LEASE

Columbia Park Professional Center

925 STEVENS DR

Richland, WA 99352

PRESENTED BY:

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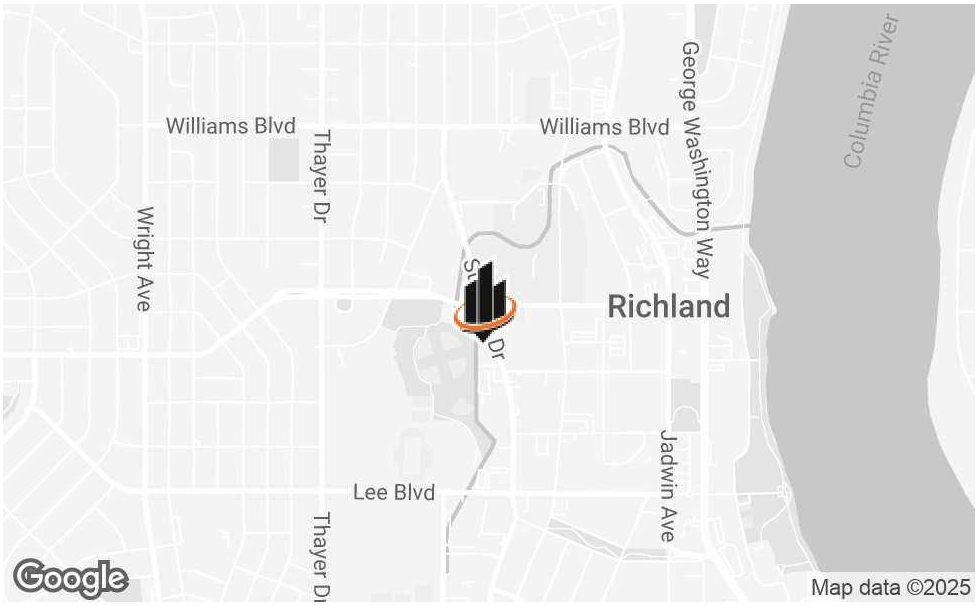
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$16.50 SF/yr (MG)
BUILDING SIZE:	27,279 SF
AVAILABLE SF:	900 SF - 4,065 SF
LOT SIZE:	54,733 SF
YEAR BUILT:	1978
RENOVATED:	2010
APN:	110981020600008

PROPERTY OVERVIEW

Three ground level office suites now available for Lease at Columbia Park Professional Center in the heart of Richland. Suite 1E is 900 SF and features a reception office/area, two offices, cabinetry with a sink and open work space. Suites 1A (1,565 SF) and 1B (1,600 SF) are currently combined and can be leased as one suite (3,165 SF) or divided into two suites and leased separately. Tenants pay pro-rata share of utilities.

PROPERTY HIGHLIGHTS

- Stevens Dr. Frontage
- Central Richland Location
- Large Lobby
- Waiting & Reception area
- Elevator

LOCATION & ZONING OVERVIEW

ZONING DESCRIPTION

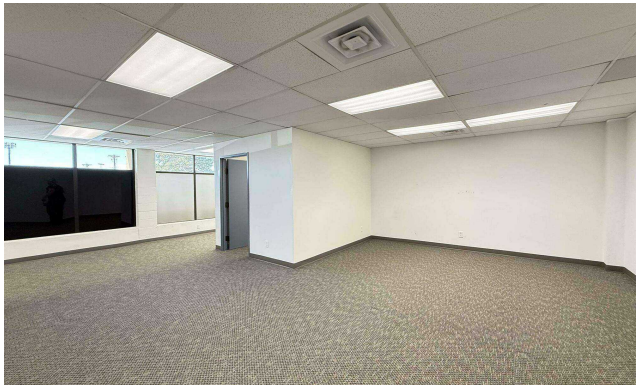
The property is zoned Central Business District (CBD) and is defined in the City of Richland Municipal Code Chapter 23.22.010 as:

