



**8101 W Grandridge Blvd, Suite 120**

Kennewick, WA

MLS 231322, 273451, 273452

Contact

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Kirt Shaffer | 509.521.9183

[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

## **SUMMARY**

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This three tenant single-story class “A” office building was constructed in May 2019. This building is located within the Grandridge Business Park, which is centrally located in the community. Current tenants include CliftonLarsonAllen and Ticor Title and Escrow.

The building is conveniently located in the Tri-Cities core business district with easy access to professional services, shopping, restaurants, and neighborhood services.

The space is a first generation space, ready to be built out to fit a tenant’s need. Landlord is offering a generous tenant allowance for a qualified tenant and acceptable lease terms.

## **FOR LEASE      \$25.00 + \$4.91 NNN**

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Suite 120                      3,835 USF | 3,875.59 RSF

Landlord willing to demise down to ± 1,900 SF

## **ADDRESS**

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8101 W Grandridge Blvd, Suite 120  
Kennewick, WA 99336-5329

## **CONTACT**

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Mobile 509.521.9183  
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2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

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CR-L (Commercial Regional)

## UTILITIES

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Power: Benton PUD  
 Water: City of Kennewick  
 Sewer: City of Kennewick

## TAX PARCEL

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## BUILDING INFORMATION

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Owner: GR 1, LLC  
 Year Built: 2019  
 Total Building SF: 19,600

## Demographics (Kennewick)

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	Grandridge Blvd	ADT ±6,900
	Retail Sales per capita	\$23,392
	Population (as of April 1, 2020)	±84,000
	Median Household income	\$64,053

## 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/>

## AERIAL VIEW



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.

## AREA BUSINESSES



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West Richland

## LOCATION

Richland

Columbia River

West Pasco

SOUTH  
RICHLAND

Pasco

Kennewick

Badger

Burbank

Finley

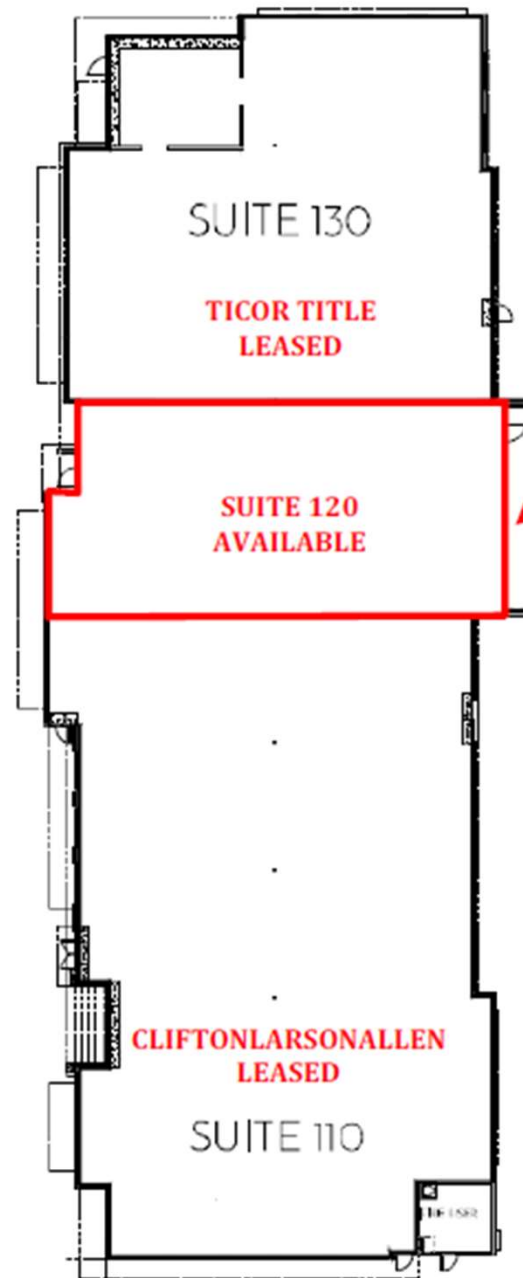
Highland

Snake River

Columbia River

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## PHOTOS



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