



The Crest Building

8131 W Klamath Ct. Ste B & C
MLS: 289872, 289873 & 289874

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

These turn-key suites are located in the Crest Building, which is situated in the Grandridge Business Park (GBP). The GBP is located nicely within the Tri-Cities Central Business District.

The Crest Building is a multi-tenant office building whose tenants include:

- Social Security Administration
- Hatfield Law
- Elite Chiropractic & Massage
- Toth and Associates

The GBP includes other buildings which accommodate many other tenant buildings including corporate offices, state agencies and professional services.

RATES

\$18 - \$21/RSF + NNN

Suite B: 1,109.76 RSF	\$18.00/RSF
Suite C: 2,175.83 RSF	\$22.00/RSF
Suites B&C 3,285.59 RSF	\$21.00/RSF
2025 NNN: \$8.17/SF	

ADDRESS

8131 W Klamath Court
Kennewick, WA 99336

TAX PARCEL

1-3199-401-3034-007

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Commercial Regional

UTILITIES

Power: “3-Phase 120/208 V 400 Amps”

Water: City of Kennewick

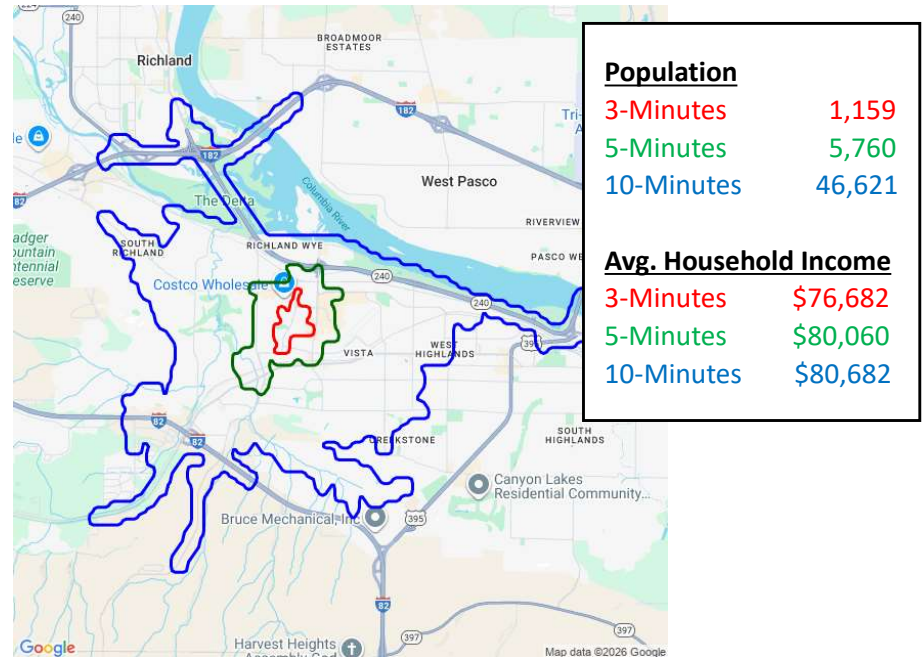
Sewer: City of Kennewick

Internet: Multiple Providers Available

TRAFFIC COUNTS (City of Kennewick 2022)

W Grandridge Blvd:	6,446 ADT
N Center Parkway:	6,149 ADT

DEMOGRAPHICS (list source here)



