



## Sun Willows Business Center

2805 St. Andrews Loop, Pasco, WA - Franklin County  
MLS #281298, 281299 & 281301

### Contact

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Charles Laird | 509.521.5168  
[charles@tippettcompany.com](mailto:charles@tippettcompany.com)

## SUMMARY

Office space for lease located in the professionally-managed Sun Willows Business Center, located along the Sun Willows Golf Course in Pasco, WA. The Sun Willows Business Center is within close proximity to restaurants, amenities, Columbia Basin College, and the Pasco Airport.

The suites are currently occupied until June 6, 2025. Tenant may be willing to vacate early subject to timing.

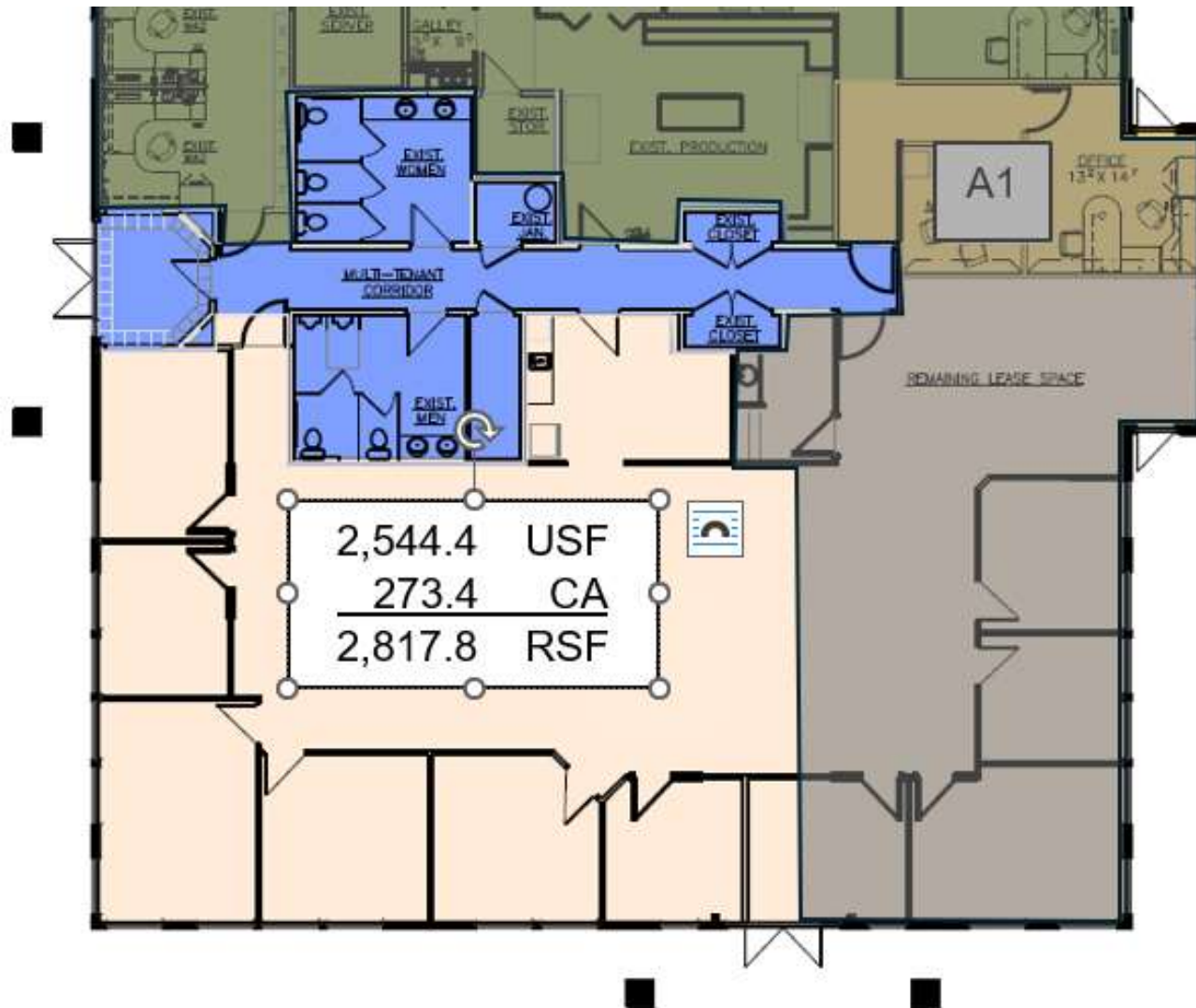
## FOR LEASE

IF DEMISED					
SUITE	USEABLE SF	COMMON AREA	RENTABLE SF	BASE RENT PSF / YR	NNN \$ PSF / YR
C	1120	134.9	1254.9	\$ 20.50	\$ 6.40
D	1151	138.6	1289.6	\$ 19.50	\$ 6.40
	2271	273.4	2544.4		

AS-IS					
SUITE	USEABLE SF	COMMON AREA	RENTABLE SF	BASE RENT PSF / YR	NNN \$ PSF / YR
C & D	2271	273.4	2544.4	\$ 19.00	\$ 6.40

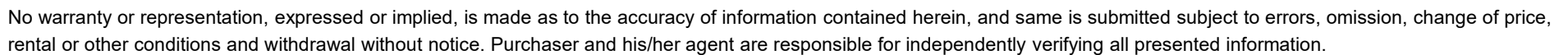
Note: Square footage may be subject to slight change based on final BOMA measurements, to be completed by Landlord, prior to lease execution.

