

FOR LEASE **\$3,500/mo + NNN**

FUTURE COFFEE AT THE FLAT TOP FLEX ECOSYSTEM!

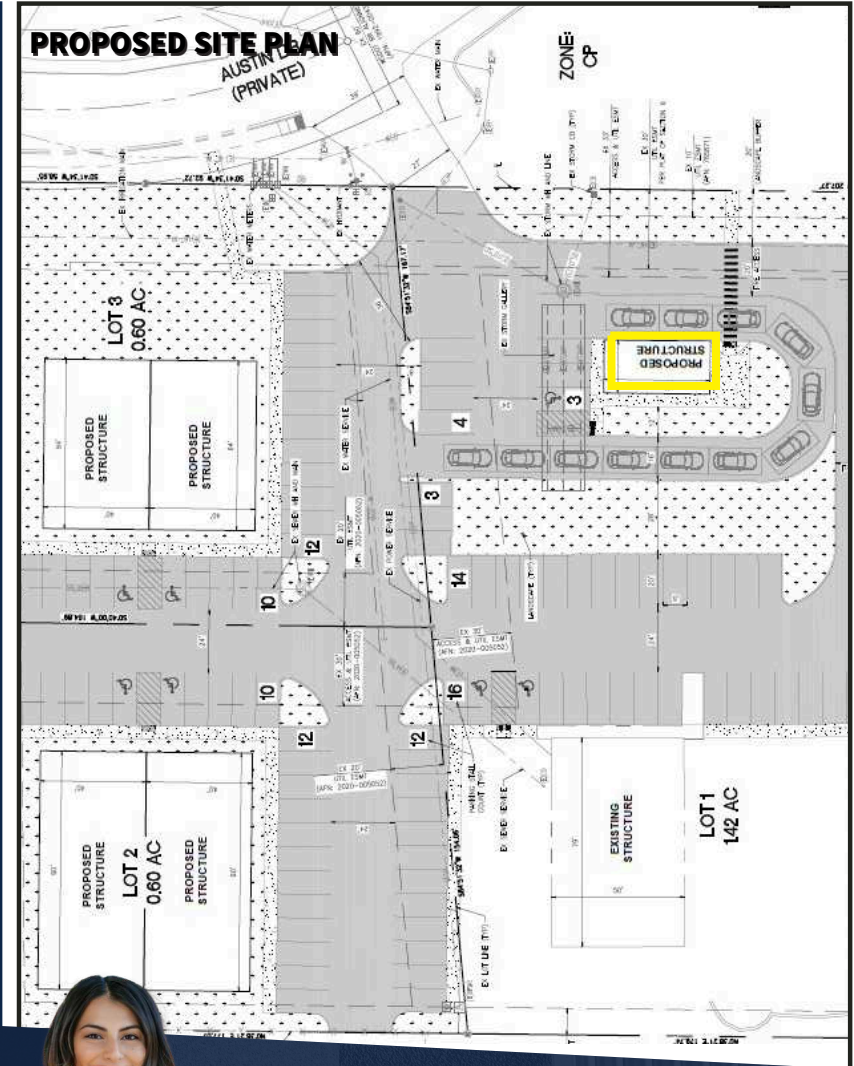
This ~800 SF coffee space, now for lease, will serve as the central meeting point in the expanding area of West Richland. As locals kick off their day with a cup of coffee, it becomes a natural starting point for hikes, attracting families to the nearby park with soccer fields, a playground, and future retail center. This strategic location will draw in more visitors to explore the mix of the growing retail scene and immerse in the outdoors. Estimated monthly rent \$3,500 per + NNN, pricing is dependent on finishes. *MLS#275462*

- +/- 800 SF
- NNN lease
- 5 year term minimum
- Indoor/outdoor seating

FOR LEASE

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4771 W VAN GIESEN ST | West Richland, WA.



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DERRICK STRICKER
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derrick@strickercre.com
509.591.9949



JAZMINE MURILLO
COMMERCIAL BROKER

jazmine@strickercre.com
509.591.9949