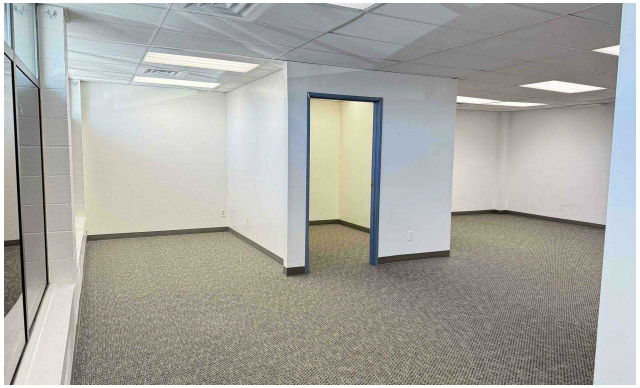
The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

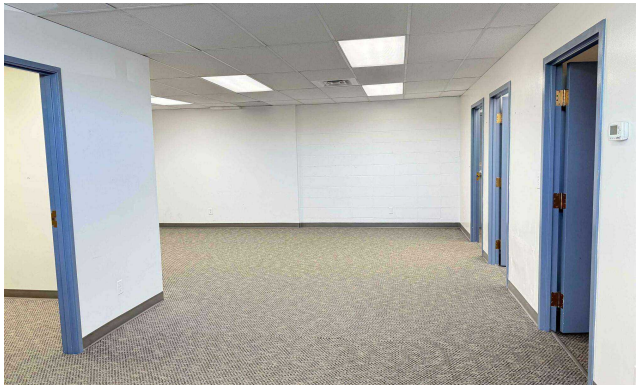
925 STEVENS DR. | RICHLAND

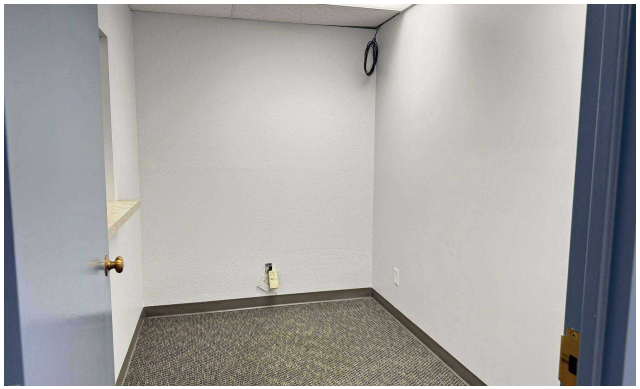
Situated between Lee Blvd and Swift on Stevens Drive, the Columbia Professional Business Center is centrally located with easy access to SR 240 and I-182.

