



401 N. Young St.
Suites A & B
MLS #296823, 296824 & 296825

Contact

Charles Laird | 509.521.5168
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SUMMARY

Professional office suites available for lease in a well-maintained multi tenant office in the Central Business District.

Suite A is 3,899 RSF, Suite B is 2,516 RSF, and the suites combined provide up to 6,416 RSF of contiguous space.

Located near Columbia Center Boulevard, the property is surrounded by established office users, professional services, retail amenities, restaurants.

PRICE

Suite A	3,899 SF	\$18/PSF + NNN
Suite B	2,516 SF	\$19/PSF + NNN
Suite A + B	6,416 SF	\$17.50/PSF + NNN

Projected 2026 NNN is \$4.68 PSF.

Modified Utility Clause: Utilities are not separately metered, therefore tenants to pay a fixed contribution toward utility payment based on a two-year historical average of \$0.70 PSF.

TAX PARCEL

132993000004004

CONTACT

Charles Laird
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Pasco, WA 99301

ZONING

Commercial General

UTILITIES

Power: Benton PUD

Water: City of Kennewick

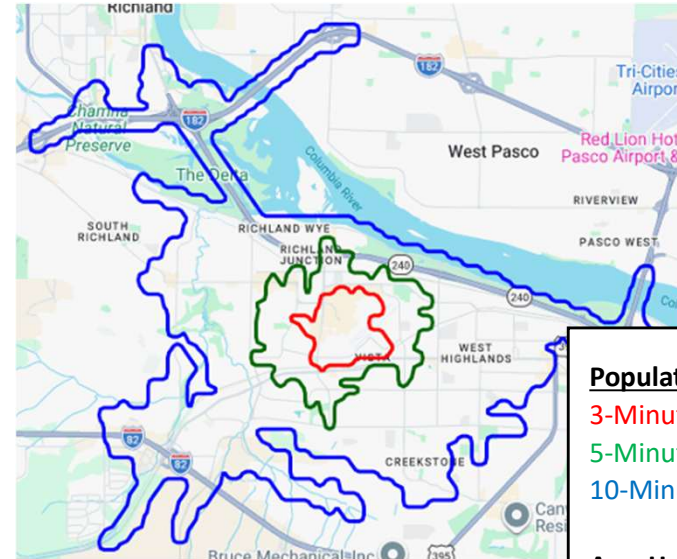
Sewer: City of Kennewick

Internet: Various Providers

TRAFFIC COUNTS (CBA)

N. Young St. – 3,695

DEMOGRAPHICS (CBA)



