



400 N. Quay Street

Kennewick WA

MLS #284317, #284318 & #284319

Contact

Charles Laird | 509.521.5168
charles@tippettcompany.com

SUMMARY

10,867 SF of professional office building located in Kennewick WA with mature landscaping grounds.

Landlord will consider demising the building into 2 suites.

Square footages are approximate and will be verified by architect.

ADDRESS

400 N. Quay Street
Kennewick, WA 99338

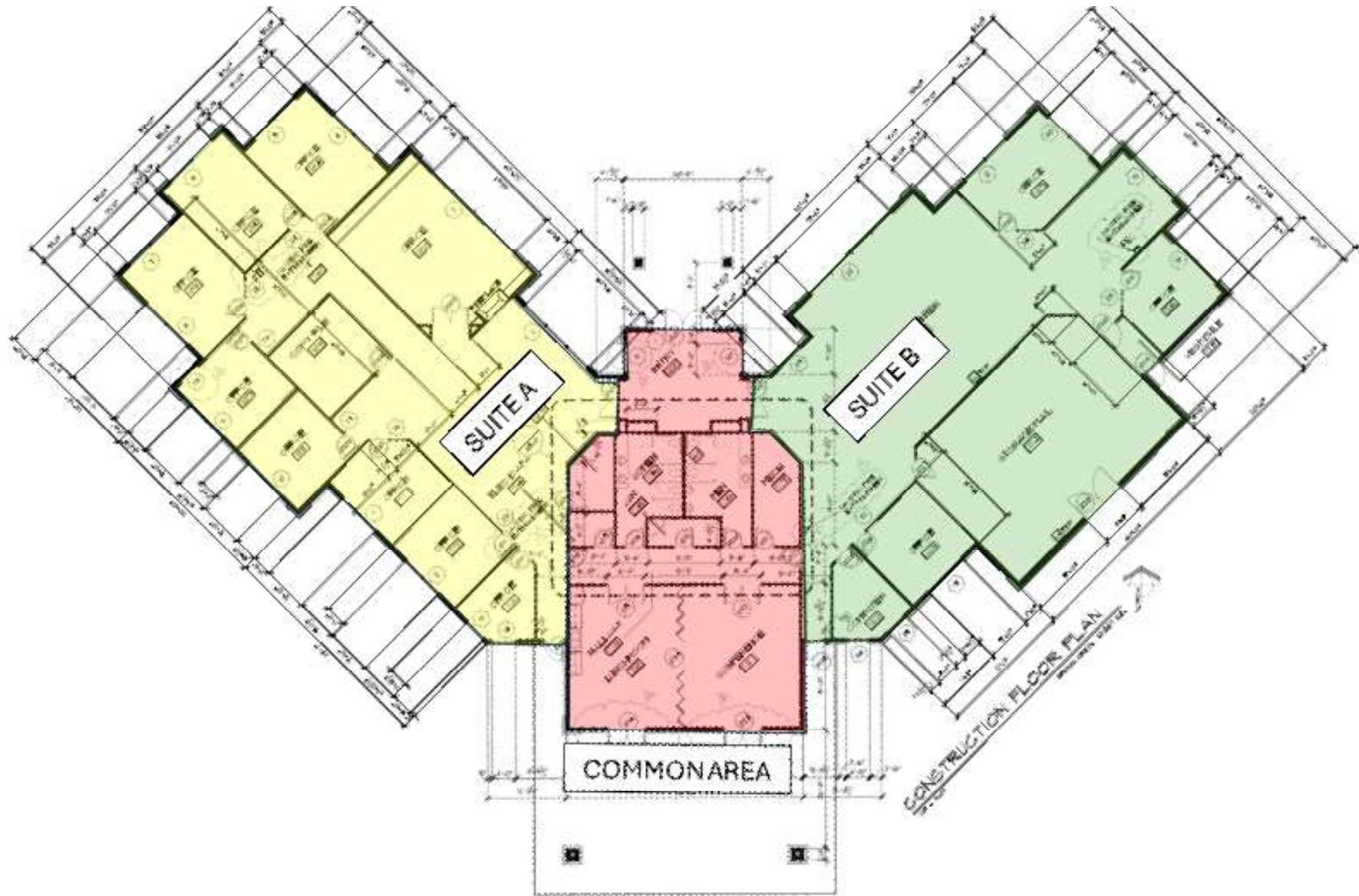
CONTACT

Charles Laird
Charles@tippettcompany.com
Mobile: 509.521.5168
Office: 509.545.3355
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

BASE RENT

IF DEMISED	USEABLE SF	COMMON SF	TOTAL SF	BASE RENT PSF	PLUS
SUITE A	4,500.00	933.50	5,433.50	\$ 18.00	NNN
SUITE B	4,500.00	933.50	5,433.50	\$ 16.00	NNN
SINGLE TENANT	USEABLE SF	COMMON SF	TOTAL SF	BASE RENT PSF	
	9,000.00	1,867.00	10,867.00	\$ 17.00	NNN

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.

