



## 400 N. Quay Street

Kennewick WA

MLS #284317, #284318 & #284319

### Contact

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Charles Laird | 509.521.5168  
[charles@tippettcompany.com](mailto:charles@tippettcompany.com)



## SUMMARY

11,098 SF of professional office building located in Kennewick, WA just at the edge of the Central Business District.

Beautiful building with mature landscaping grounds. Outdoor covered patio in the back.

This building has great office spaces and one exceptional Executive office. In addition, there is some open floor plan area for a showroom or workstations.

## BASE RENT

## ADDRESS

400 N. Quay Street  
 Kennewick, WA 99338

## CONTACT

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 Pasco, WA 99301

400 N. QUAY					
IF DEMISED	USEABLE SF	COMMON SF	TOTAL SF	BASE RENT PSF	PLUS
SUITE A	4,470.50	1,166.12	5,636.62	\$ 18.00	NNN
SUITE B	4,341.00	1,120.39	5,461.39	\$ 16.00	NNN
SINGLE TENANT		TOTAL SF	BASE RENT PSF		
		11,098.00	\$	17.00	NNN

## TAX PARCEL

132994000020000

## UTILITIES

Water: City of Kennewick

Sewer: City of Kennewick

Power: Benton PUD

Internet: 1 GB Noanet fiber connection

## TRAFFIC COUNTS (City of Kennewick)

Average Daily Traffic - 6,449

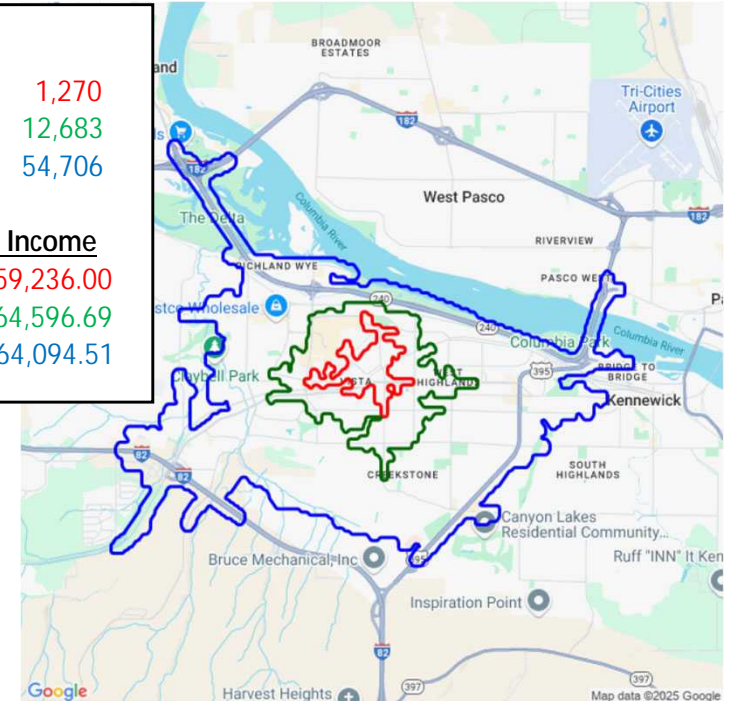
## DEMOGRAPHICS (CBA)

### 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**

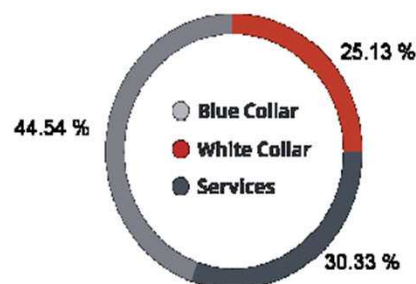
## MEDIAN HH INCOME

**\$61,148**

## HOME OWNERSHIP

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

## EMPLOYMENT



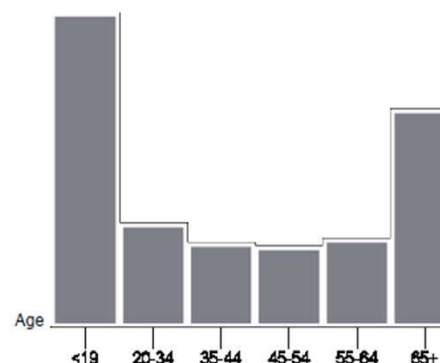
Employed: **45.21 %**  
Unemployed: **1.76 %**