Population

3-Minutes	920
5-Minutes	8,176
10-Minutes	52,283

Avg. Household Income

3-Minutes	\$73,231.40
5-Minutes	\$68,579.48
10-Minutes	\$74,072.66

LINKS

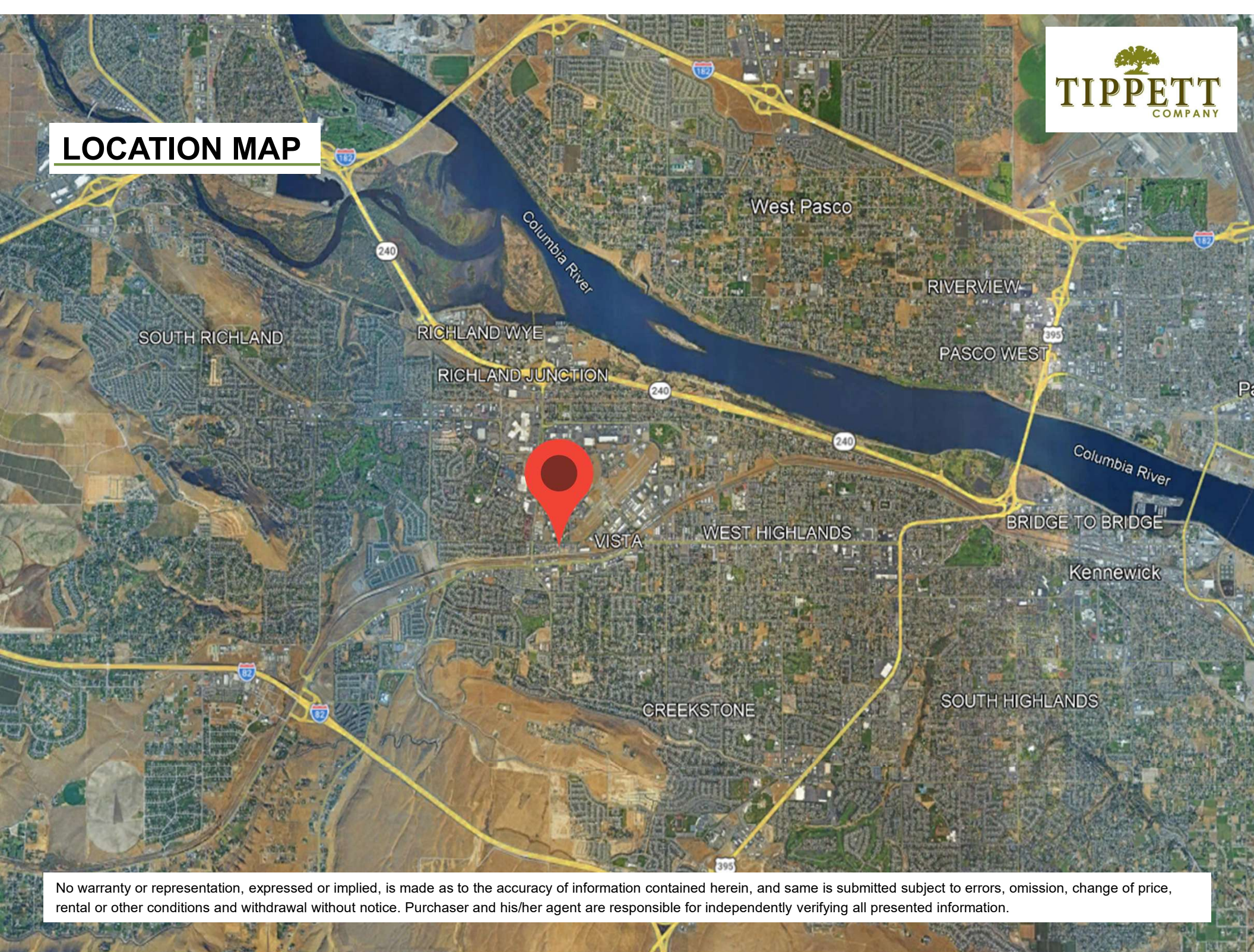
Municipal

<https://www.go2kennewick.com/>
<https://www.co.benton.wa.us/>

Economic Development

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

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.

AERIAL VIEW



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DEMOGRAPHICS (CBA)

CITY, STATE

Kennewick, WA

POPULATION

52,283

AVG. HH SIZE

2.48

MEDIAN HH INCOME

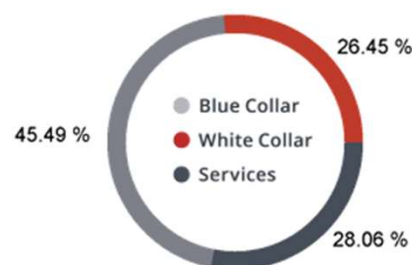
\$64,830

HOME OWNERSHIP

Renters: **8,500**

Owners: **12,325**

EMPLOYMENT



46.30 %
Employed

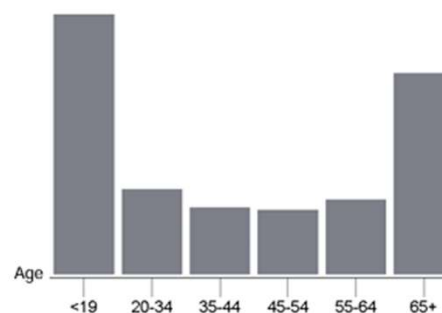
1.66 %
Unemployed

EDUCATION

High School Grad:	21.93 %
Some College:	26.68 %
Associates:	9.79 %
Bachelors:	34.93 %

GENDER & AGE

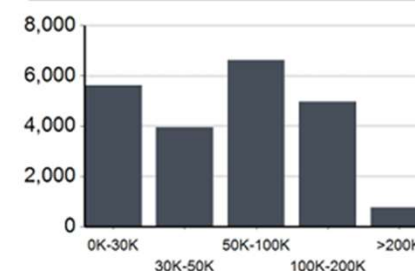
49.39 %  **50.61 %** 



RACE & ETHNICITY

White:	73.36 %
Asian:	1.23 %
Native American:	0.22 %
Pacific Islanders:	0.03 %
African-American:	1.26 %
Hispanic:	14.93 %
Two or More Races:	8.97 %