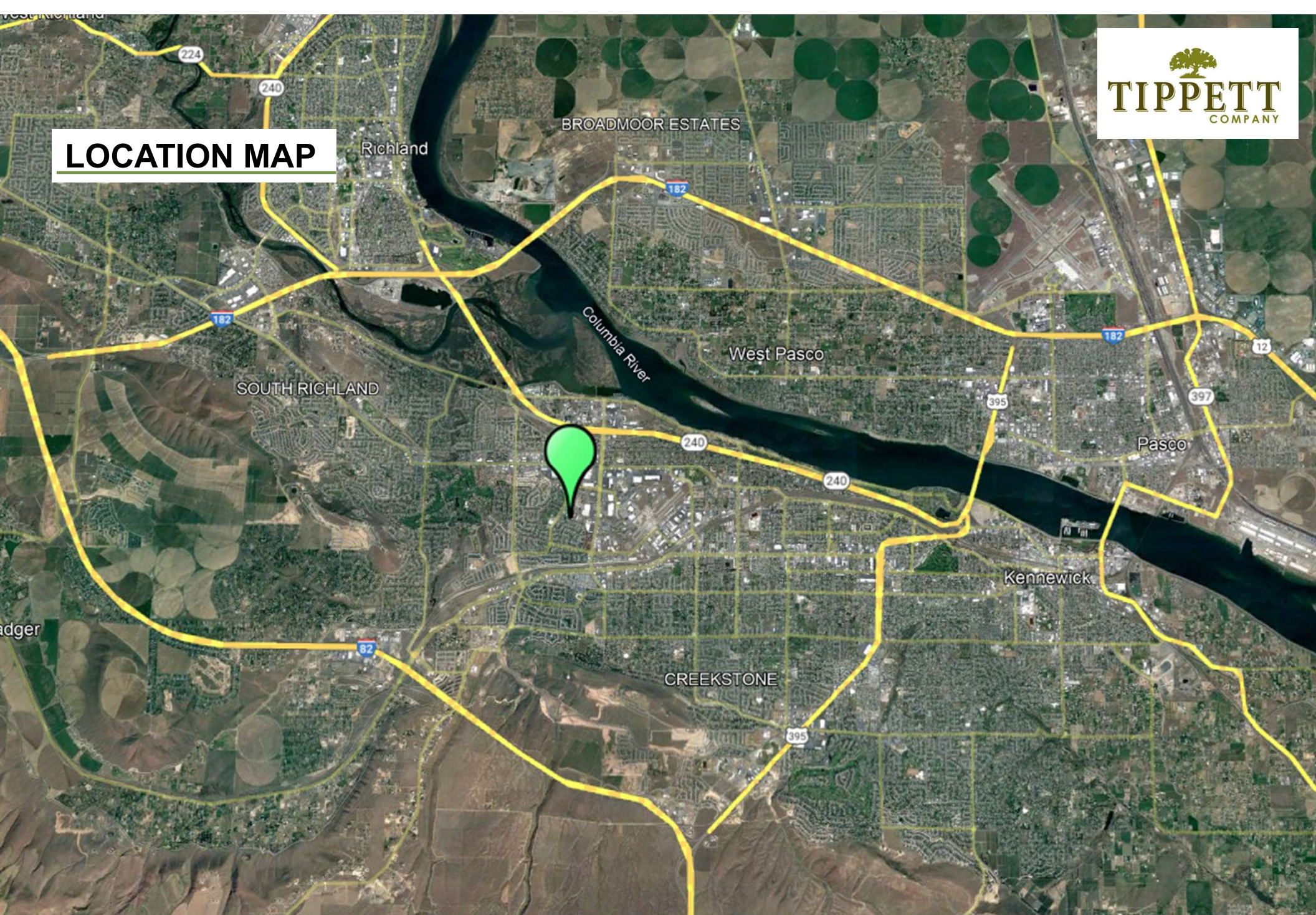
LINKS

Municipal
<https://www.go2kennewick.com/>
<https://www.co.benton.wa.us/>

Economic Development
<https://portofbenton.com/>
<https://www.tridec.org/>



LOCATION MAP

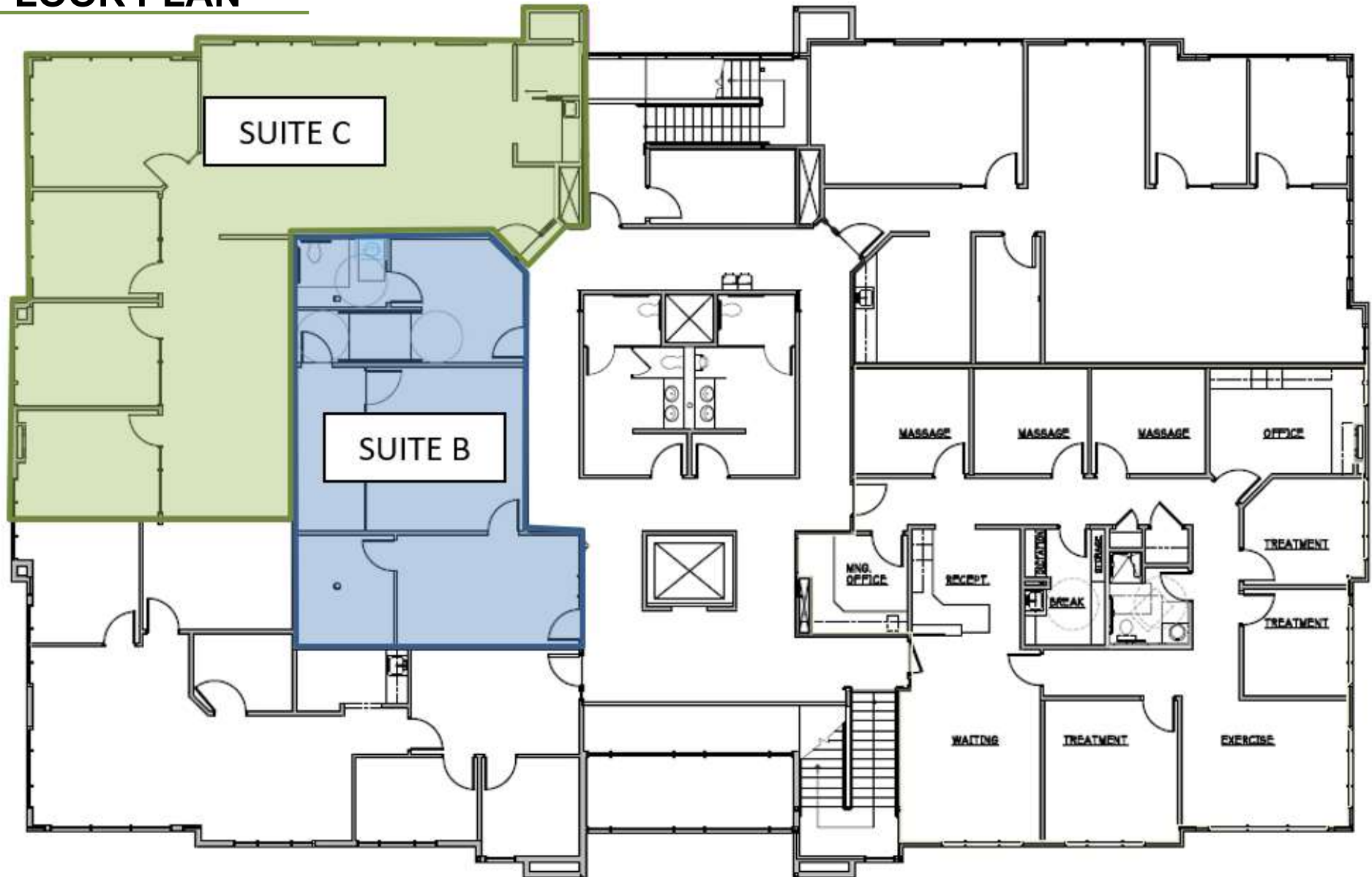


No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

AERIAL VIEW

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.

FLOOR PLAN



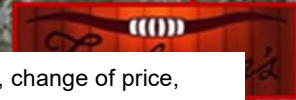
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

AREA BUSINESSES

GRAZE



SUBJECT PROPERTY



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 AMENITIES

Food (within 5 minutes drive)

Boiada Brazilian Grill
Twigs Bistro and Martini Bar
Rocco's Pizza
Bonefish Grill
Olive Garden
Red Robin
Gangnam Style BBQ
Sushi Ya
Texas Roadhouse
Starbucks
Mod Pizza
Outback Steakhouse

Neighborhood Services

Shopping

Great Harvest Bread
Ranch & Home
Columbia Center Mall
Costco
Burlington
Lemon Grass Gifts
Twist Clothing Company

