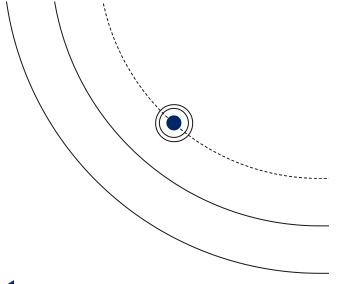


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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

| LEASE RATE: | \$4,000.00 - 9,550.00 per month (NNN) |
|----------------|--|
| AVAILABLE SF: | 2,000 - 4,406 SF |
| LOT SIZE: | 62,305 SF |
| BUILDING SIZE: | 21,129 SF |

PROPERTY DESCRIPTION

Multiple Class A Offices Suites, All Are Move In Ready! Each space has a combination of private offices as well as open space. Existing furnishings can be included at no charge. Spaces have private entrances as well as panoramic views to the Columbia River. All suites have proxy card access.

PROPERTY HIGHLIGHTS

- 4 Private Suites Available
- Sizes Range from 2,000 4,406 sf
- Move In Ready
- Existing Furnishing Included
- Proxy Card Access
- Ample Parking
- · Columbia River Views

LEASE SPACES



LEASE INFORMATION

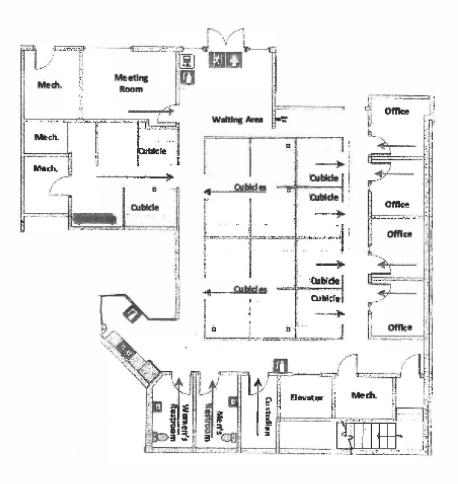
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
|--------------|------------------|-------------|-----------------------------------|
| TOTAL SPACE: | 2,000 - 4,406 SF | LEASE RATE: | \$4,000.00 - \$9,550.00 per month |

AVAILABLE SPACES

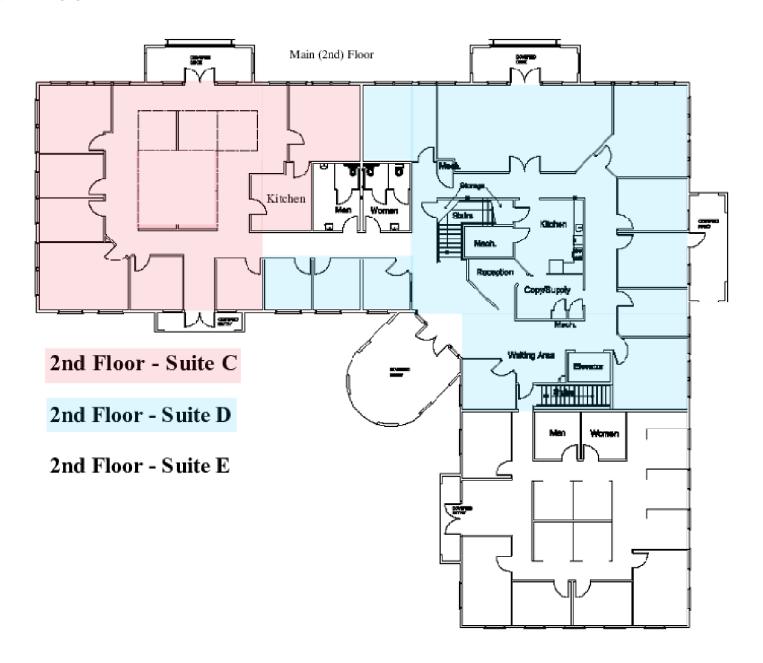
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

| В | Available | 3,621 SF | NNN | \$7,242 per month | 1 Conference Room, 5 Offices, 12 Workstations |
|---|-----------|----------|-----|-------------------|---|
| С | Available | 2,679 SF | NNN | \$5,358 per month | 2 Conference Rooms, 6 Offices, Open Space, Kitchenette |
| E | Available | 2,000 SF | NNN | \$4,000 per month | 2 Conference Rooms, 4 Offices, Open Space |
| F | Available | 4,406 SF | NNN | \$9,550 per month | 2 Conference Rooms, 8 Offices, Open Space, Full Top Floor |

