



## 1009 N. Center Parkway, Suite 230

Kennewick, WA 99336  
MLS #276792

### Contact

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

## SUMMARY

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Built in 1998, this two-story office building is situated in the Central Business District of the Tri-Cities.

The property offers plentiful parking and is located near a regional mall, restaurants, coffee shops, and other services.

**NNN** RATE  
INCLUDES ALL UTILITIES

## FOR LEASE **\$22.00 + \$7.30 NNN**

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Suite 230	3,294.13 RSF
	2,769.61 USF
Building Size	30,095.03 SF

## ADDRESS

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Kennewick, WA 99336

## CONTACT

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[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

Office 509.545.3355  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

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Commercial Office

## PARKING RATIO

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4+ parking Spaces per 1,000 sf

## TAX PARCEL

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131991000015006

## LINKS

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Municipal

<https://www.go2kennewick.com/>

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

Economic Development

<https://portofbenton.com/>

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

## DEMOGRAPHICS

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32K Vehicles Per Day



Population Est. 2021

10M 80,854

15M 202,048

20M 253,100



Median Household Income

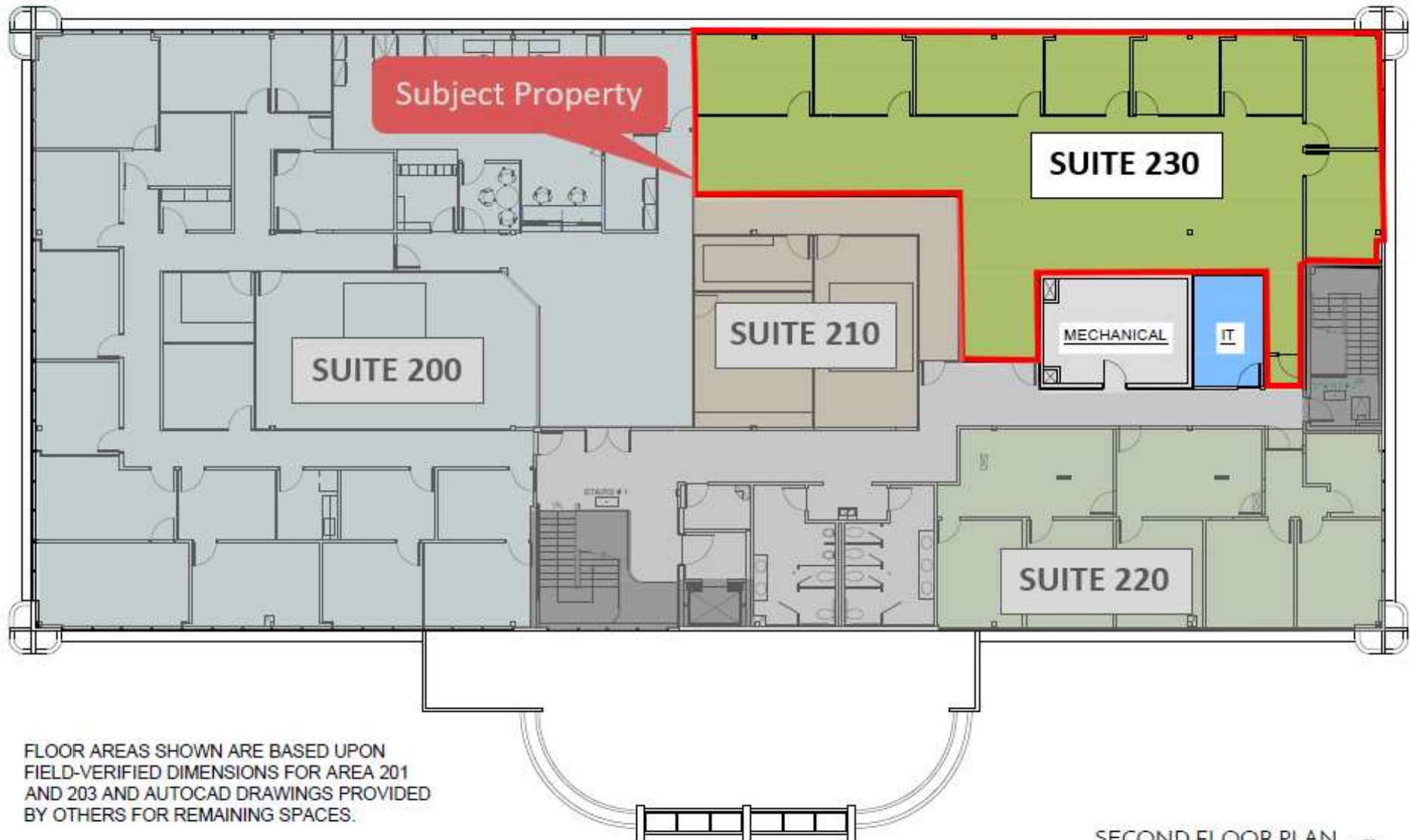
10M \$77,949

15M \$76,550

20M \$78,820



## FLOOR PLAN



**SECOND FLOOR PLAN**

1/16" = 1'-0"



