



## The Crest Building

8131 W Klamath Ct., Suite B  
MLS #289872

### Contact

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Kirt Shaffer | 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

## SUMMARY

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This turn-key suite is 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
- Aerotek Affiliated Services

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

## RATES

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**\$22/RSF + NNN**

Suite B: 1,109.76 RSF  
2025 NNN: \$8.17/SF

\$22.00/RSF

## ADDRESS

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8131 W Klamath Court  
Kennewick, WA 99336

## TAX PARCEL

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1-3199-401-3034-007

## CONTACT

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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

Commercial Regional

## UTILITIES

Power: Benton PUD

Water: City of Kennewick

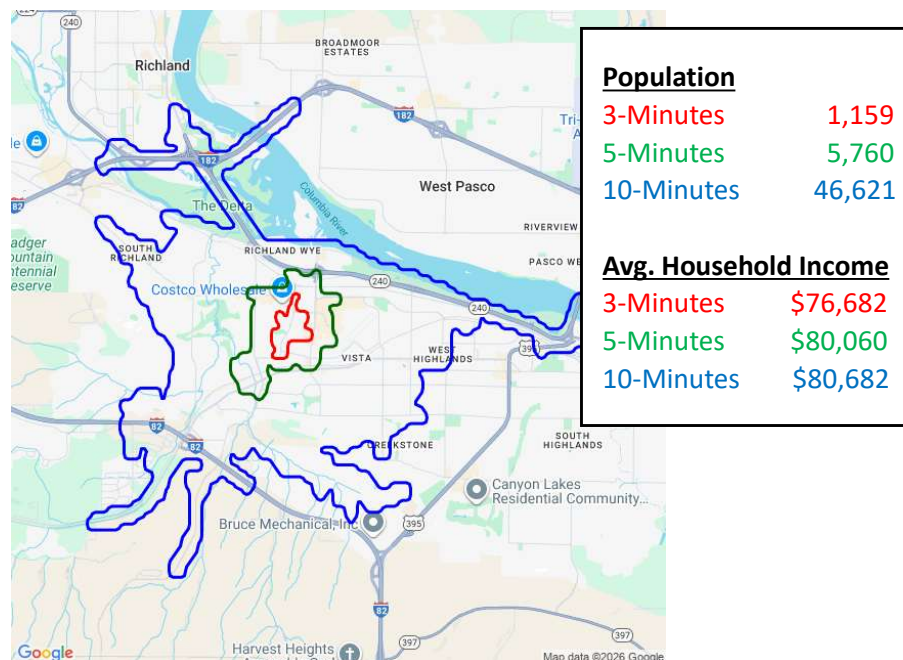
Sewer: City of Kennewick

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)