TAX PARCEL

132994000020000

UTILITIES

Water: City of Kennewick

Sewer: City of Kennewick

Power: Benton PUD

Internet: Multiple Providers

TRAFFIC COUNTS (City of Kennewick)

Average Daily Traffic - 6,449

DEMOGRAPHICS (CBA)

Population

3-Minutes 1,270

5-Minutes 12,683

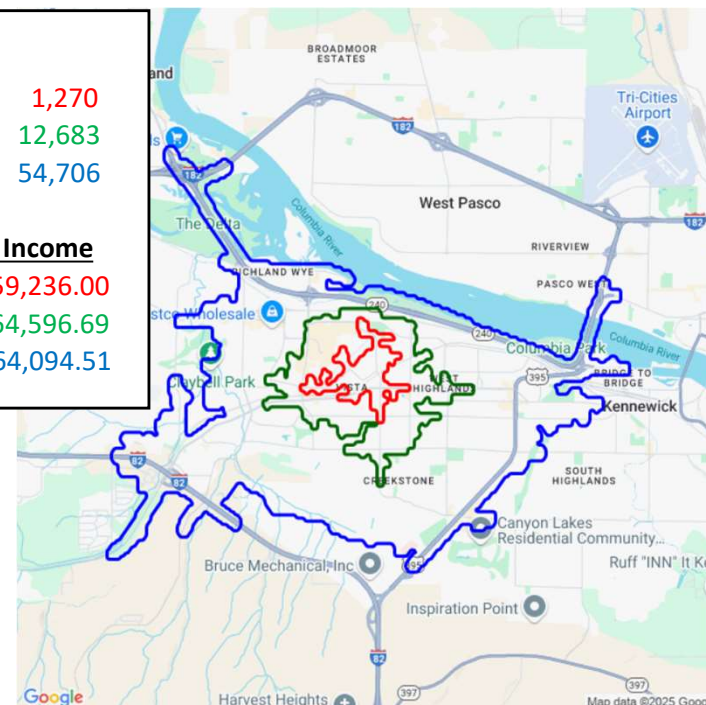
10-Minutes 54,706

Avg. Household Income

3-Minutes \$59,236.00

5-Minutes \$64,596.69

10-Minutes \$64,094.51



LINKS (Delete one below and move if needed then delete this note)

Municipal

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

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

Economic Development

<https://portofbenton.com/>

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

DEMOGRAPHICS - Kennewick, WA

Demographics are determined by a 10 minute drive from 400 N Quay St, Kennewick, WA 99336

CITY, STATE

Kennewick, WA

POPULATION

54,706

AVG. HHSIZE

2.48

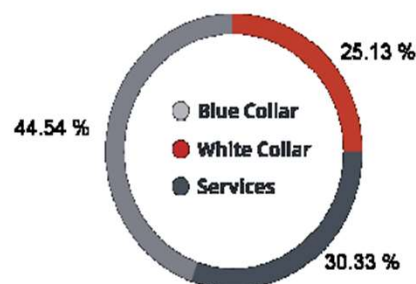
MEDIAN HH INCOME

\$61,148

HOME OWNERSHIP

Renters: **8,773**
Owners: **12,578**

EMPLOYMENT



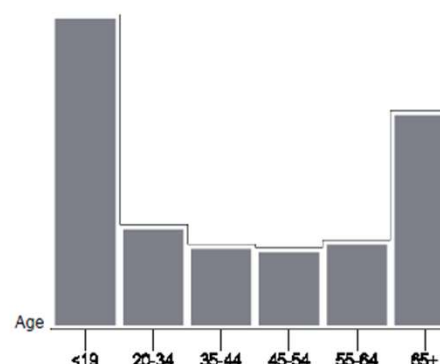
Employed: **45.21 %**
Unemployed: **1.76 %**

EDUCATION

High School Grad: **22.67 %**
Some College: **26.74 %**
Associates: **9.59 %**
Bachelors: **30.18 %**