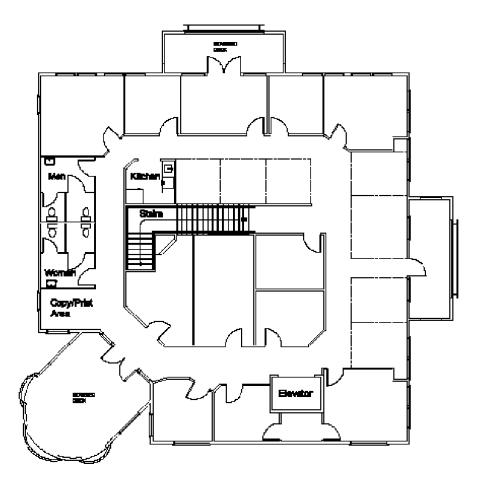
1st Floor - Suite - B



SUITES C & E FLOOR PLAN



3rd Floor - Suite F



PROPERTY DESCRIPTION



ZONING

The property is zoned Waterfront Use District (WF), 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 sits at a location is center to then entire Tri.Cities market. The site has frontage on Columbia Park Trail, just across from the Columbia River and has quick highway accesses as well as to Columbia Center Blvd.

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.

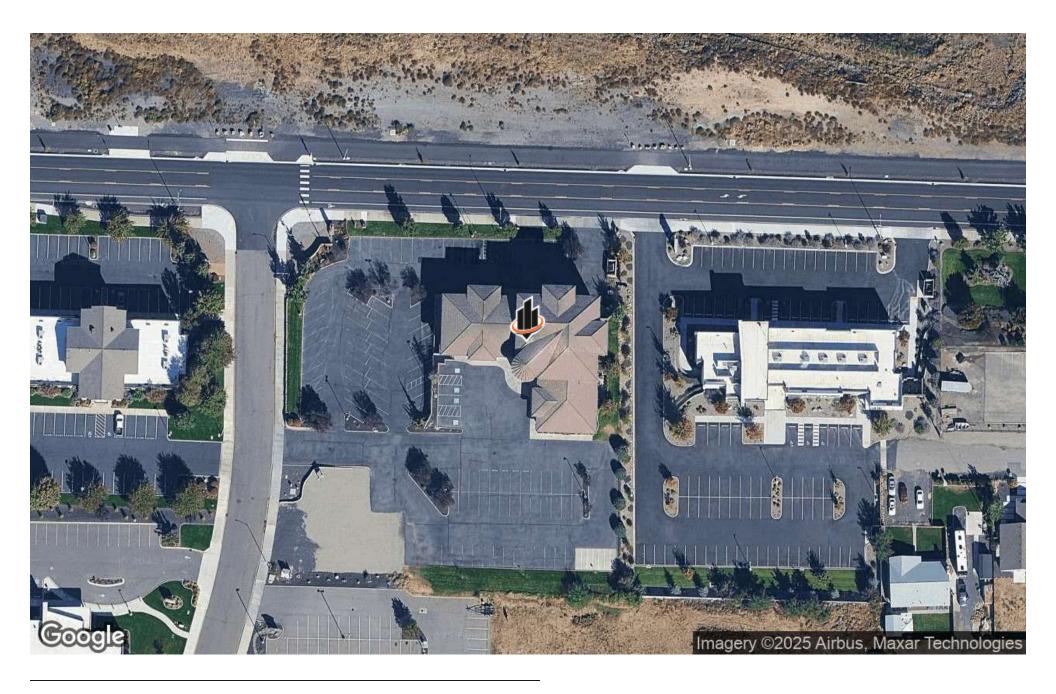
The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and



