



SALK Building for LEASE

2765 Salk Ave, Richland
MLS#274237, 274238 & 274239

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

The building is situated on 0.56 leased acres, near Pacific Northwest National Laboratory, the Richland WSU Tri-Cities campus, and the Hanford site.

The area has experienced a tremendous amount of recent development activity, including residential, Washington State University housing, commercial, and research laboratory space. More development is planned for this area.

The building is comprised of two wings, one of which has historically been used to support a large, secured computer server. The remainder of the building has been used as laboratory space. Both spaces were utilized by long-term tenant PNNL for 18 years.

The building features additional security provisions including emergency lighting, fire alarm system including sprinklers throughout the building.

FOR LEASE

Entire Building

10,422 RSF Building \$13/SF

Suite 101

±5,124 USF (5,361.5 RSF) \$14/SF

Suite 102

±4,836 USF (5,060.7 RSF) \$14/SF

Estimated 2024 NNN = \$2.05

Summary continued...

Additional Features:

- Upgraded power to include 3-phase 480 amp service.
- Multiple compressed air feed drops.
- Eye-Wash stations
- 40-Ton Trane cooling and heating system.
- Glycol supply line system.
- Security windows.

Landlord is open to improving space per a tenant's needs in return for acceptable lease terms.

TAX PARCEL

823083000003003

ZONING

I-M = Medium Industrial

LINKS

Municipal

<https://www.ci.richland.wa.us/>

<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>

UTILITIES

Water – City of Richland

Sewer – City of Richland

Power – City of Richland

ADDRESS

2765 Salk Ave, Richland, WA 99354

CONTACT

Kirt Shaffer

Office 509.545.3355

Mobile 509.521.9183

kirt@tippettcompany.com

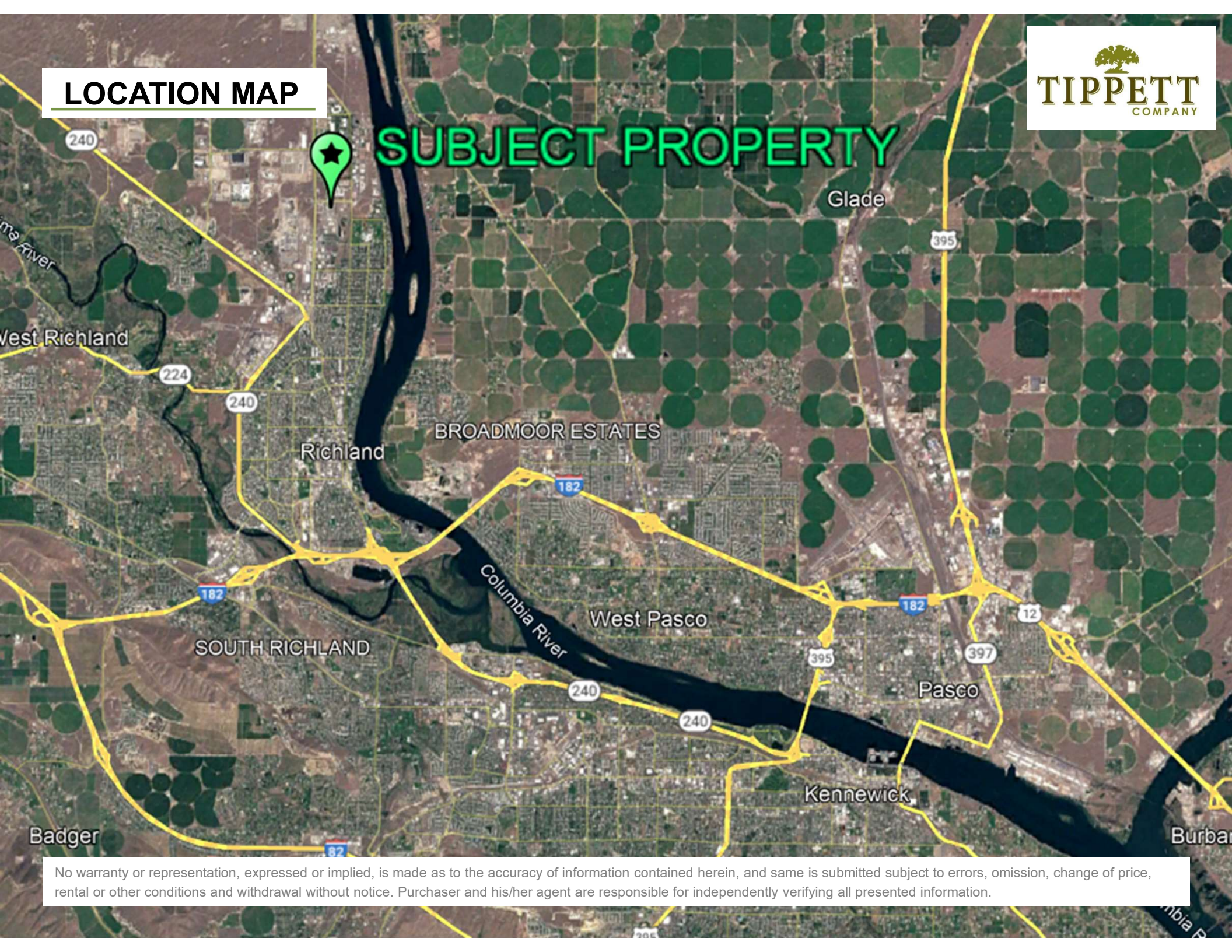
2815 St, Andrews Loop, Suite F

Pasco, WA 99301

LOCATION MAP



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.

AERIAL VIEW



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DEMOGRAPHICS

Population:

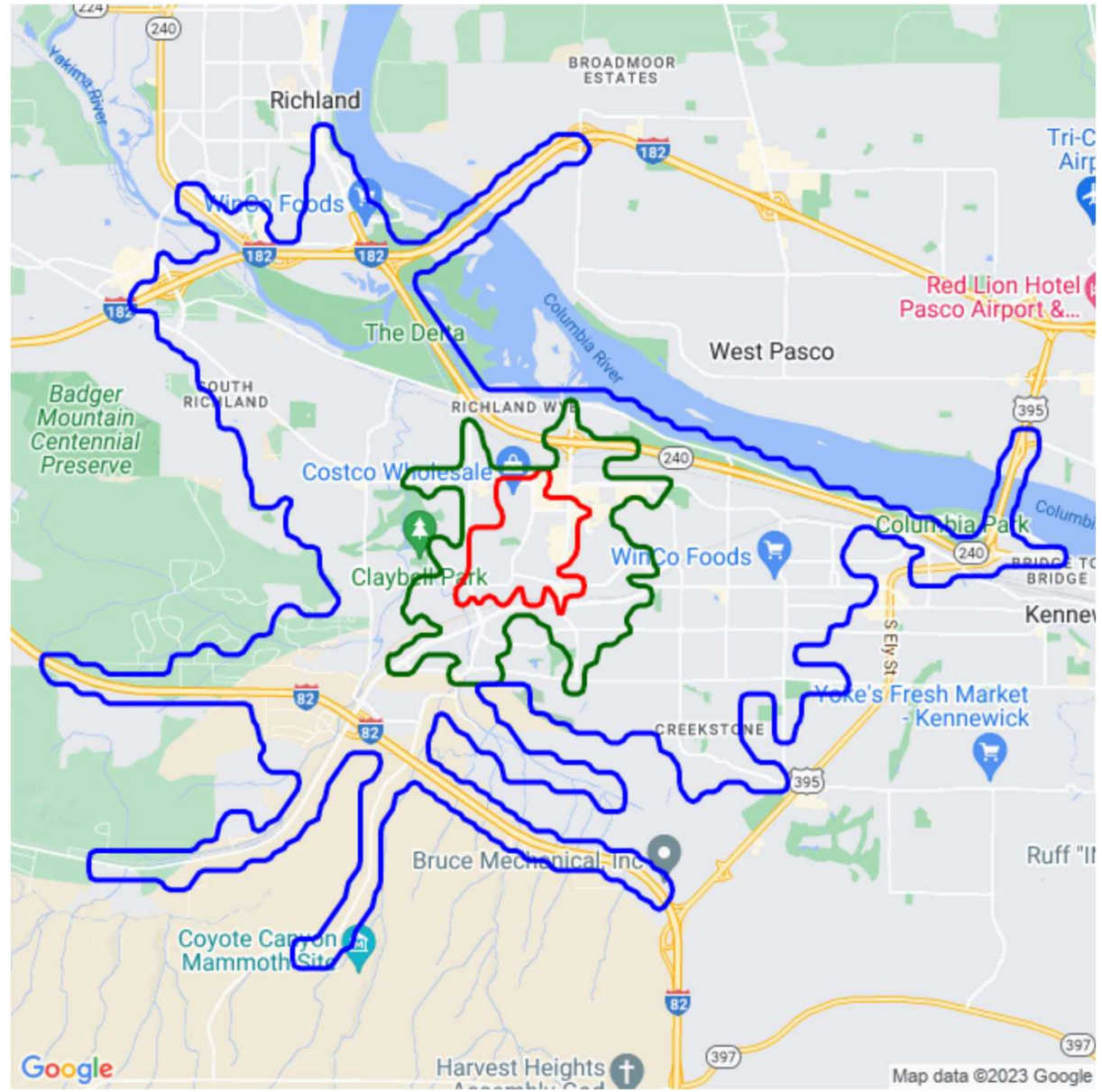
3-minute	4,056
5-minute	11,287
10-minute	59,948