GENDER & AGE

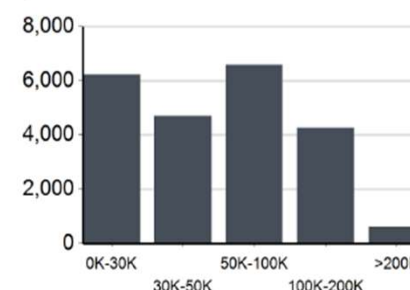
49.45 %  50.55 % 



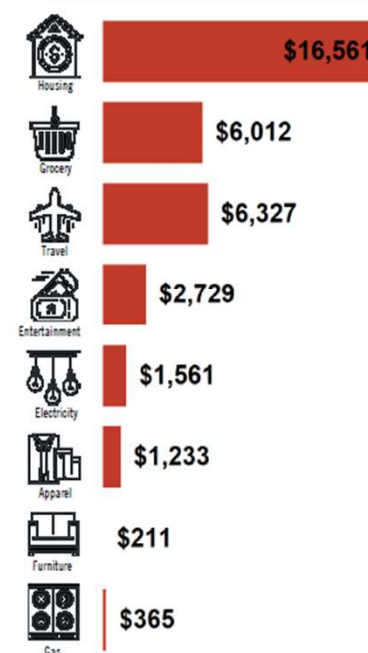
RACE & ETHNICITY

White: **59.37 %**
Asian: **0.75 %**
Native American: **0.17 %**
Pacific Islanders: **0.01 %**
African-American: **1.26 %**
Hispanic: **23.02 %**
Two or More Races: **15.42 %**