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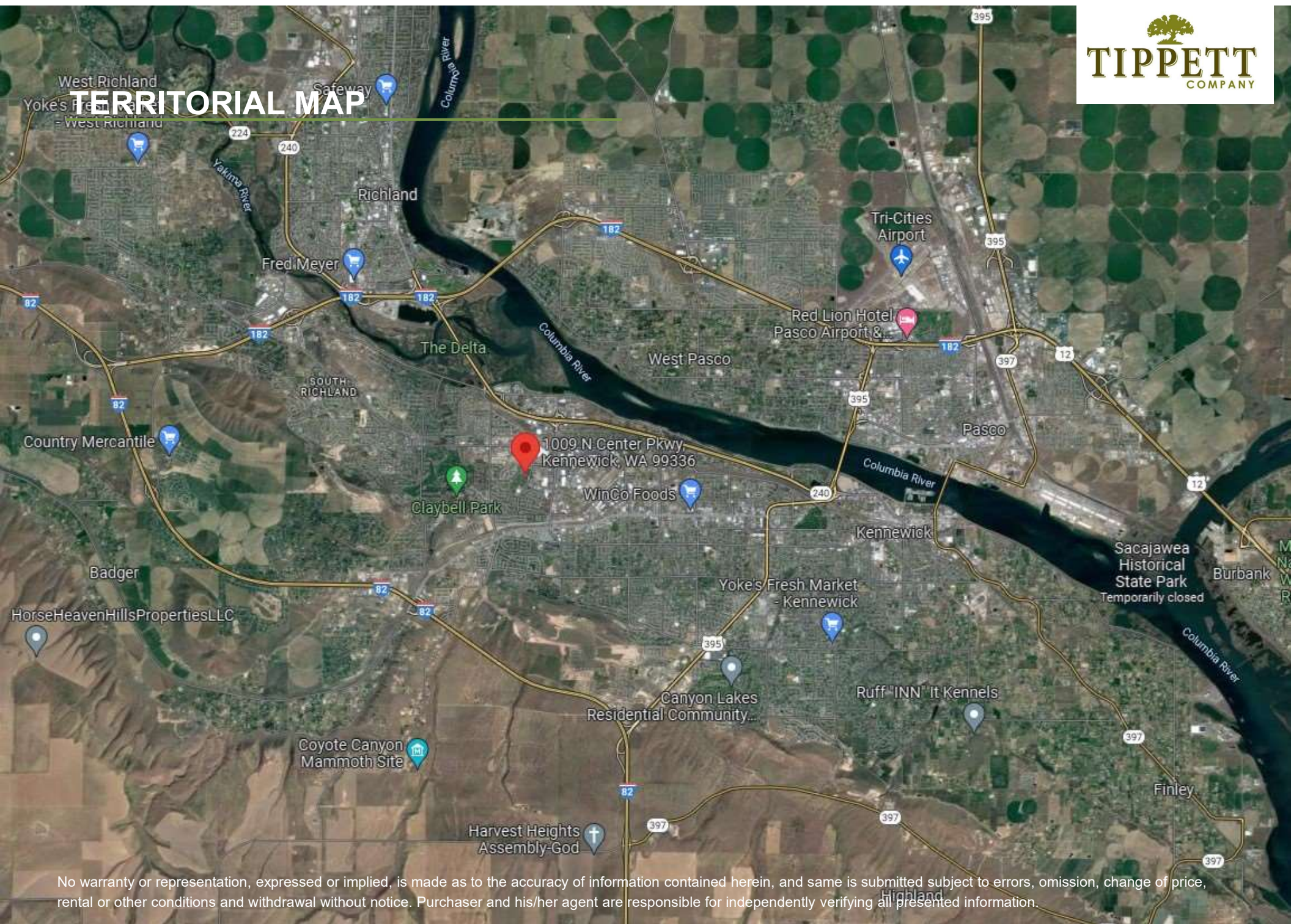


# AERIAL VIEW



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## RETAILER MAP



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