INCOME BY HOUSEHOLD



HH SPENDING

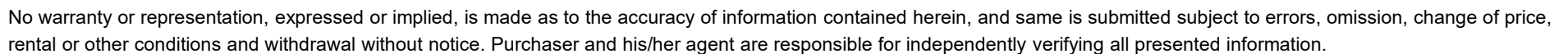




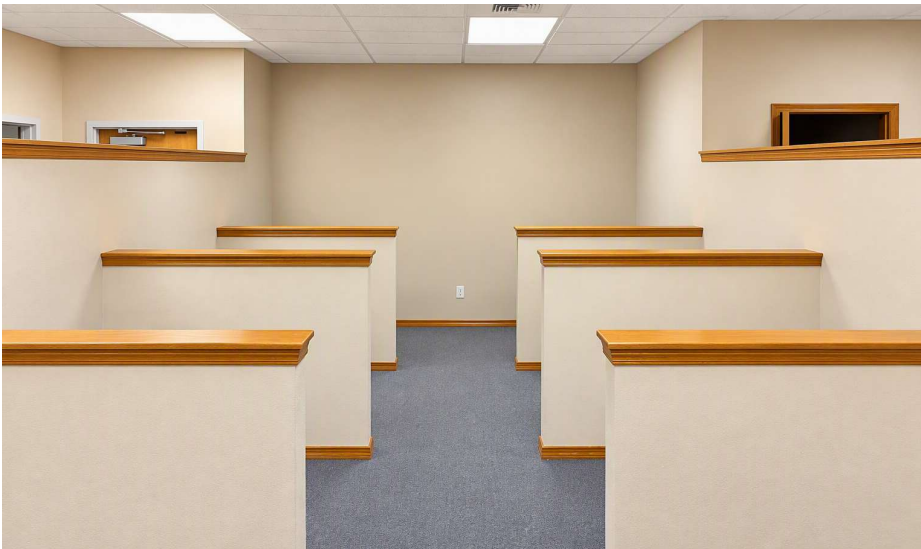
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PHOTOS



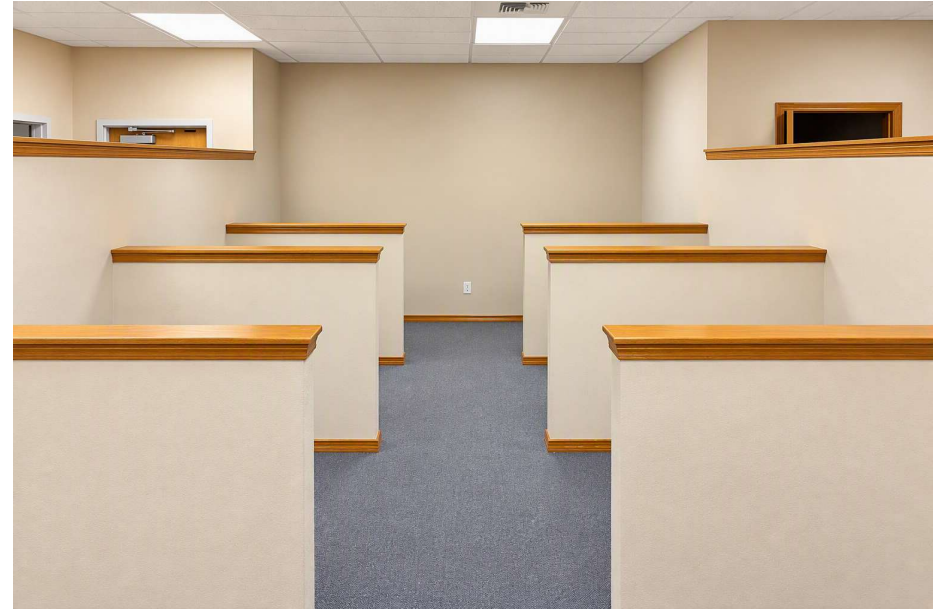
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