



8101 W Grandridge Blvd, Suite 120

Kennewick, WA
MLS 273451

Contact

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SUMMARY

This four tenant single-story class “A” office building was constructed in May 2019. This building is located within the Grandridge Business Park, which is centrally located in the community. Current tenants include CliftonLarsonAllen and Ticor Title and Escrow.

The building is conveniently located in the Tri-Cities core business district with easy access to professional services, shopping, restaurants, and neighborhood services.

The space is a first generation space, ready to be built out to fit a tenant’s need. Landlord is offering a generous tenant allowance for a qualified tenant and acceptable lease terms.

FOR LEASE \$28.00 + \$4.91 NNN

Suite 120-A

±1,611RSF

ADDRESS

8101 W Grandridge Blvd, Suite 120
Kennewick, WA 99336-5329

CONTACT

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Pasco, WA 99301

ZONING

CR-L (Commercial Regional)

UTILITIES

Power: Benton PUD
 Water: City of Kennewick
 Sewer: City of Kennewick





TAX PARCEL

131994013034011

BUILDING INFORMATION

Owner: GR 1, LLC
 Year Built: 2019
 Total Building SF: 19,600

Demographics (Kennewick)

	Grandridge Blvd	ADT ±6,900
	Retail Sales per capita	\$23,392
	Population (as of April 1, 2020)	±84,000
	Median Household income	\$64,053

LINKS

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

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

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.

AREA BUSINESSES



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West Richland

LOCATION

Richland

Columbia River

West Pasco

SOUTH RICHLAND

Pasco

Badger

Kennewick

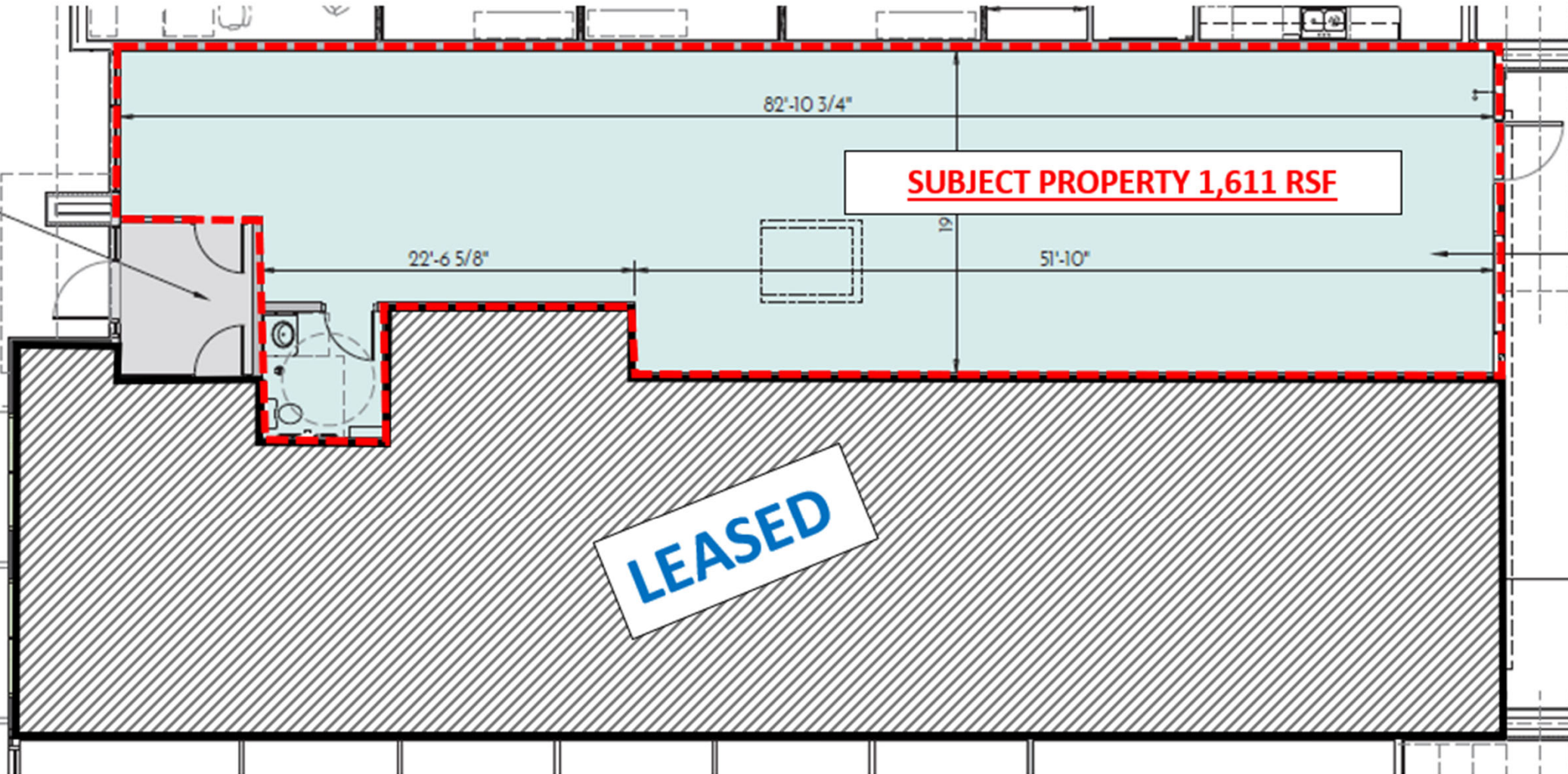
Burbank

Finley

Highland

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FLOOR PLAN



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PHOTOS



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