



University Square

801 Dalton St., Richland, WA
MLS 272175

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Create your own Office with this Build-to-Suit opportunity in North Richland.

An 8,000 SF building comprised of 2,000 SF suites.

Located on Stevens Dr. Near the Pacific Northwest National Laboratory, US Dept. of Energy Offices and the East entrance of the Hanford Site.

A great central location to service all of North Richland.

NNN Lease

801 Dalton St = 2,000 - 8,000 SF
\$25.00/SF

2023 Estimated NNN = \$5.00/SF

ADDRESS

801 Dalton St., Richland, WA 99354

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Business Commercial

UTILITIES

Power & Sewer – City of Richland

Natural Gas – Cascade Natural Gas (near by)

TAX PARCEL

123083013398001

TRAFFIC COUNTS

Stevens Dr.

2020 Average Daily Traffic Count = 12,131

2018 Average Daily Traffic Count = 14,546

AREA BUSINESSES

Notable Businesses within 1 Mile

Total Energy Management

Westinghouse-Richland

Washington River Protection Solutions

Energy Northwest Offices

Pacific Northwest National Labs

Perma-Fix Northwest

Washington State University

Hanford High School

US DOE Offices

Atkins Engineering

KinderCare

Shogun Teriyaki

Mission Support Alliances Offices

LINKS

Municipal

<https://www.ci.richland.wa.us/>

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

Economic Development

<https://portofbenton.com/>

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



AERIAL VIEW

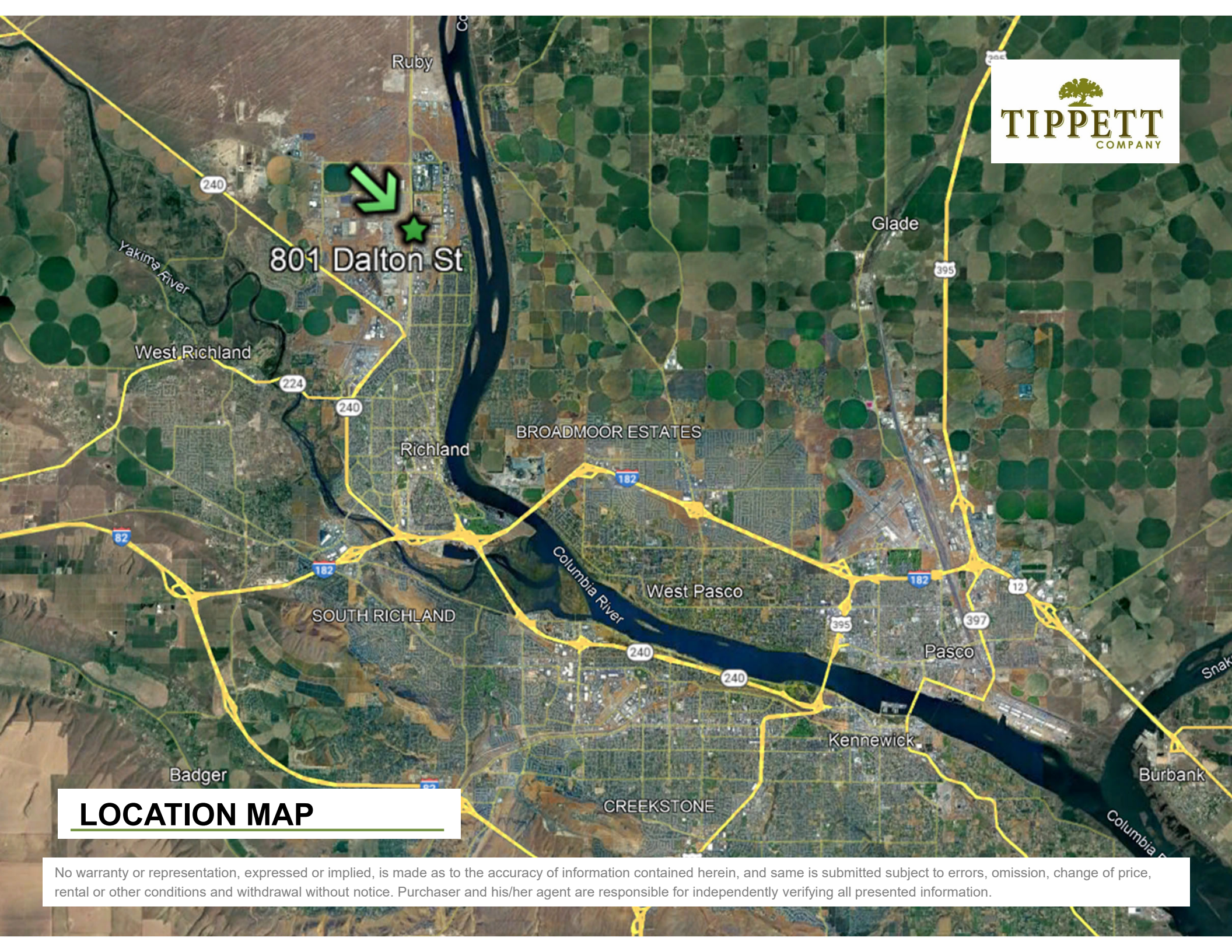


Daffon St

Stevens Dr



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.



801 Dalton St

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.