Recreation

Three Rivers Convention Center
Meadow Springs Country Club
MaxAir
D-BAT



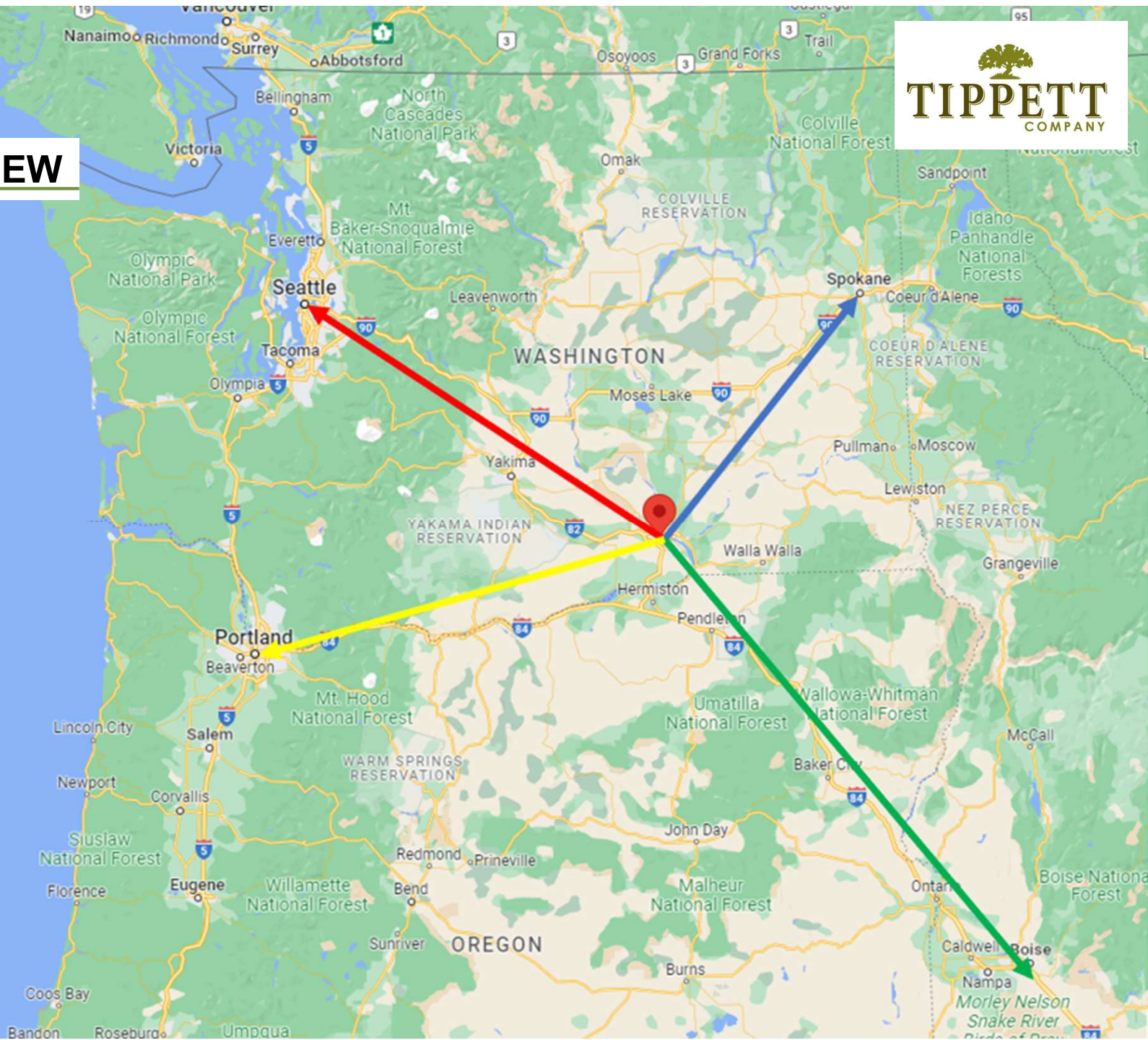
Health

Planet Fitness
Diamond Spa
Nouveau Day Spa
Vita Sana Day Spa

TRAVEL OVERVIEW

Miles to:

- Seattle, WA 221
- Spokane, WA 143
- Portland, OR 215
- Boise, ID 290



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.

PHOTOS (Exterior)



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.

PHOTOS (Interior)



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.