



829 GOETHALS DR

UNIT C

RICHLAND, WASHINGTON 99352

PROPERTY OVERVIEW

This second-floor suite offers stair access from both the north and south entrances and includes six offices, a kitchenette, and a private restroom. Ideal for small teams or solo professionals; no elevator access. Unit B below is also available to pair medical space with an executive 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: | \$2,025/Mo. (\$15PSF + \$4 NNN) |
| Unit C - Available | 1,620 SF |
| Building Size: | 8,543 SF |
| Lot Size: | 0.74 Acres |

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89 Gage Blvd
Richland, WA 99352
509.943.5200 | <https://naitri-cities.com>

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

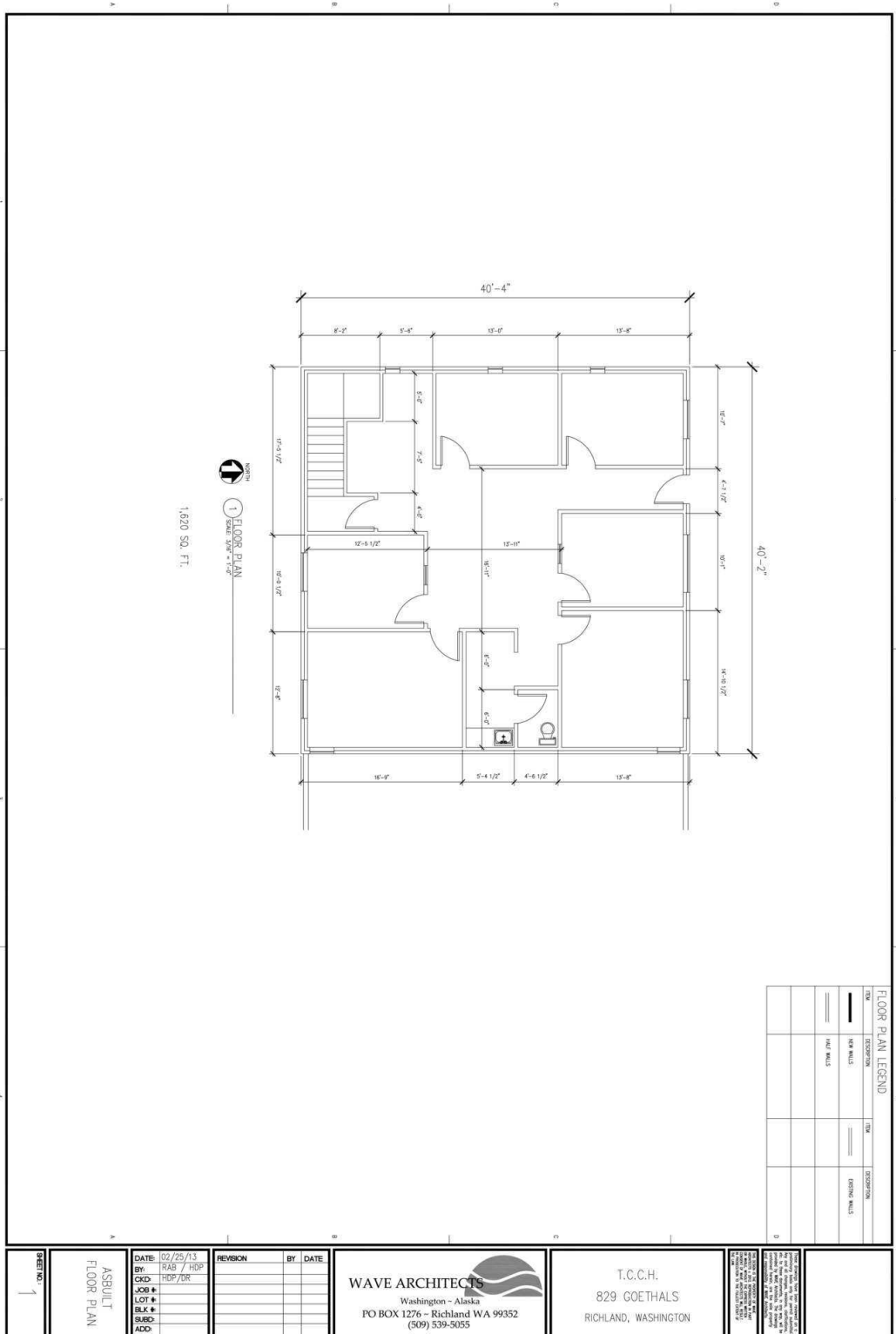
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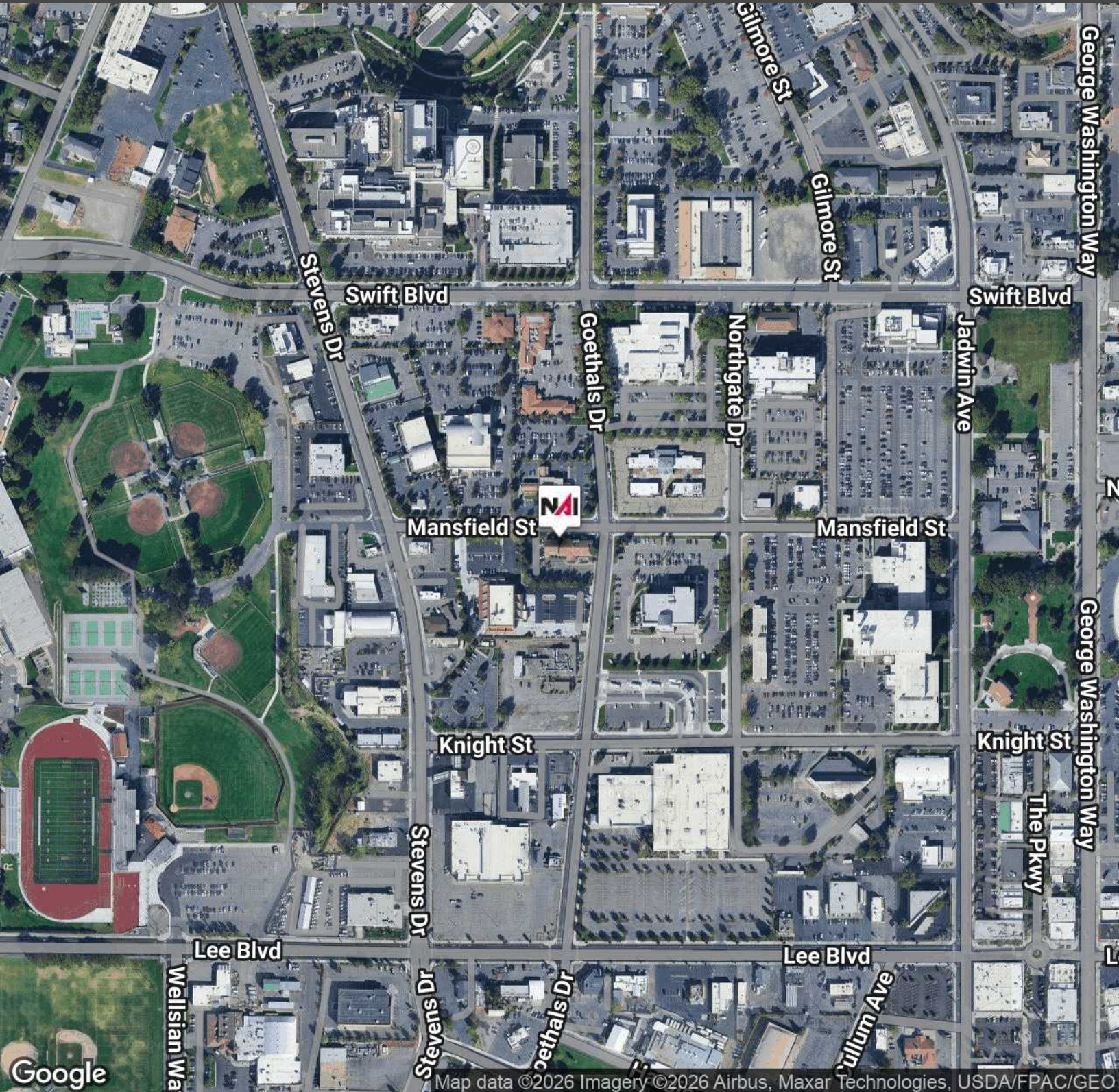