Median Household Income:

3-minute	\$99,993.60
5-minute	\$82,083.93
10-minute	\$65,322.05

Estimated Households:

3-minute	1,743
5-minute	4,713
10-minute	24,663



PHOTOS



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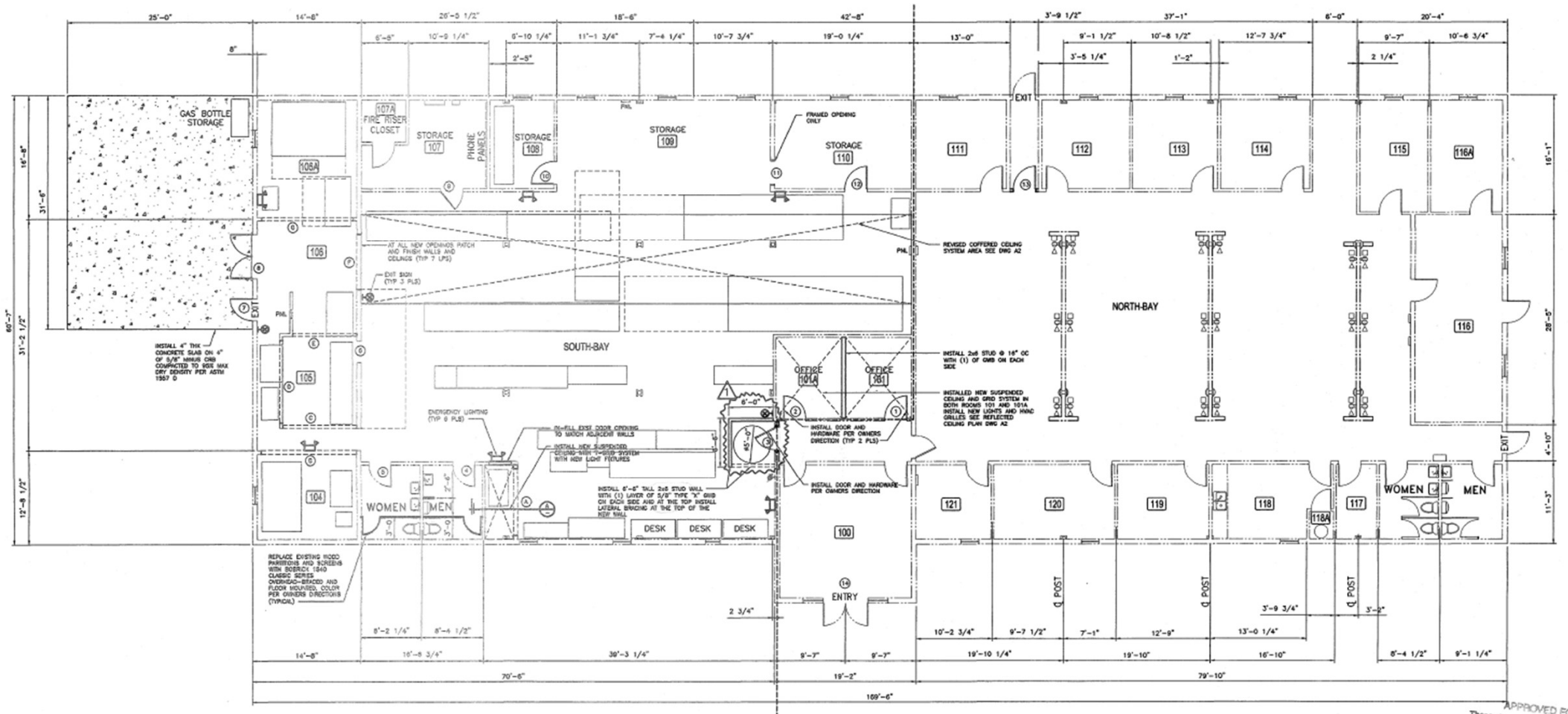
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FLOOR PLAN



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