



10711 W Clearwater Ave, Kennewick

Multiple Suites available
MLS 277819, 277820, 277821

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com



SUMMARY

This offering is an opportunity to establish a location in a part of the community that is experiencing a tremendous amount of new development; commercial, retail, and residential.

This building's location will offer high visibility along a high traffic arterial with quick access to Interstate 82 and to the regional shopping mall and related businesses.

Over half of this 10,000 + SF building will be occupied by a well established technology company who's principles are the same as the building ownership.

The site has been developed in a manner allowing for ample parking .

These spaces can be combined for a larger footprint or leased individually.

LEASE

\$34.00/SF + NNN

Suite A – Retail	1,595 SF
Suite B – Retail	1,526 SF
Suite C – Retail	1,526 SF

ADDRESS

10711 W Clearwater Ave
Kennewick, WA 99336

TAX PARCEL

101884BP3722001

CONTACT

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

ZONING

CC – Commercial Community

UTILITIES

Water: City of Kennewick

Sewer: City of Kennewick

Power: Benton PUD

DEMOGRAPHICS

Daily Traffic Count - Clearwater Ave: 17,853

LINKS

Municipal

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

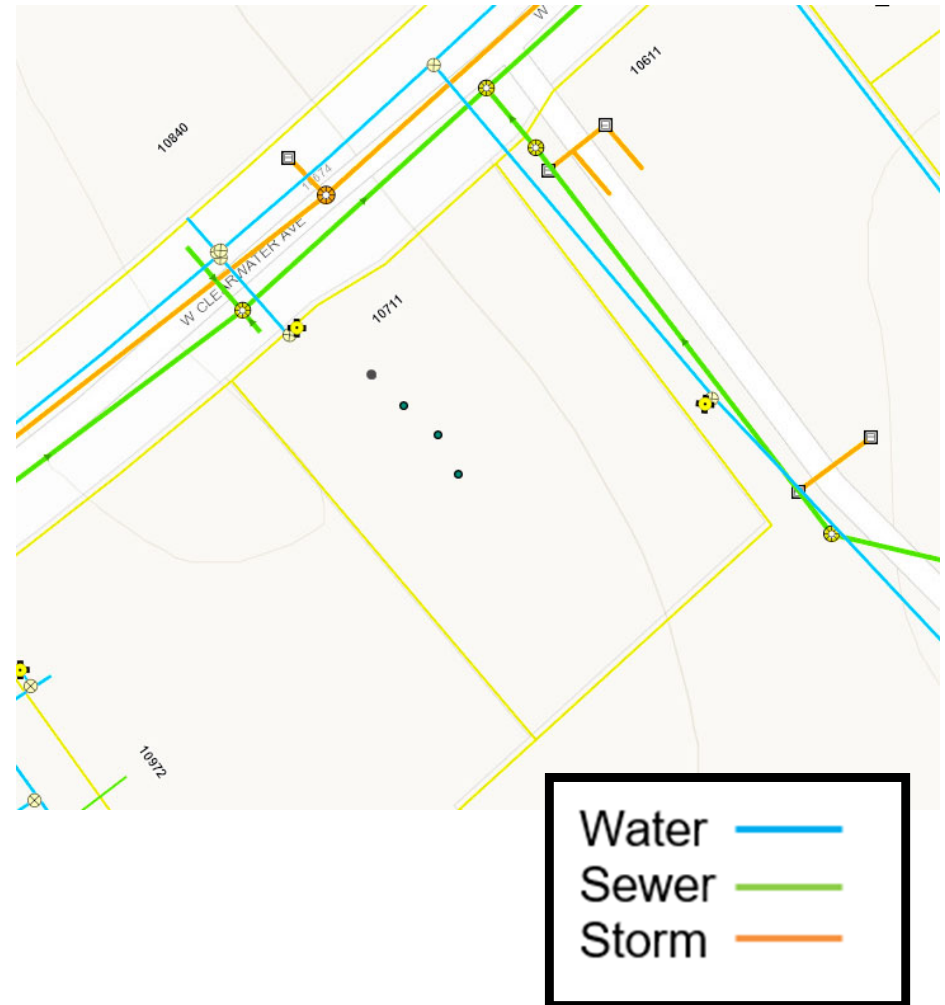
<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