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MEDICAL/OFFICE BUILDING FOR LEASE | LOCATION MAP
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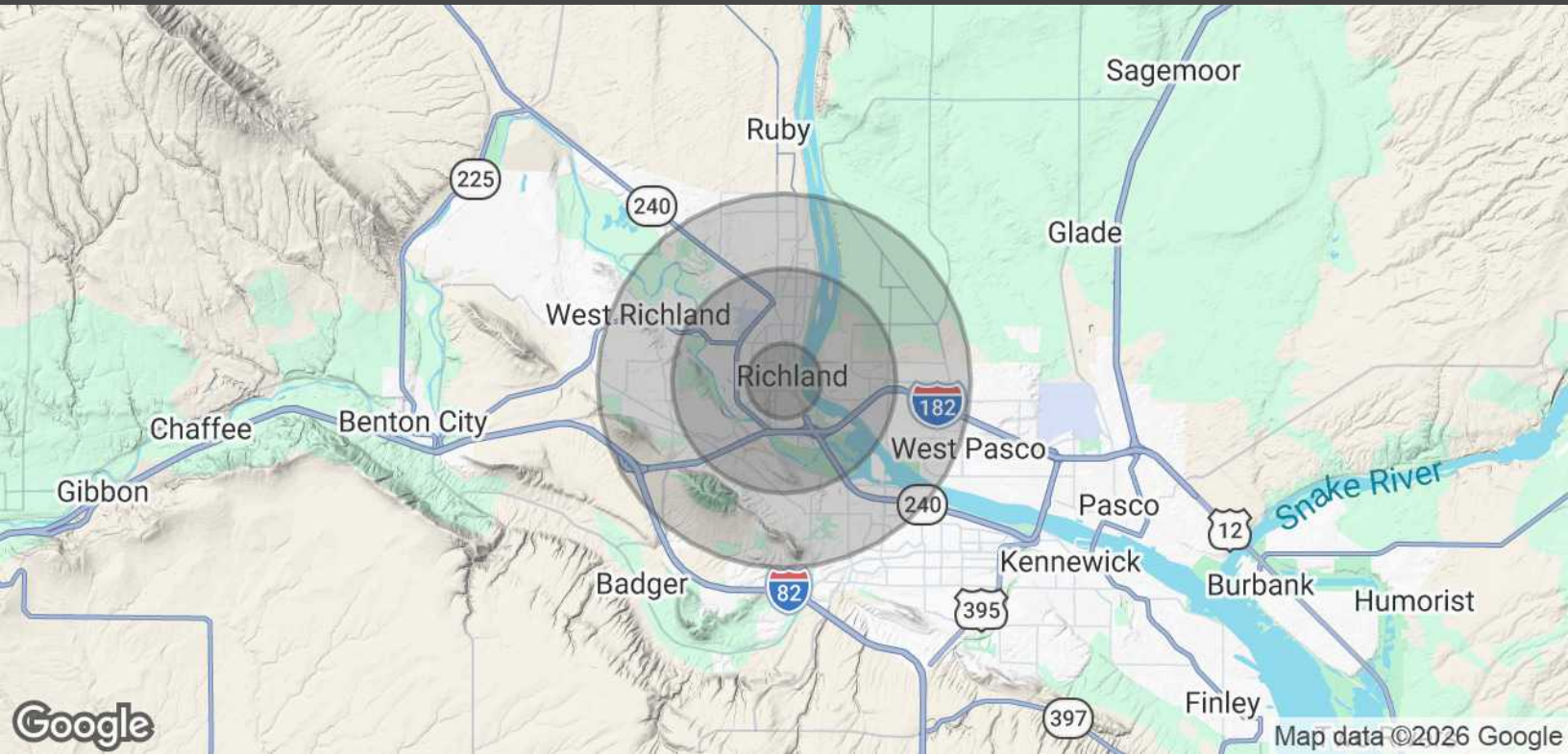


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MEDICAL/OFFICE BUILDING FOR LEASE | DEMOGRAPHICS
829 GOETHALS DR, RICHLAND, WA 99352



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| 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 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| 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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