



**10711 W Clearwater Ave, Kennewick**

Multiple Suites available  
MLS #277819 & 277820

Contact

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Kirt Shaffer | 509.521.9183  
kirt@tippettcompany.com



## **SUMMARY**

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This offering is an opportunity to establish a location in a part of the community that is experiencing a tremendous amount of new development; commercial, retail, and residential.

This building's location will offer high visibility along a high traffic arterial with quick access to Interstate 82 and to the regional shopping mall and related businesses.

Over half of this 10,000 + SF building will be occupied by a well established technology company who's principles are the same as the building ownership.

The site has been developed in a manner allowing for ample parking .

These spaces can be combined for a larger footprint or leased individually.

## **LEASE**

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**\$34.00/SF + NNN**

Suite B – Retail	1,526 SF
Suite C – Retail	1,526 SF

## **ADDRESS**

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10711 W Clearwater Ave  
Kennewick, WA 99336

## **TAX PARCEL**

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101884BP3722001

## **CONTACT**

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Pasco, WA 99301

## ZONING

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CC – Commercial Community

## UTILITIES

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Water: City of Kennewick

Sewer: City of Kennewick

Power: Benton PUD

## DEMOGRAPHICS

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Daily Traffic Count - Clearwater Ave: 17,853

## LINKS

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Municipal

<https://www.go2kennewick.com/>

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

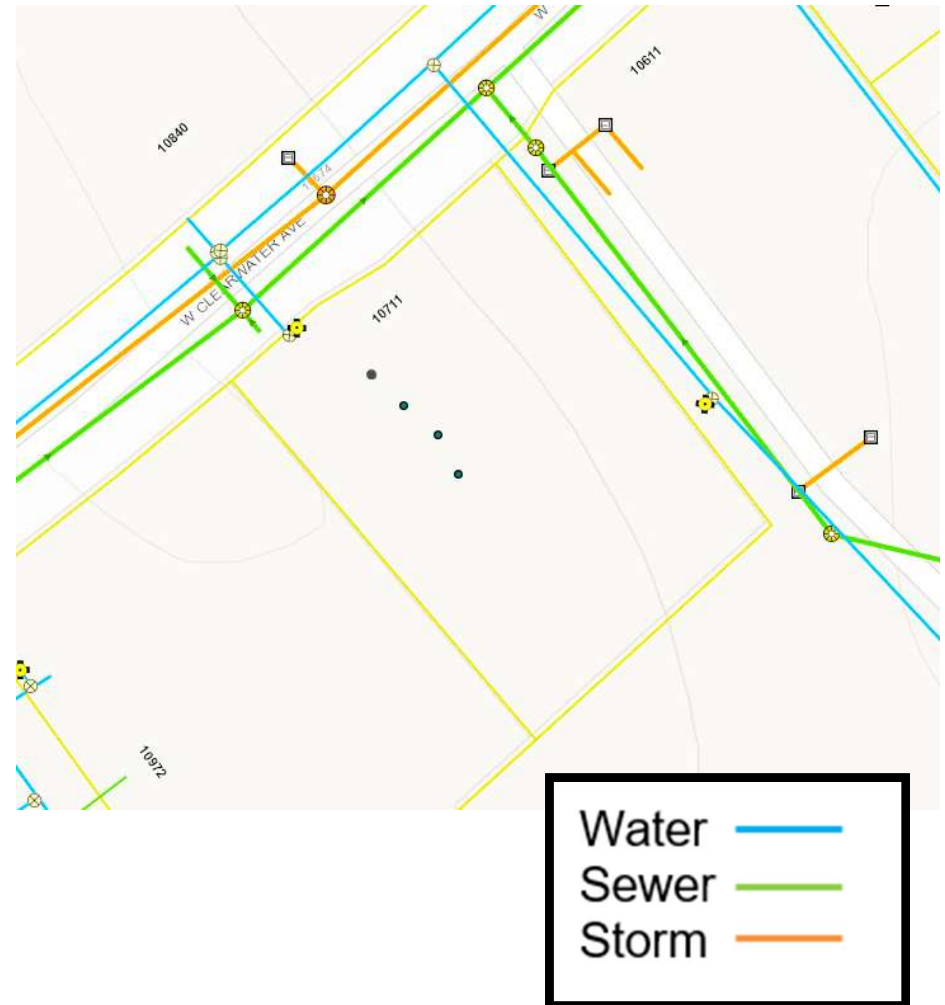
Economic Development

<https://portofbenton.com/>

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

## UTILITY MAP

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**LOCATION MAP**



*Subject Property*

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is shown here subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