## EDUCATION

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

## GENDER & AGE

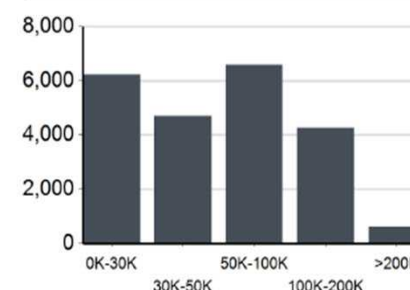
49.45 %  50.55 % 



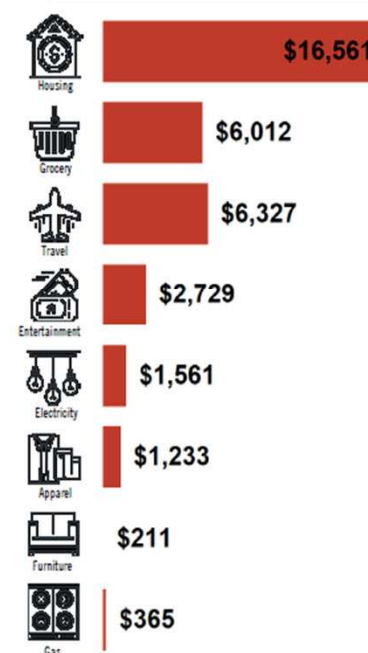
## RACE & ETHNICITY

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



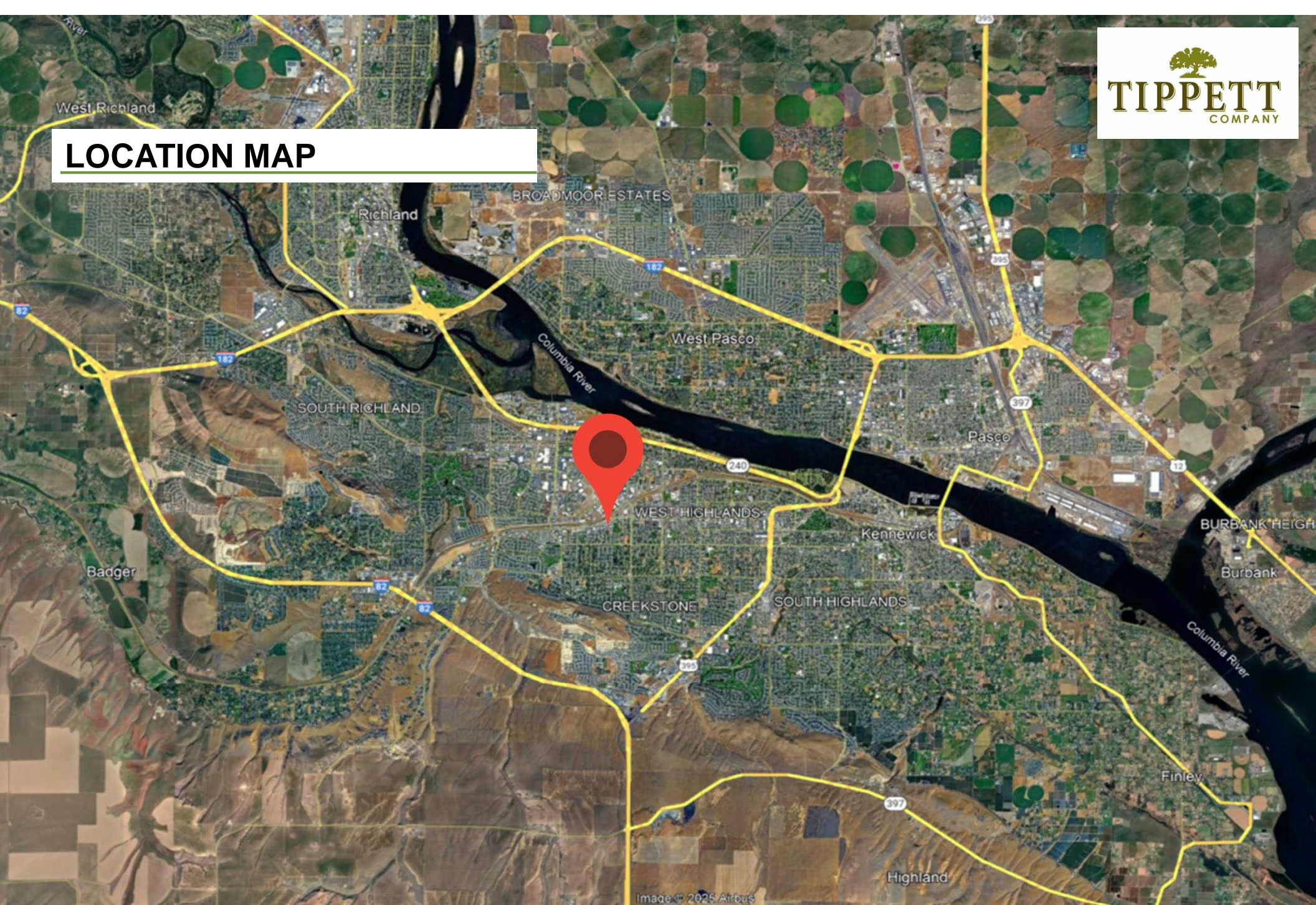
## HH SPENDING



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## LOCATION MAP