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

UTILITY MAP



LOCATION MAP



Subject Property

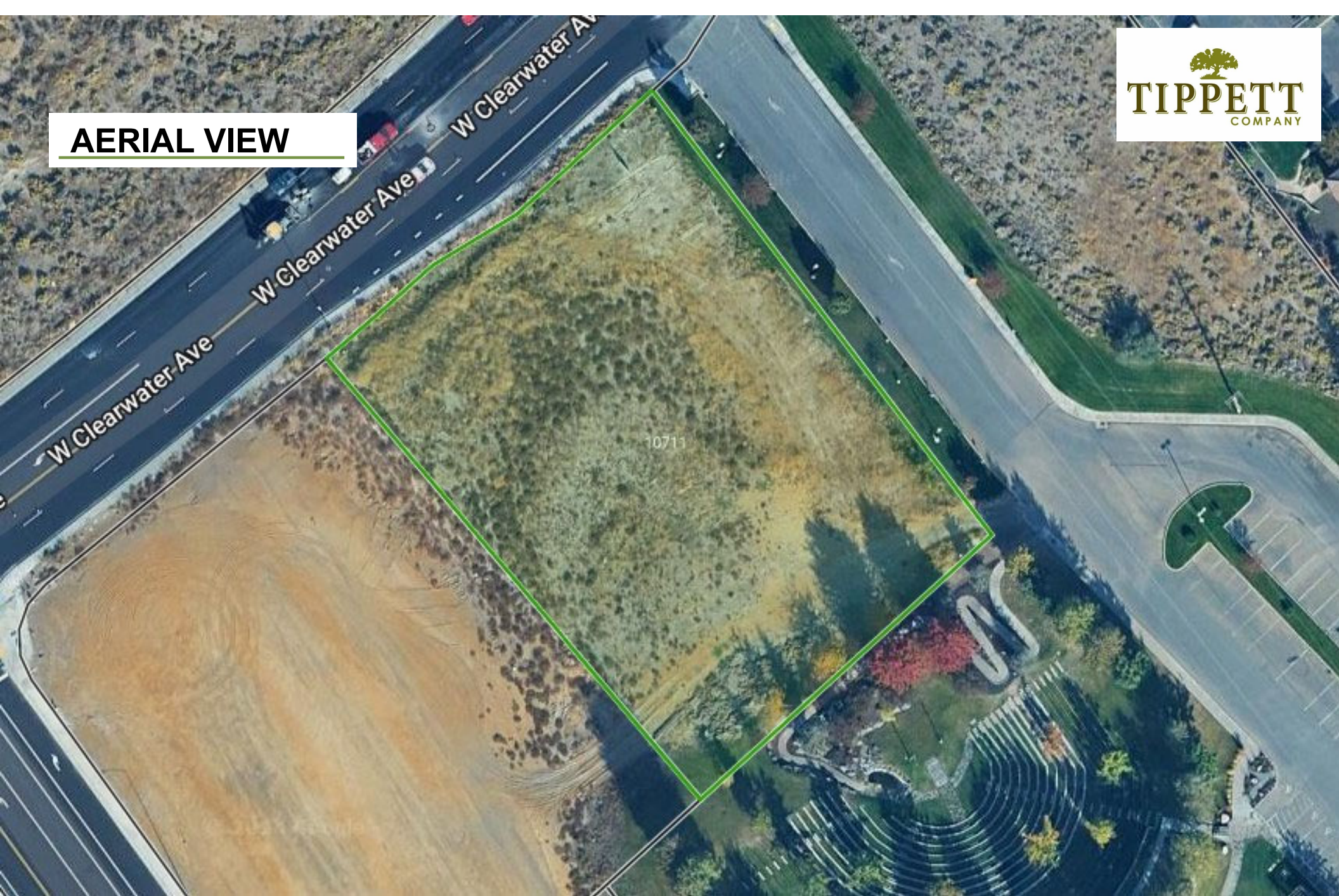
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LOCAL BUSINESSES