## CURRENT 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.





## ADDRESS

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2805 St. Andrews Loop, Pasco, WA

## TAX PARCEL

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113-300-207

## UTILITIES

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Power: Franklin PUD

Water: City of Pasco

Sewer: City of Pasco

## ZONING

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C-1

## LANDLORD

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Harris Hirsch Trust

## LINKS

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Municipal

<https://www.pasco-wa.gov/>

<https://www.franklincountywa.gov/>

Economic Development

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

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

## CONTACT

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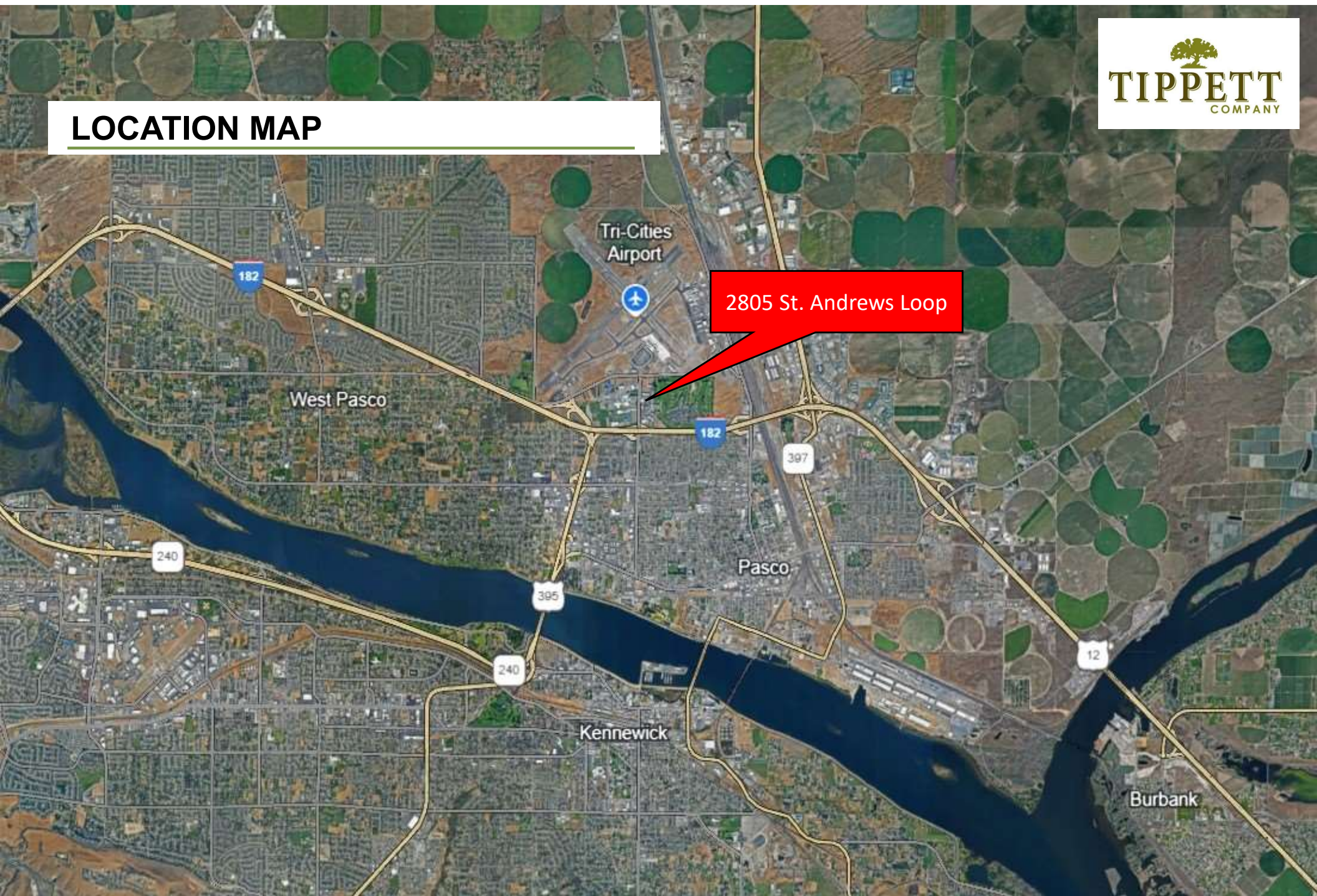
Mobile: 509.521.5168

Office: 509.545.3355

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



## LOCATION MAP



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## AERIAL VIEW

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## AREA BUSINESSES



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## PHOTOS

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## PHOTOS

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## PHOTOS

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