



1009 N Center Parkway, Suite 210

Kennewick, WA 99336

MLS # 265499

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 210 | 1,239.84 rsf |
| | 1,042.43 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



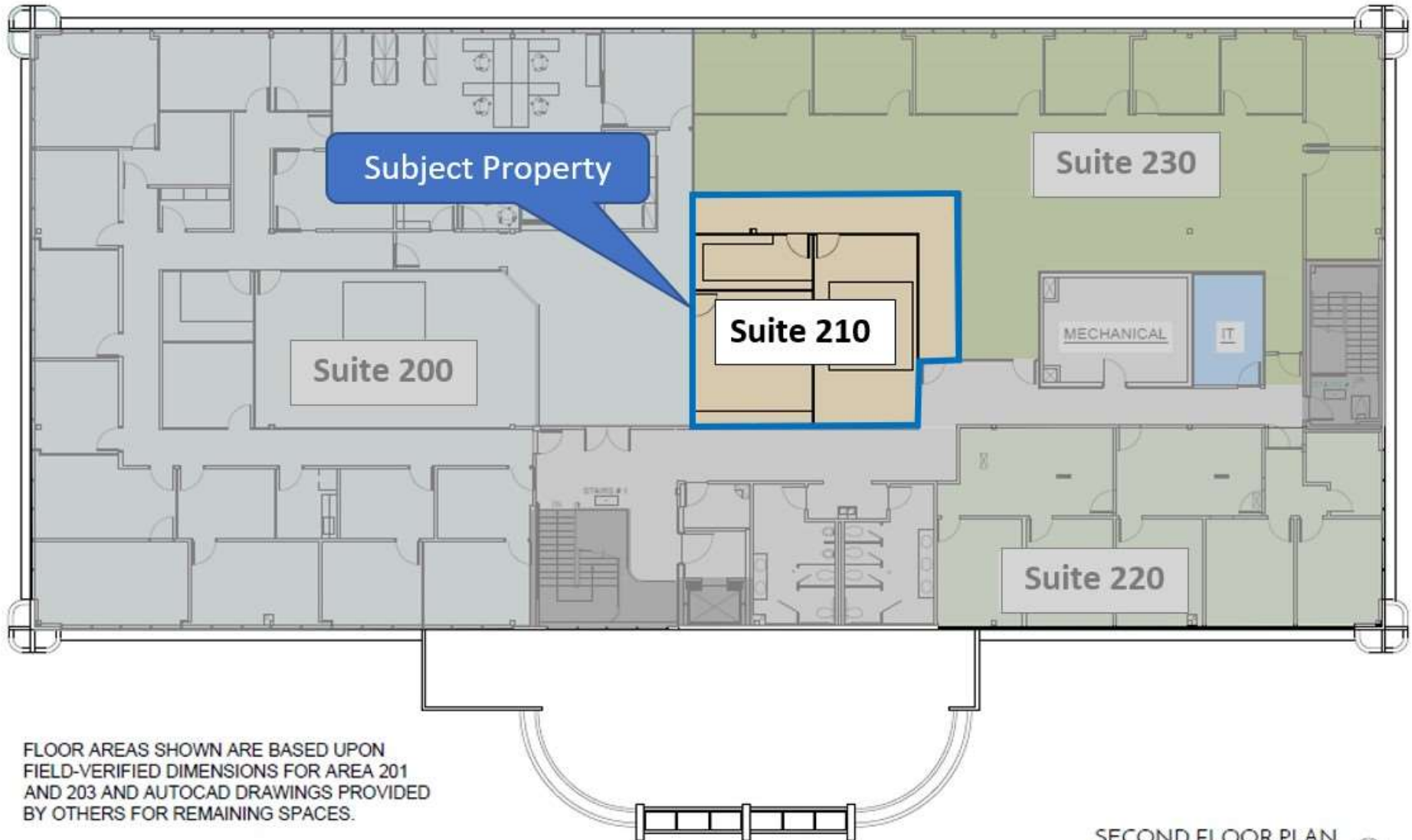
Median Household Income

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"