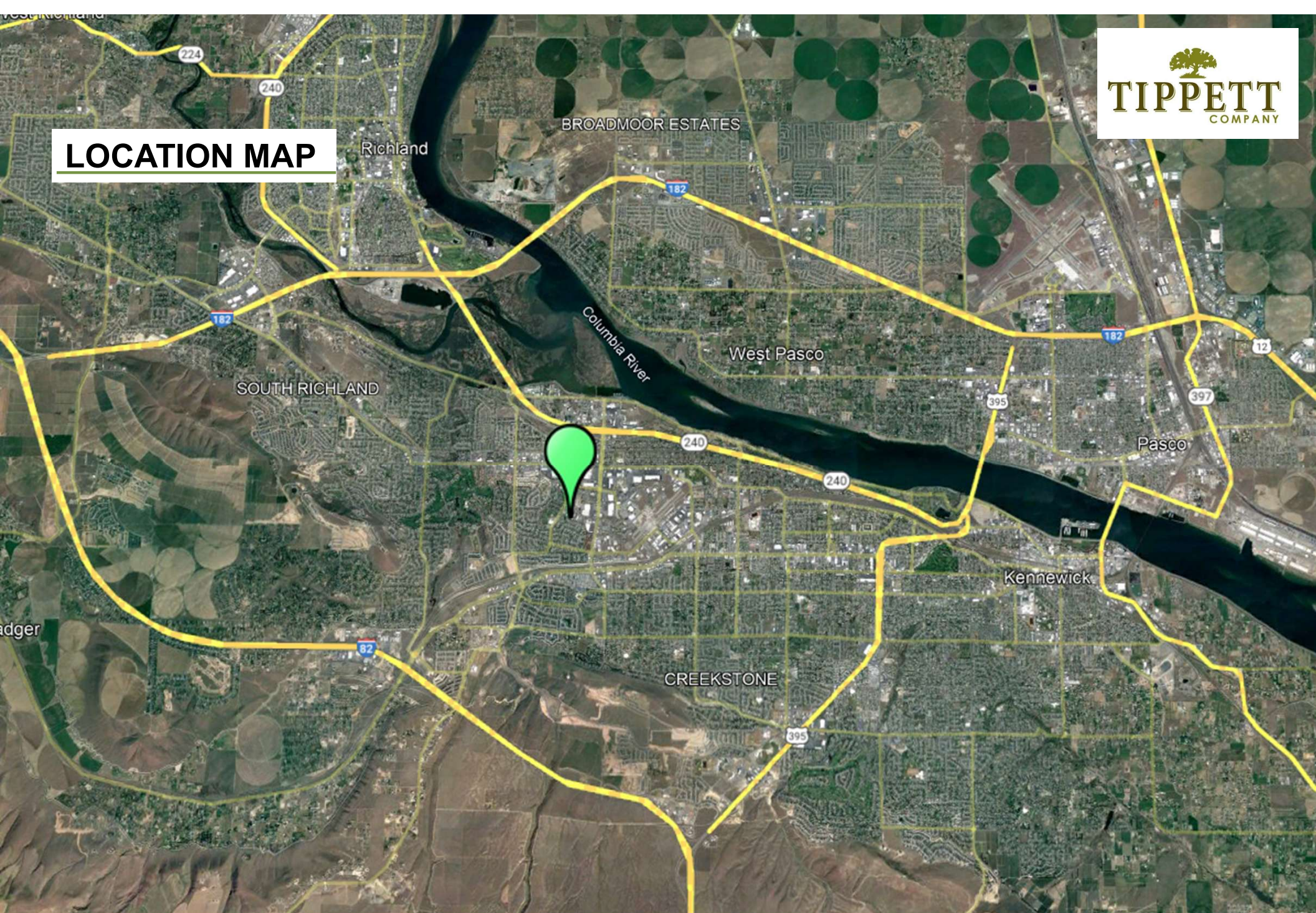


## LINKS

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

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

## LOCATION MAP

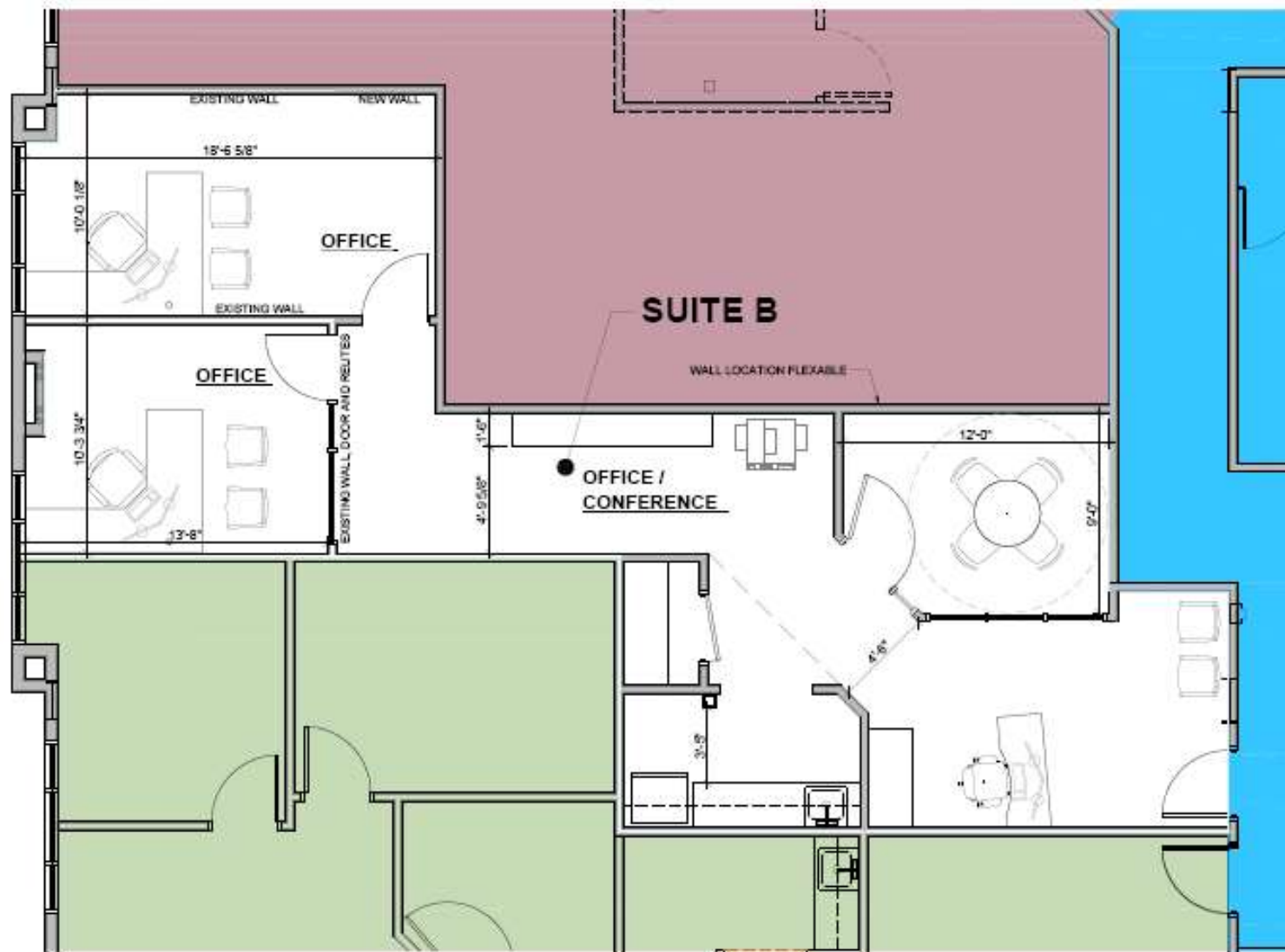


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## AERIAL VIEW

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## FLOOR PLAN



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## AREA BUSINESSES



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## **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



