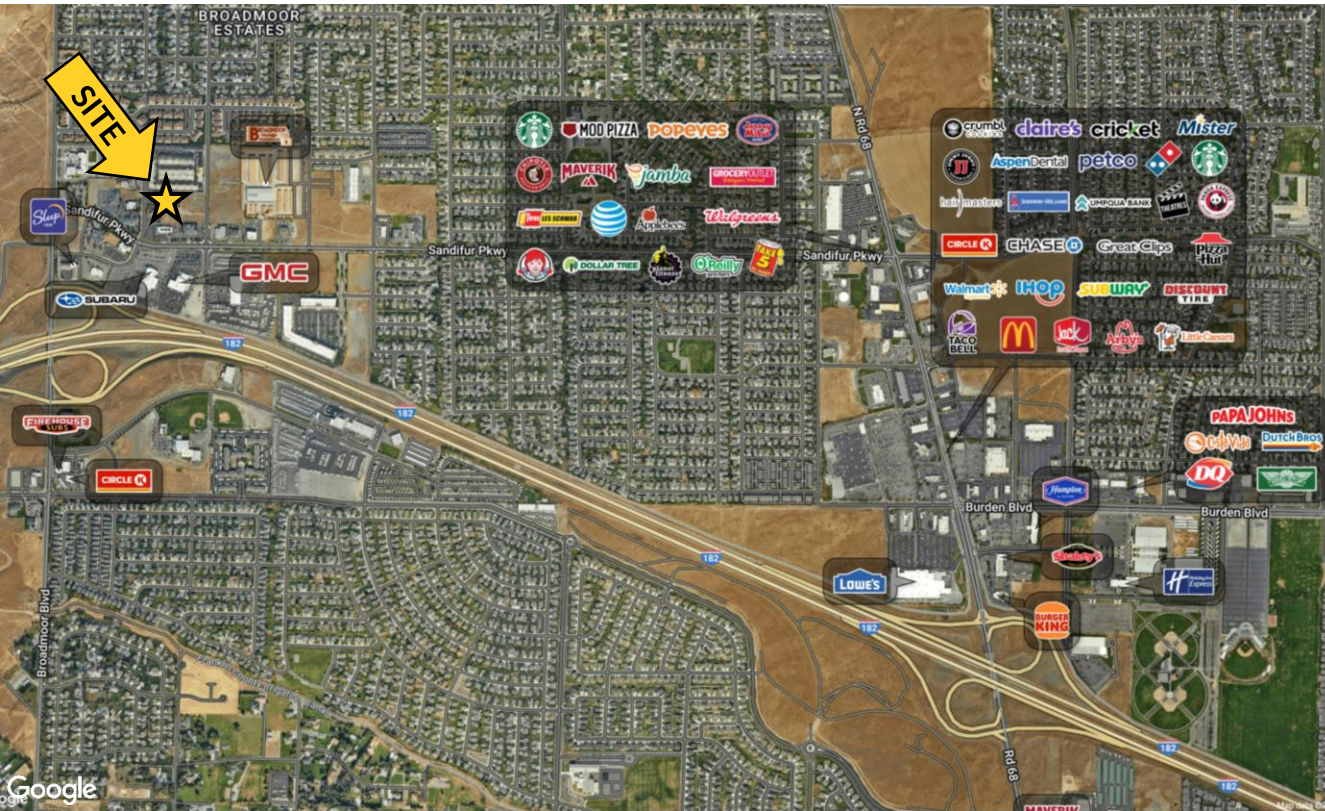




1 FLOOR PLAN - SECOND FLOOR  
A-12 SCALE 1/8" = 1'-0"







## NEARBY LOCAL BUSINESSES

- Adore Formal Wear & Bridal Boutique
- Camping World
- Club 24 Broadmoor
- Crossfit Unrestrained
- Desert Ice
- McCurley Subaru
- Speck Buick GMC Of Tri Cities
- The Chicken Shack
- Winnebago

## DEMOGRAPHICS



	1MILE	2MILES	3MILES	5MILES
POPULATION 2024	8,690	20,870	39,062	121,828
PROJ POPULATION 2029	8,573	20,589	39,049	124,917
AVERAGE HHI	\$125,597	\$125,843	\$129,248	\$125,010
MEDIAN HHI	\$97,040	\$94,452	\$95,044	\$96,536
MEDIAN AGE	31.1	31.3	31.8	34.2
DAYTIME DEMOS	3,487	8,602	20,627	83,013

## TRAFFIC COUNTS



**SANDIFUR PARKWAY**  
±14,281 ADT

**BROADMOOR BOULEVARD**  
±15,086 ADT

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