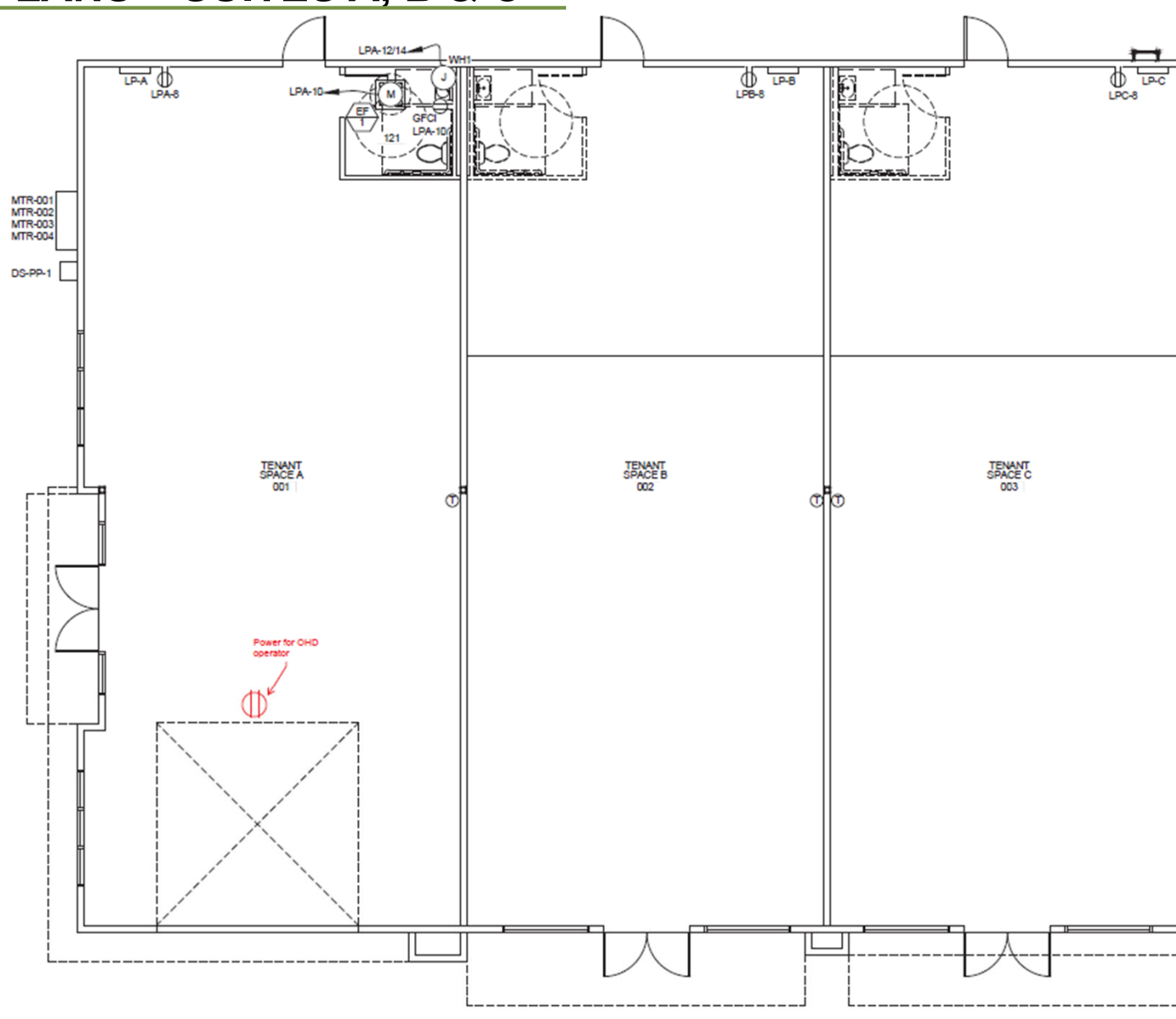
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AERIAL VIEW



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FLOOR PLANS – SUITES A, B & C



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