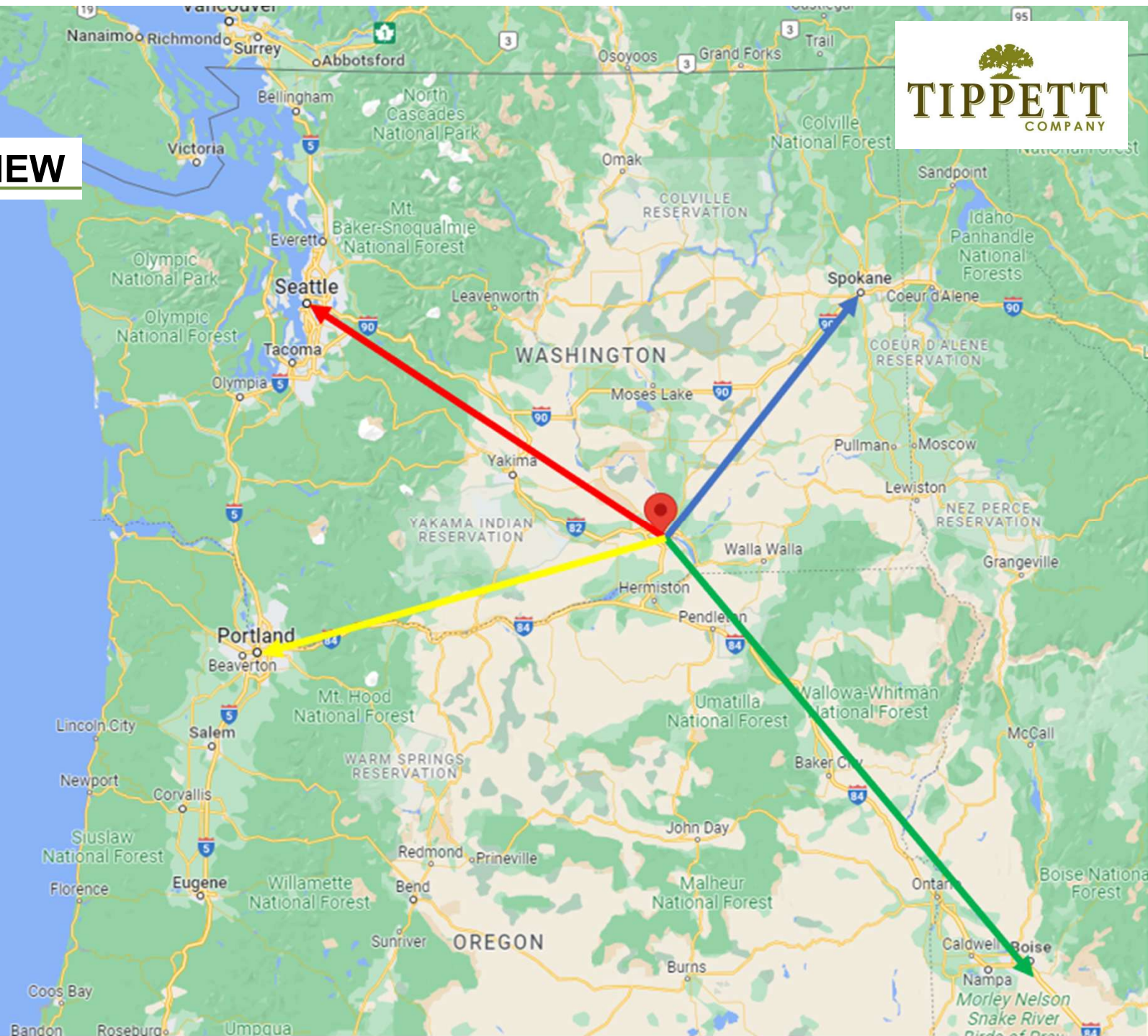
### **Health**

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 |



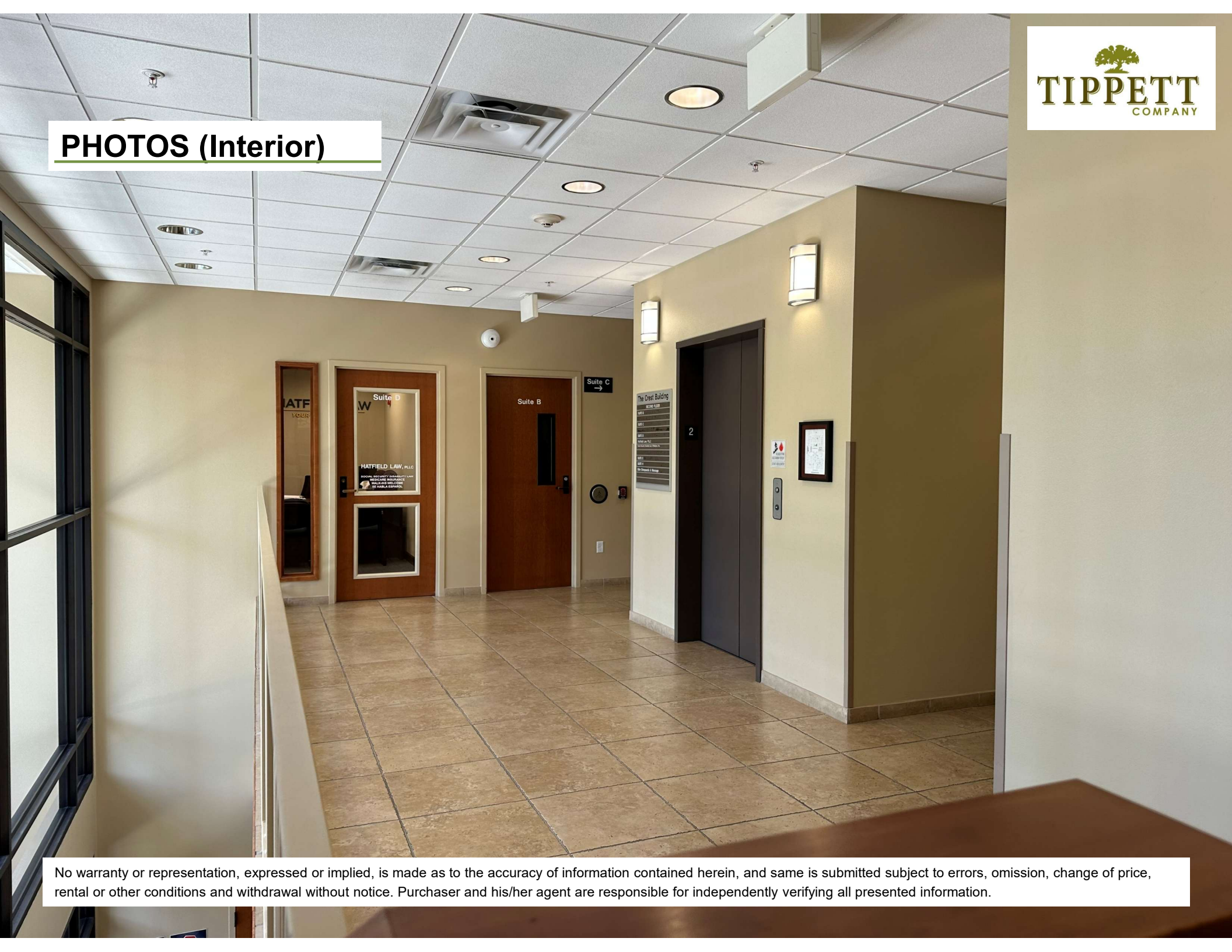
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## PHOTOS (Exterior)



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## **PHOTOS (Interior)**



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