



# 829 GOETHALS DR

## UNIT B

### RICHLAND, WASHINGTON 99352

#### PROPERTY OVERVIEW

Unit B offers a functional main-floor layout with a reception/waiting area, multiple private offices, and two smaller flex rooms ideal for storage, charting, or support use. This suite works well for medical, therapy, or professional service users needing an efficient footprint with easy client access. Shared restrooms are located just outside the suite.

#### PROPERTY HIGHLIGHTS

- Prime location across from Kadlec Hospital
- Flexible medical or professional office layout
- Updated exterior and new asphalt parking lot
- Ample on-site parking and multi-entry access

#### OFFERING SUMMARY

Base Rent:	\$2,250/Mo. (\$15 PSF + \$4 NNN)
Unit B - Available	1,800 SF
Building Size:	8,543 SF
Lot Size:	0.74 Acres

#### Vicki Monteagudo

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MEDICAL/OFFICE BUILDING FOR LEASE | UNIT B  
829 GOETHALS DR, RICHLAND, WA 99352

**NAITri-Cities**



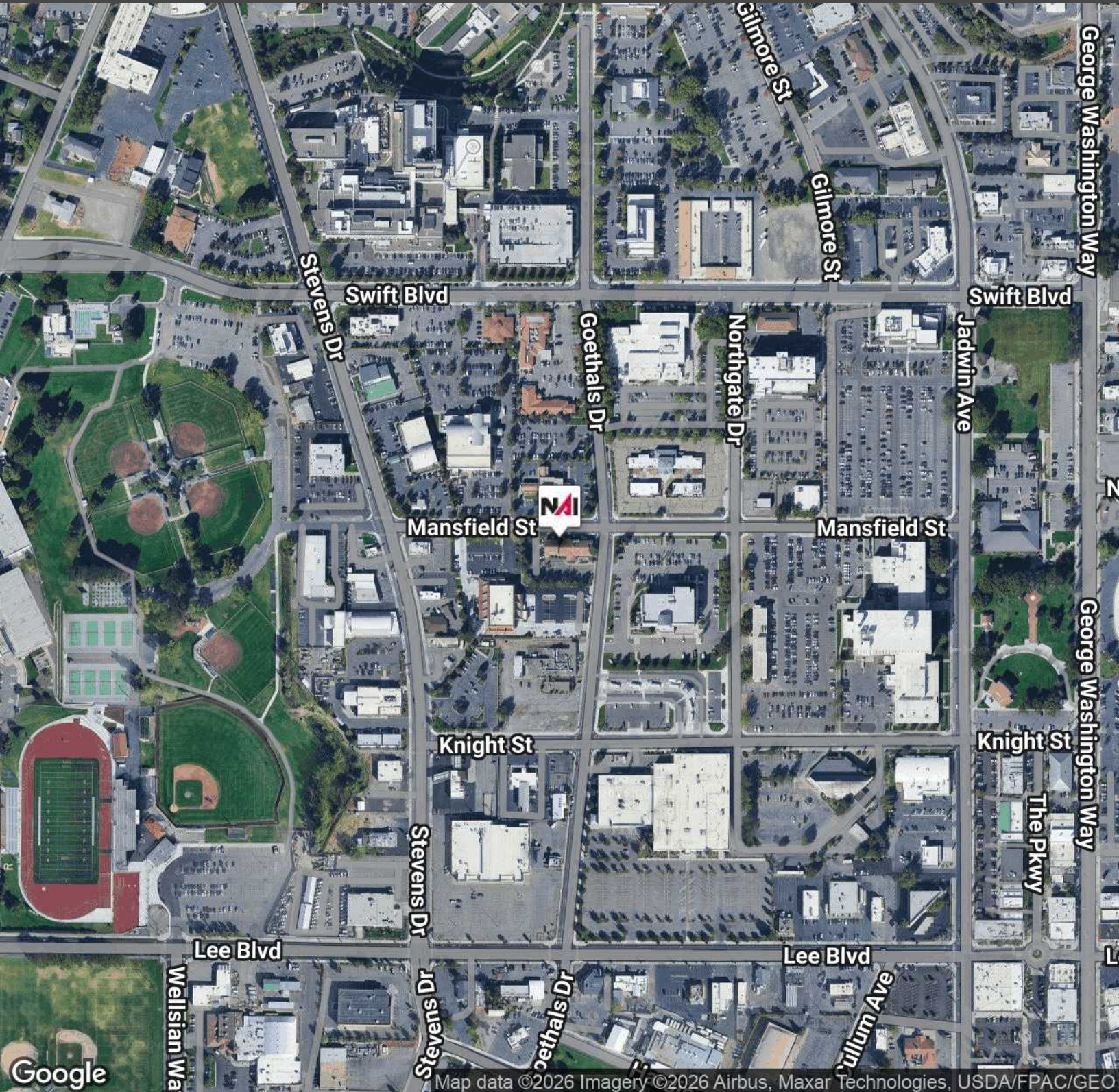
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MEDICAL/OFFICE BUILDING FOR LEASE | LOCATION MAP  
829 GOETHALS DR, RICHLAND, WA 99352

