



1363 COLUMBIA PARK TRAIL

RICHLAND, WA 99352

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1 PROPERTY INFORMATION

1363 Columbia Park Trail
Richland, WA 99352

Property Summary



OFFERING SUMMARY

Available SF: 2,000 - 5,315 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 2.06 Acres

Year Built: 2017

Building Size: 19,508 SF

Market: Kennewick - Pasco -
Richland

PROPERTY OVERVIEW

Class A Space For Lease...Currently in Grey Shell Condition, Landlord will take to Vanilla Shell...High Ceilings...River Views...Central Location...Private Entrance...Ample Parking

PROPERTY HIGHLIGHTS

- Class A Office Building
- Easily Accessible
- New Building With Modern Architecture
- Flexible Sizing and Floor Plans Available
- Vanilla Shell Conditions
- TI's Negotiable
- On Site Management
- 1,833-5,315 SF Available
- Monument Signage

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Additional Photos



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2 LOCATION INFORMATION

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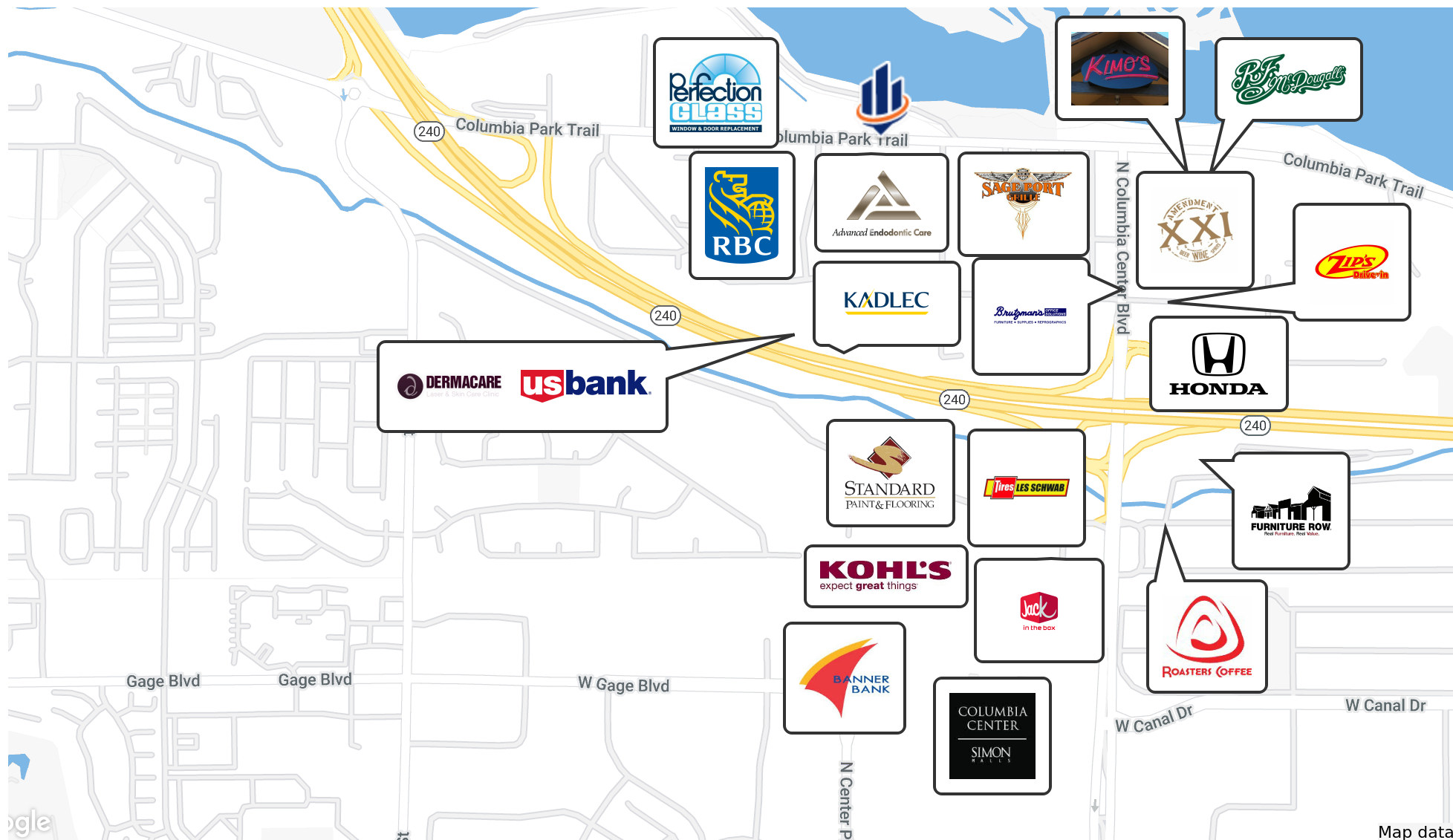
Location Maps