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## AREA BUSINESSES





## FLOOR PLAN



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## AERIAL VIEW



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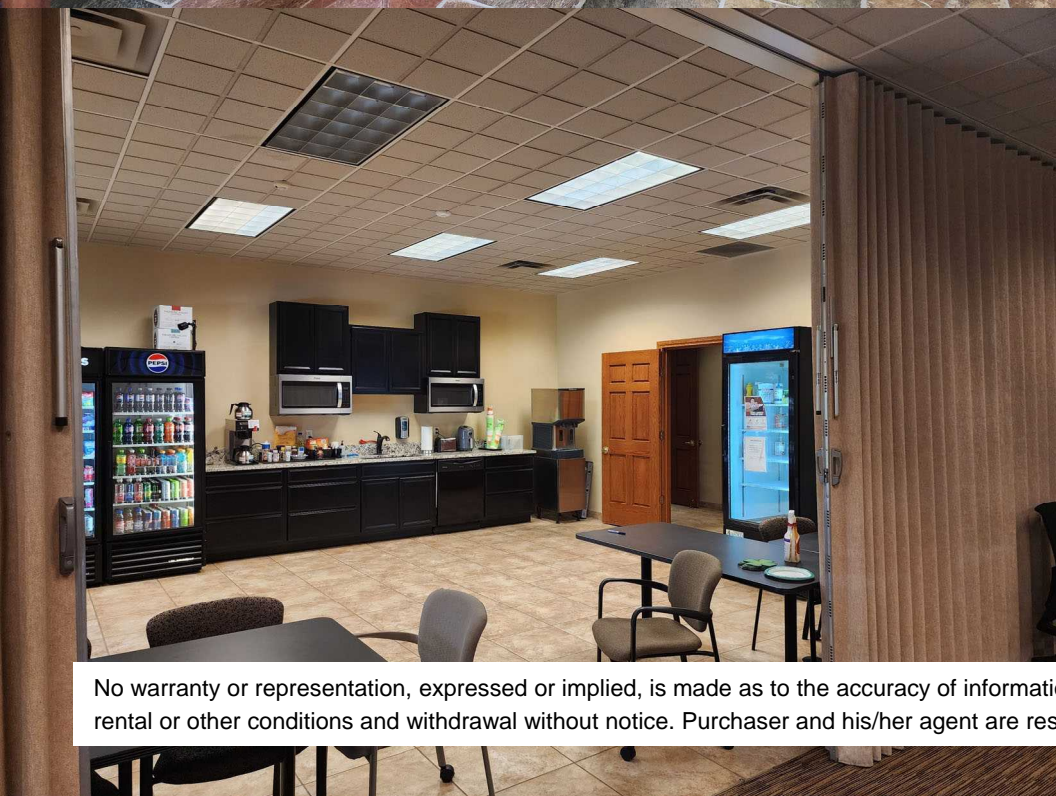
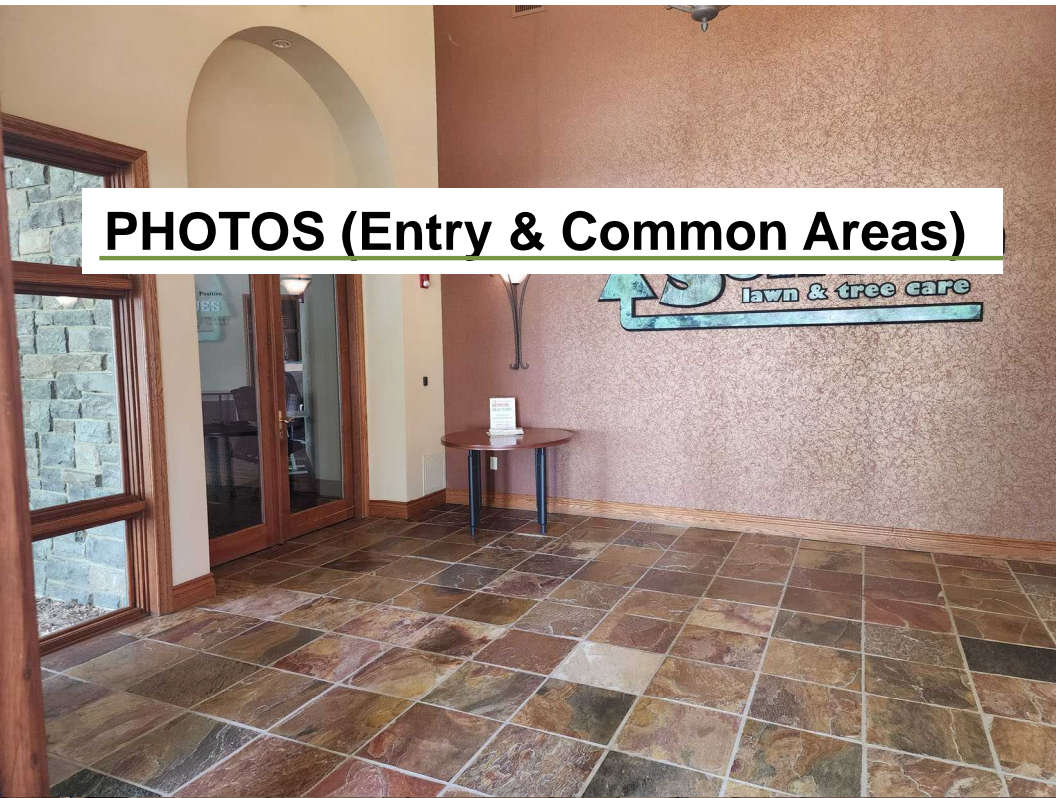
## PHOTOS (Exterior)