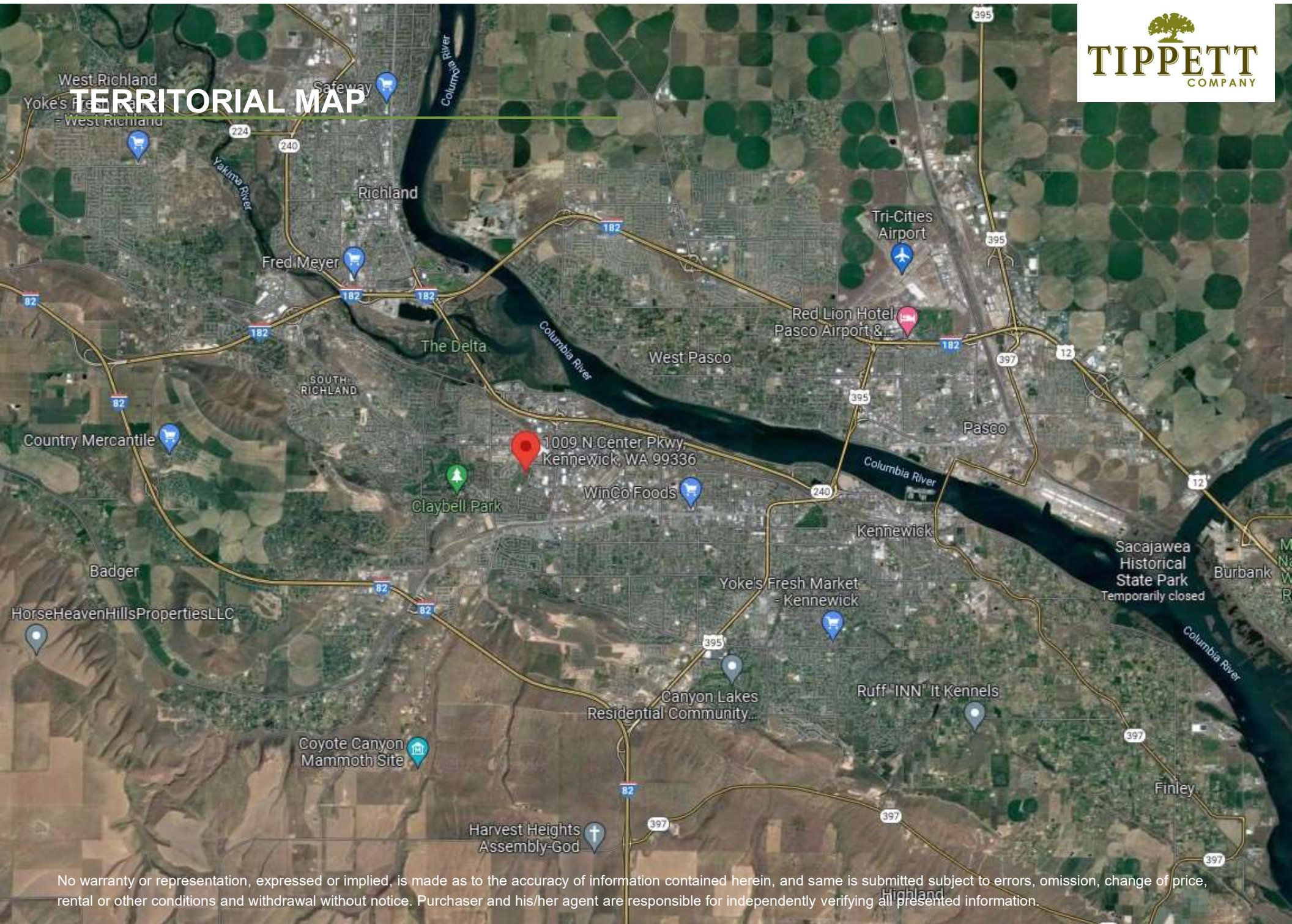


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AERIAL VIEW

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TERRITORIAL MAP



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RETAILER MAP



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