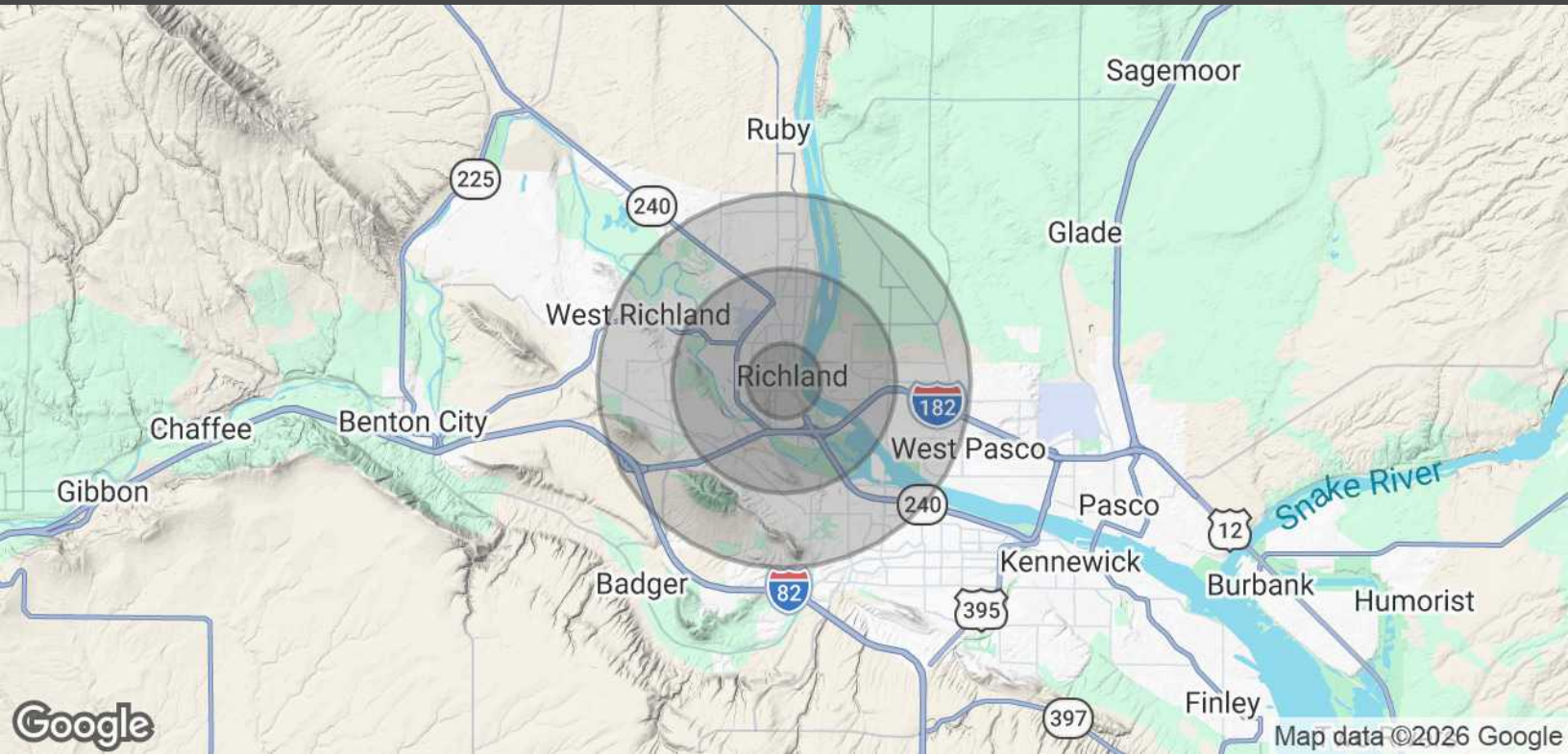


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MEDICAL/OFFICE BUILDING FOR LEASE | DEMOGRAPHICS  
 829 GOETHALS DR, RICHLAND, WA 99352



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,417	47,287	113,319
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	38	39	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,956	18,360	42,584
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$89,549	\$122,839	\$134,645
Average House Value	\$349,548	\$427,068	\$449,624

Demographics data derived from AlphaMap

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