Aerial Map



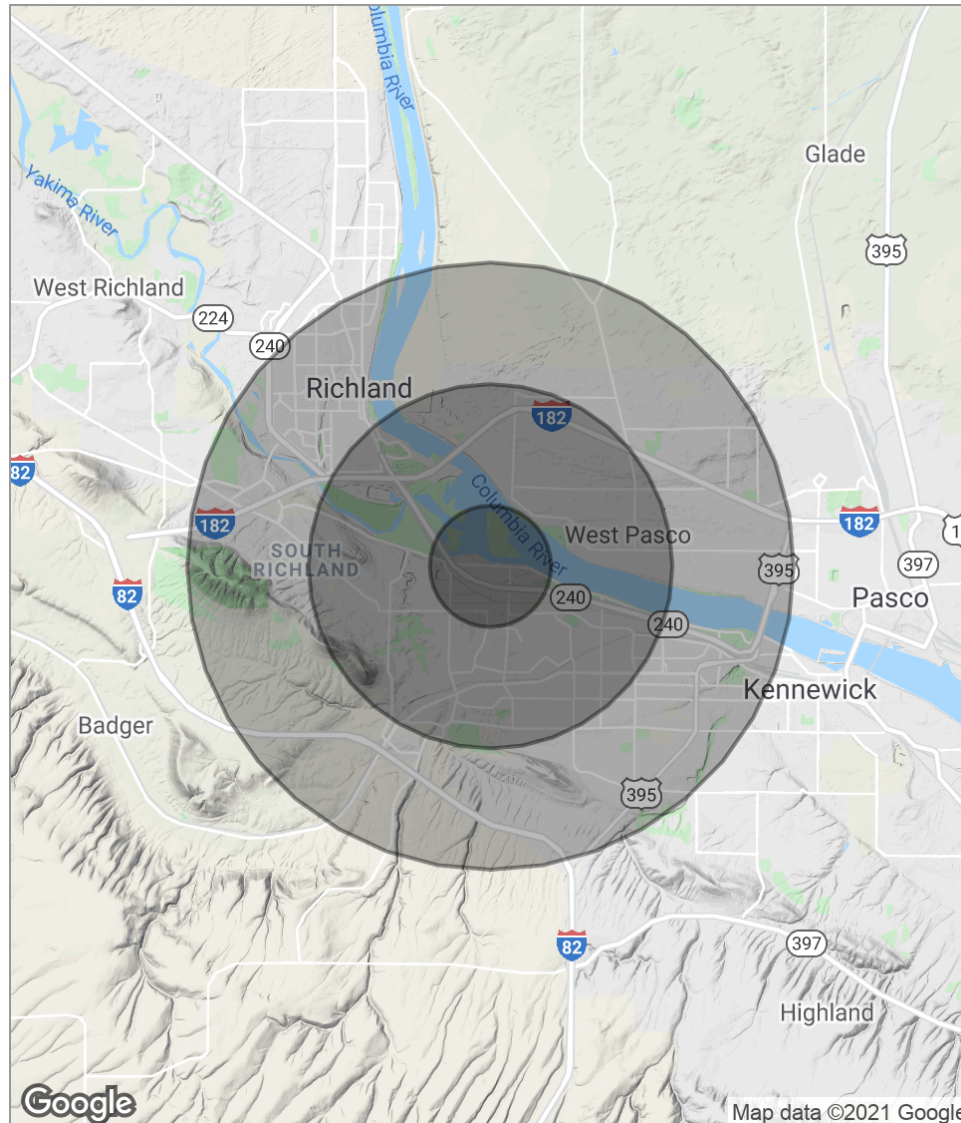
Retailer Map



3 DEMOGRAPHICS

1363 Columbia Park Trail
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,346	45,421	104,256
Median age	36.5	34.1	33.8
Median age [Male]	36.2	33.7	33.2
Median age [Female]	37.0	34.6	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,119	16,670	37,917
# of persons per HH	2.5	2.7	2.7
Average HH income	\$82,265	\$77,297	\$74,572
Average house value	\$222,569	\$208,476	\$207,445

* Demographic data derived from 2010 US Census



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