# LOCAL BUSINESSES



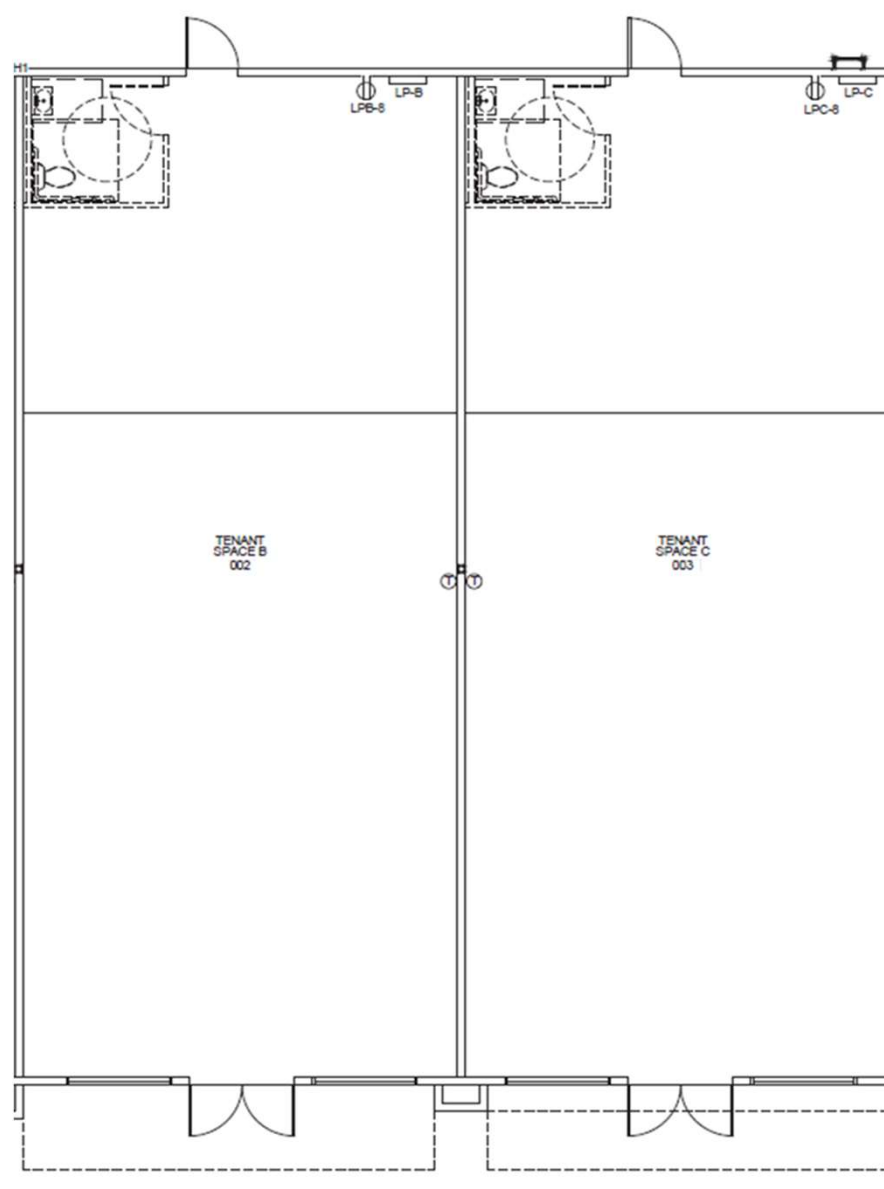
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## AERIAL VIEW



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## FLOOR PLANS – SUITES B & C



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