ADDITIONAL PHOTOS

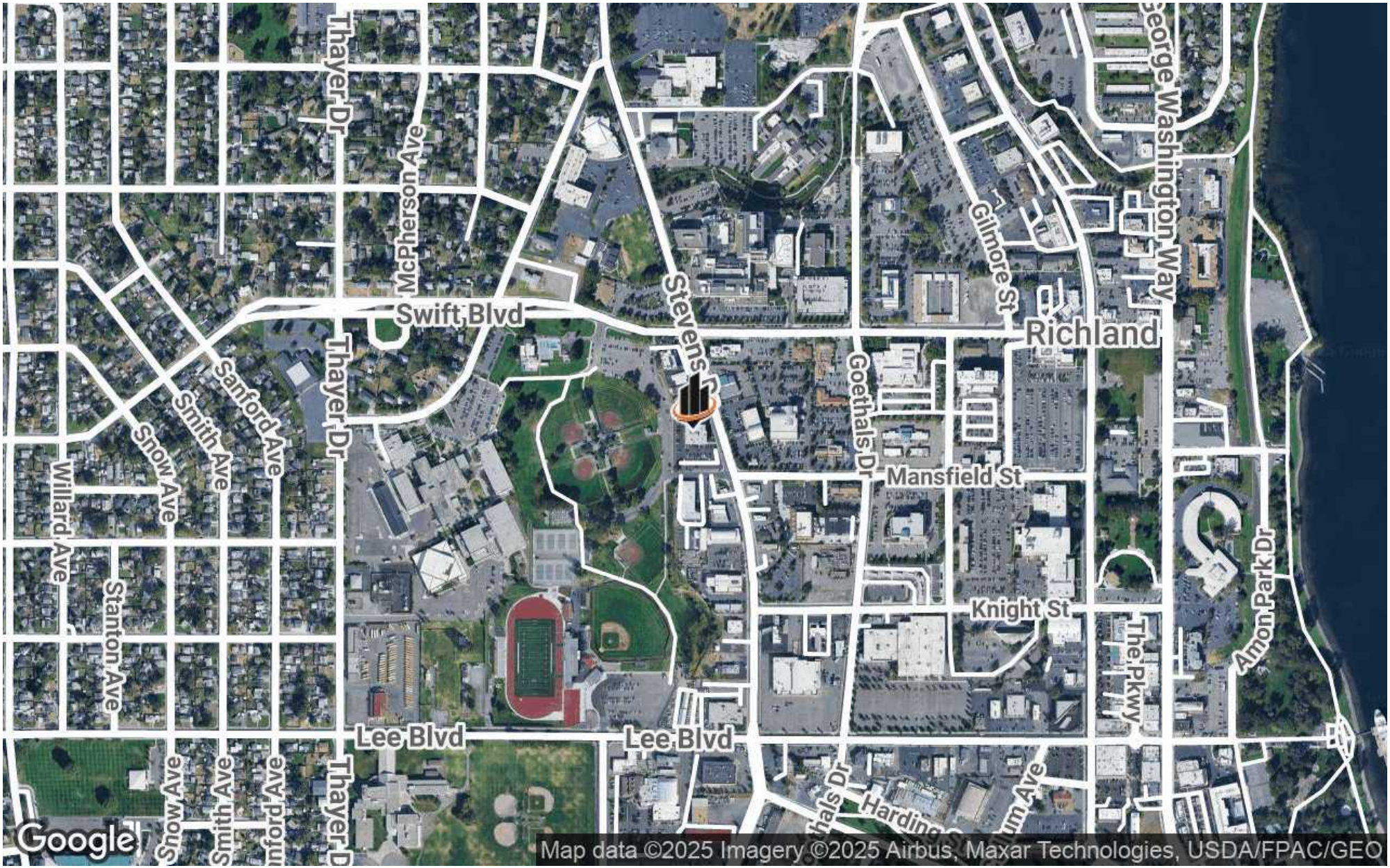








AERIAL MAP


Thayer Dr
McPherson Ave
Swift Blvd
Stevens Dr
Gilmore St
George Washington Way
Richland
Goethals Dr
Mansfield St
Thayer Dr
Sanford Ave
Smith Ave
Snow Ave
Willard Ave
Stanton Ave
Knight St
The Pkwy
Amon Park Dr
Lee Blvd
Lee Blvd
Harding
Google
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

MARKET MAP

Kadlec Medical Center-Nuclear Med
Community First Bank
KADLEC
Richland High School
Columbia Basin College
US District Court
TUMBLEWEEDS
MEXICAN FLAIR
Bank of America
CHASE
KADLEC
RITE AID
PACIFIC PASTA GRILL
Restaurant and Catering
Google
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LEASE SPACES