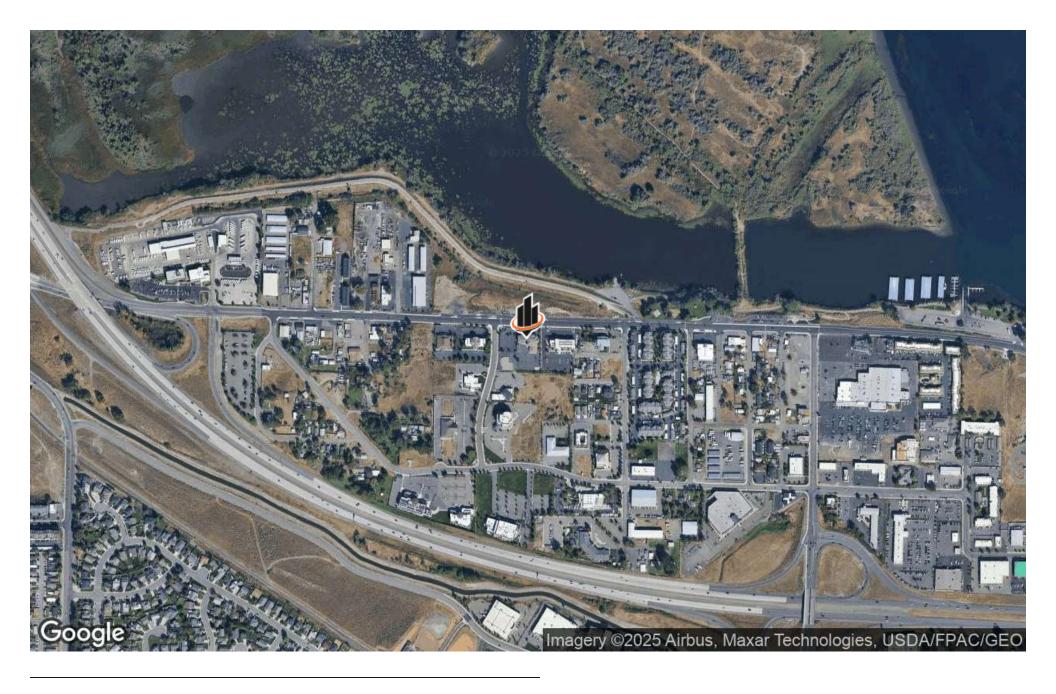
REGIONAL MAP



LOCATION MAP



AERIAL MAP



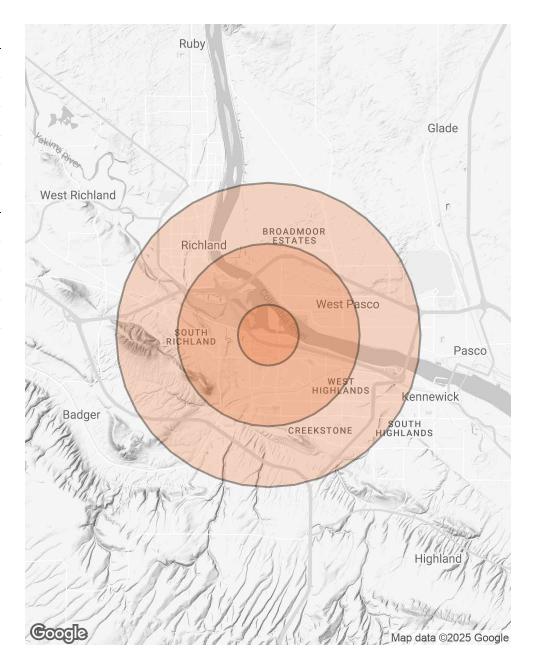


DEMOGRAPHICS MAP & REPORT

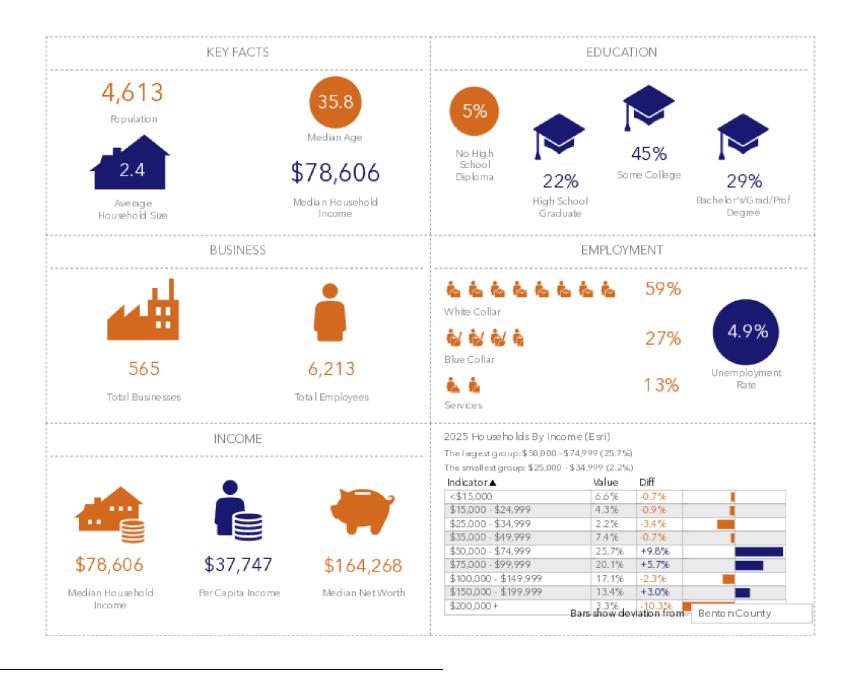
| 1 MILE | 3 MILES | 5 MILES |
|--------|-------------------|----------------|
| 3,876 | 63,026 | 150,981 |
| 38 | 39 | 38 |
| 37 | 38 | 37 |
| 39 | 40 | 38 |
| | 3,876 38 37 | 38 39 37 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,642 | 23,945 | 55,092 |
| # OF PERSONS PER HH | 2.4 | 2.6 | 2.7 |
| AVERAGE HH INCOME | \$95,800 | \$127,200 | \$123,342 |
| AVERAGE HOUSE VALUE | \$322,590 | \$431,377 | \$430,364 |