INCOME BY HOUSEHOLD

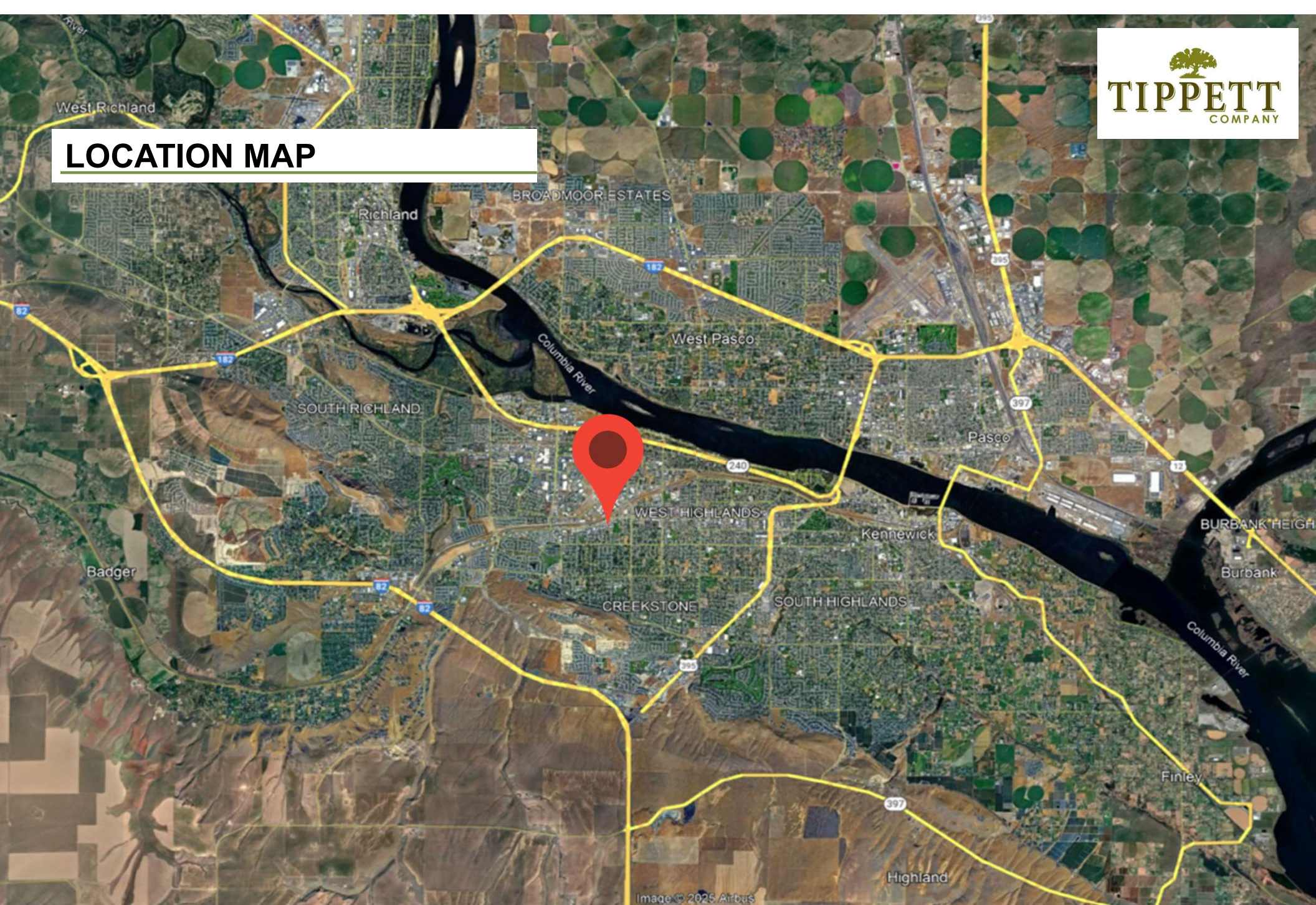


HH SPENDING



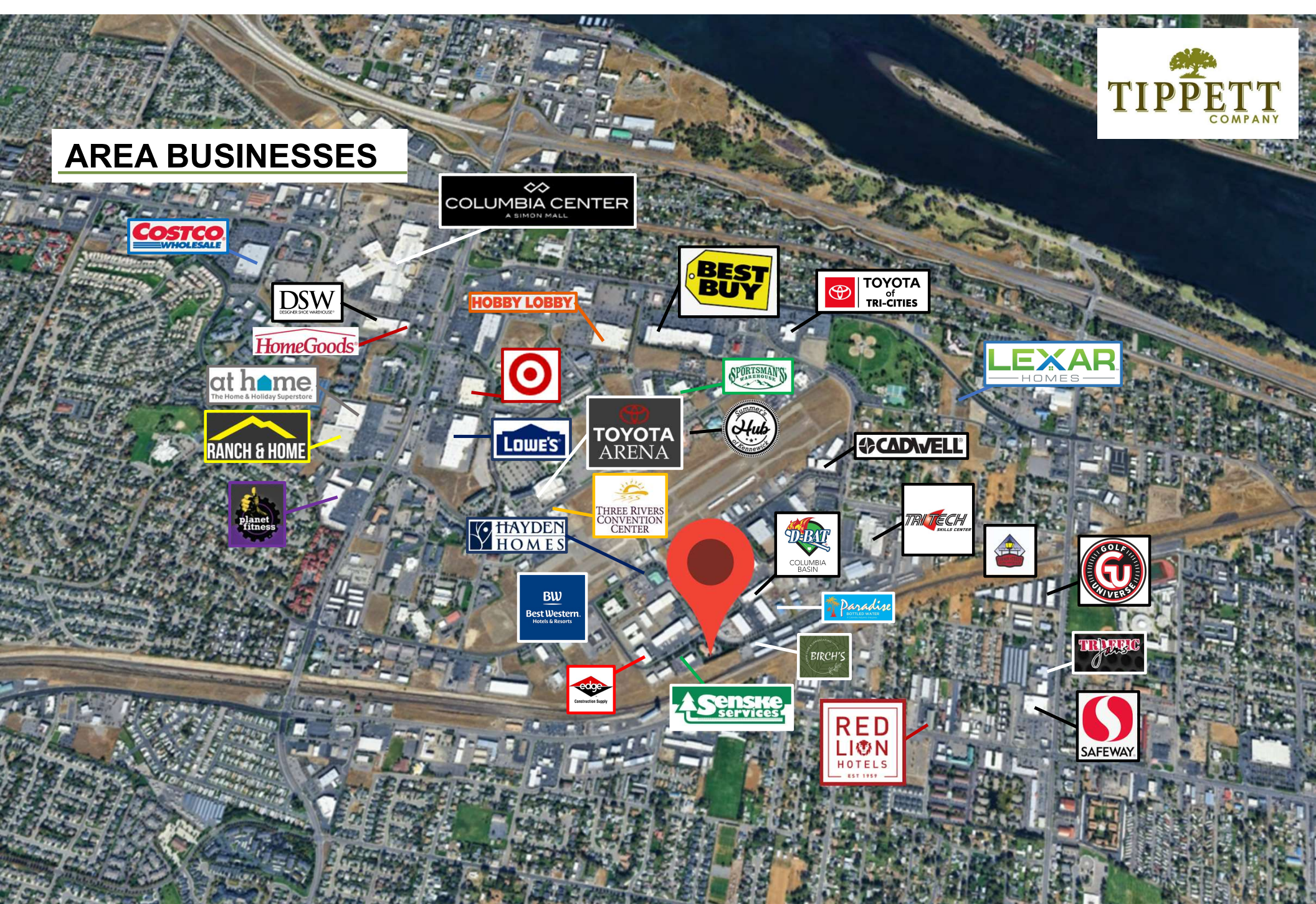
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

LOCATION MAP



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.

AREA BUSINESSES



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



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.

PHOTOS (Exterior)



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.

PHOTOS (Entry & Common Areas)



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.

PHOTOS (Suite A)



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.

PHOTOS (Suite B)



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.