LEASE INFORMATION

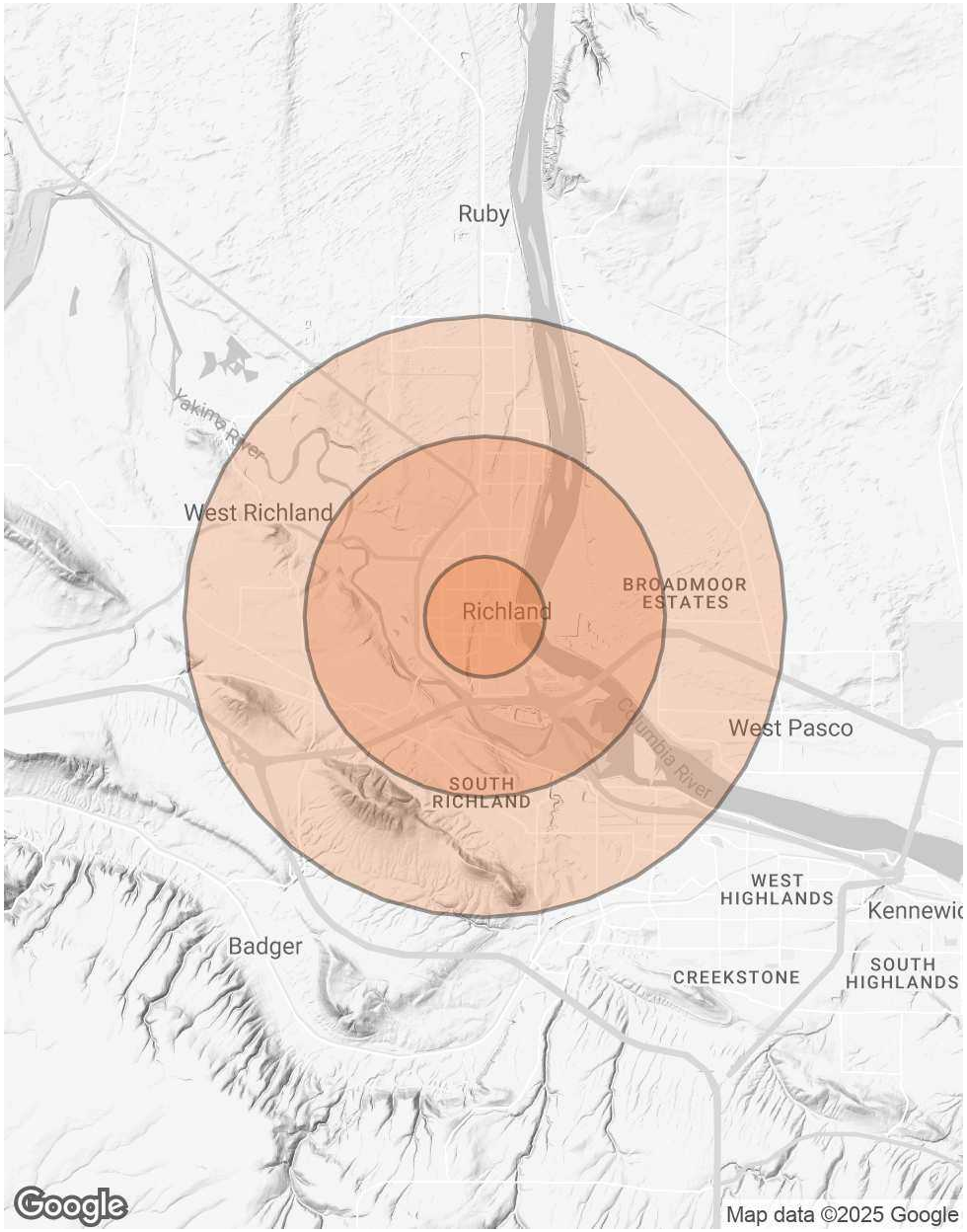
LEASE TYPE:	MG	**LEASE TERM:**	Negotiable
TOTAL SPACE:	900 - 3,165 SF	**LEASE RATE:**	$16.00 - $16.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1E	Available	900 SF	Modified Gross	$16.00 SF/yr	-
Suite 1B	Available	1,600 SF	Modified Gross	$16.50 SF/yr	-
Suite 1A	Available	1,565 SF	Modified Gross	$16.50 SF/yr	-
Suites A & B	Available	3,165 SF	Modified Gross	$16.50 SF/yr	-

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,646	46,715	111,413
AVERAGE AGE	37	39	38
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,017	18,161	41,937
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	$90,385	$123,315	$134,071
AVERAGE HOUSE VALUE	$340,354	$428,135	$449,089

Demographics data derived from AlphaMap