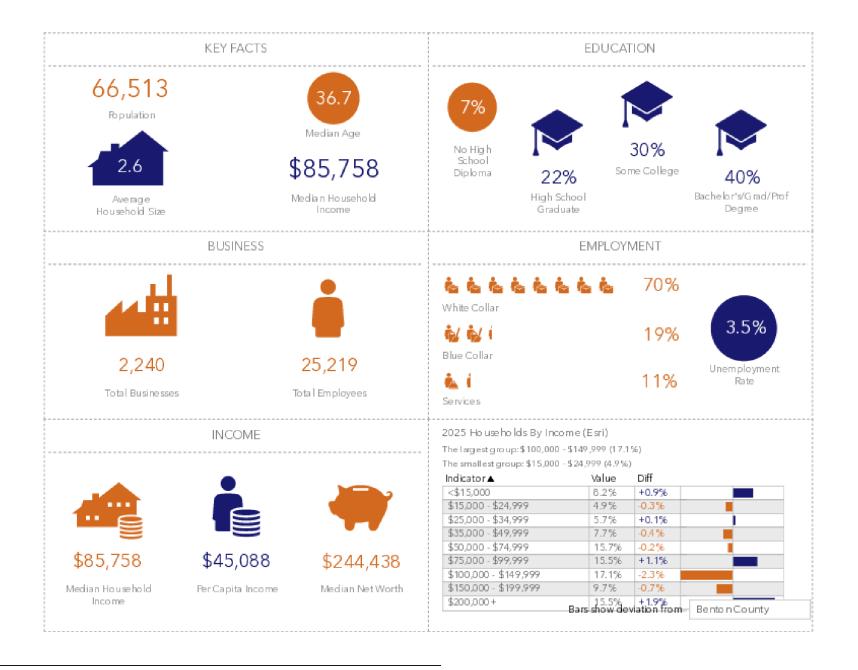
Demographics data derived from AlphaMap



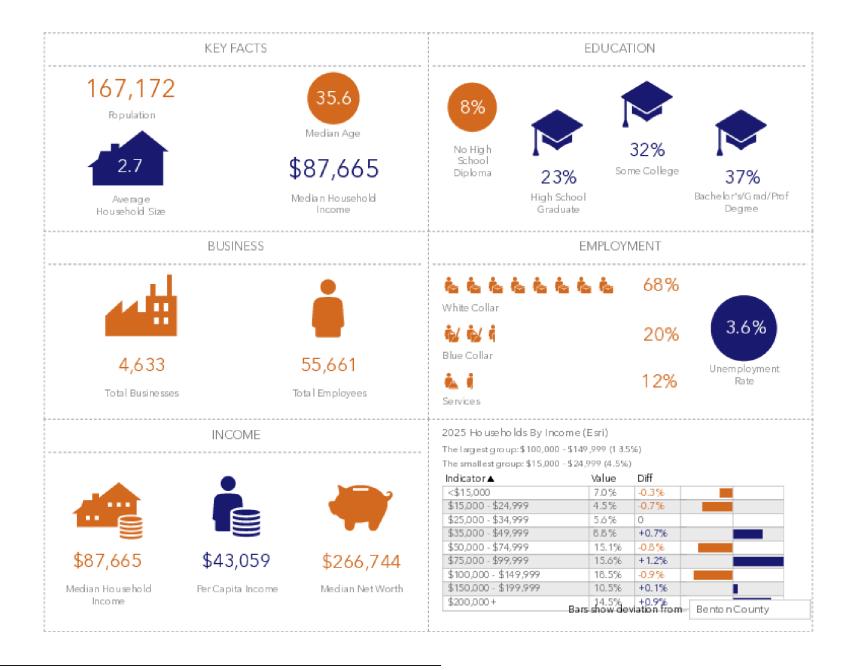
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS



AREA ANALYTICS

| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| TOTAL POPULATION | 4,526 | 73,126 | 195,530 |
| AVERAGE AGE | 39 | 38 | 37 |
| AVERAGE AGE (MALE) | 38 | 37 | 36 |
| AVERAGE AGE (FEMALE) | 40 | 40 | 38 |

| HOUSEHOLD & INCOME | 5 MINUIES | TO MINUTES | 15 MINUIES |
|---------------------|-----------|------------|------------|
| TOTAL HOUSEHOLDS | 1,943 | 28,324 | 70,777 |
| PERSONS PER HH | 2.3 | 2.6 | 2.8 |
| AVERAGE HH INCOME | \$95,961 | \$115,034 | \$115,411 |
| AVERAGE HOUSE VALUE | \$346,418 | \$403,256 | \$403,140 |
| PER CAPITA INCOME | \$41,722 | \$44,243 | \$41,218 |

Map and demographics data derived from AlphaMap