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## PHOTOS (Entry & Common Areas)



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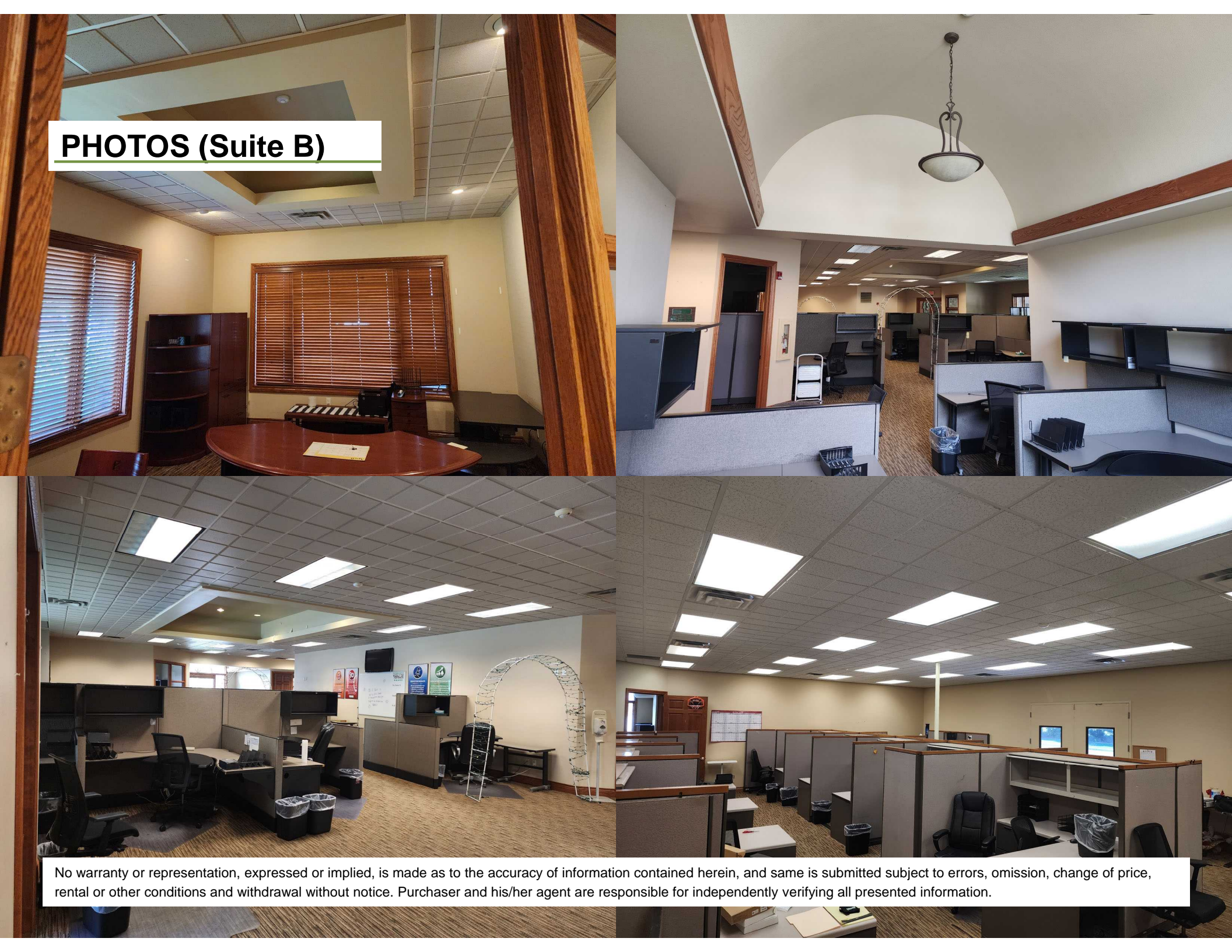
## PHOTOS (Suite A)



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## PHOTOS (Suite B)



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