



1009 N Center Parkway, Suite 230

Kennewick, WA 99336
MLS #276792

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Build in 1998, this two-story office building is situated in the Central Business District of the Tri-Cities.

The property offers plenty of parking and is located near a regional mall, restaurants, coffee shops, and other services.

NNN RATE
INCLUDES ALL UTILITIES

FOR LEASE

\$22.00 + \$7.30 NNN

Suite 230	3,294.13 rsf
	2,769.61 usf
Building Size	30,095.03 sf

ADDRESS

1009 N Center Parkway
Kennewick, WA 99336

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kirt@tippettcompany.com

Office 509.545.3355
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Commercial Office

PARKING RATIO

4+ parking Spaces per 1,000 sf

TAX PARCEL

131991000015006

LINKS

Municipal

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

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

Economic Development

<https://portofbenton.com/>

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

DEMOGRAPHICS



32K Vehicles Per Day



Population Est. 2021

10M 80,854

15M 202,048

20M 253,100



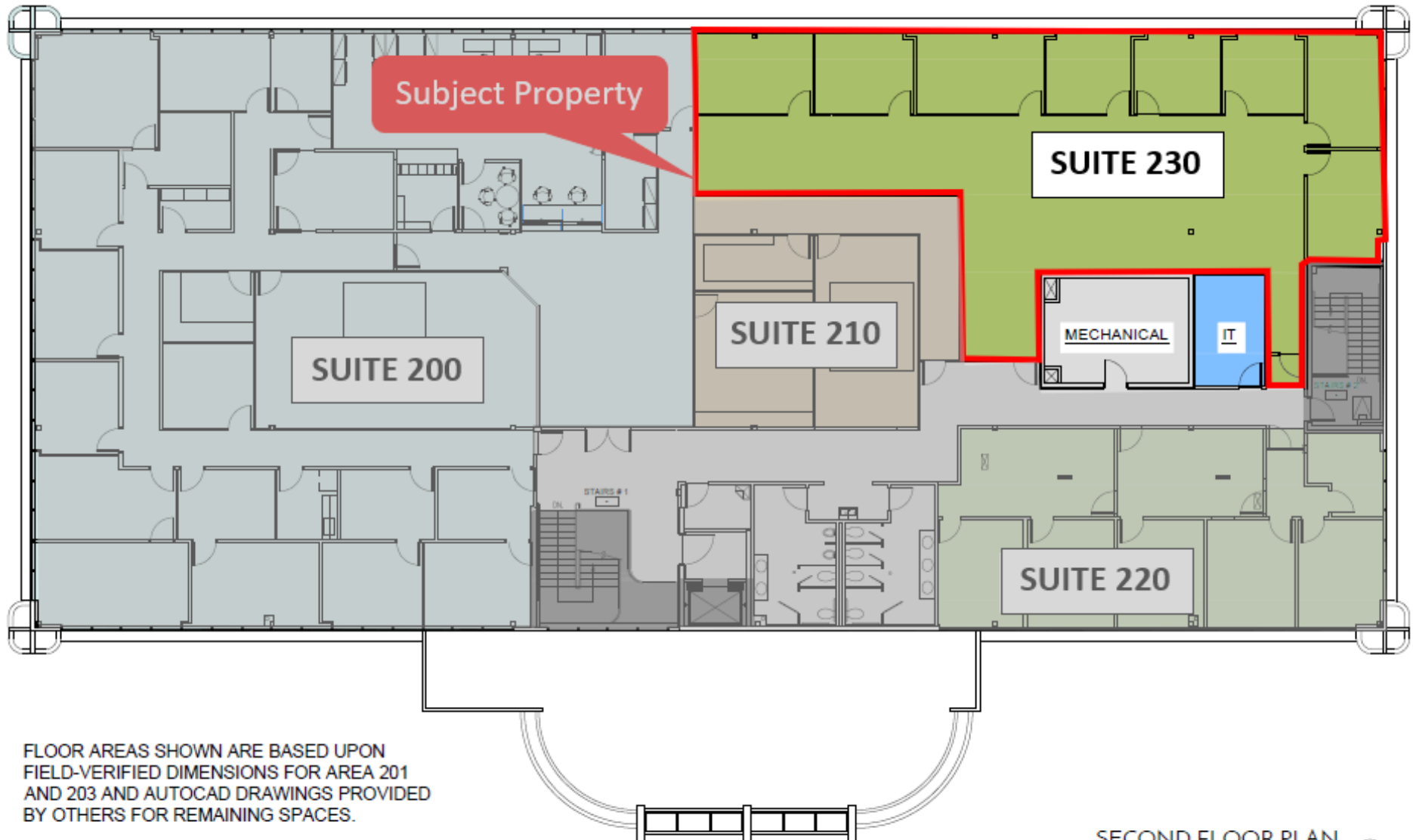
Median Household Income

10M \$77,949

15M \$76,550

20M \$78,820

FLOOR PLAN



FLOOR AREAS SHOWN ARE BASED UPON
FIELD-VERIFIED DIMENSIONS FOR AREA 201
AND 203 AND AUTOCAD DRAWINGS PROVIDED
BY OTHERS FOR REMAINING SPACES.

SECOND FLOOR PLAN

1/16" = 1'-0"



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted 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.



AERIAL VIEW



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TERRITORIAL MAP



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RETAILER MAP



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