



## **SALK Building for LEASE**

2765 Salk Ave, Richland

### Contact

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## SUMMARY

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The building is situated on 0.56 leased acres, near Pacific Northwest National Laboratory, the Richland WSU Tri-Cities campus, and the Hanford site.

The area has experienced a tremendous amount of recent development activity, including residential, Washington State University housing, commercial, and research laboratory space. More development is planned for this area.

The building is comprised of two wings, one of which has historically been used to support a large, secured computer server. The remainder of the building has been used as laboratory space. Both spaces were utilized by long-term tenant PNNL for 18 years.

The building features additional security provisions including emergency lighting, fire alarm system including sprinklers throughout the building.

## FOR LEASE

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### Entire Building

10,422 RSF Building \$13/SF

### Suite 101

±5,124 USF (5,361.5 RSF) \$14/SF

### Suite 102

±4,836 USF (5,060.7 RSF) \$14/SF

Estimated 2024 NNN = \$2.05

### *Summary continued...*

#### Additional Features:

- Upgraded power to include 3-phase 480 amp service.
- Multiple compressed air feed drops.
- Eye-Wash stations
- 40-Ton Trane cooling and heating system.
- Glycol supply line system.
- Security windows.

Landlord is open to improving space per a tenant's needs in return for acceptable lease terms.

## **TAX PARCEL**

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823083000003003

## **ZONING**

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I-M = Medium Industrial

## **LINKS**

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Municipal

<https://www.ci.richland.wa.us/>

<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>

## **UTILITIES**

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Water – City of Richland

Sewer – City of Richland

Power – City of Richland

## **ADDRESS**

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2765 Salk Ave, Richland, WA 99354

## **CONTACT**

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Kirt Shaffer

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Mobile 509.521.9183

[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

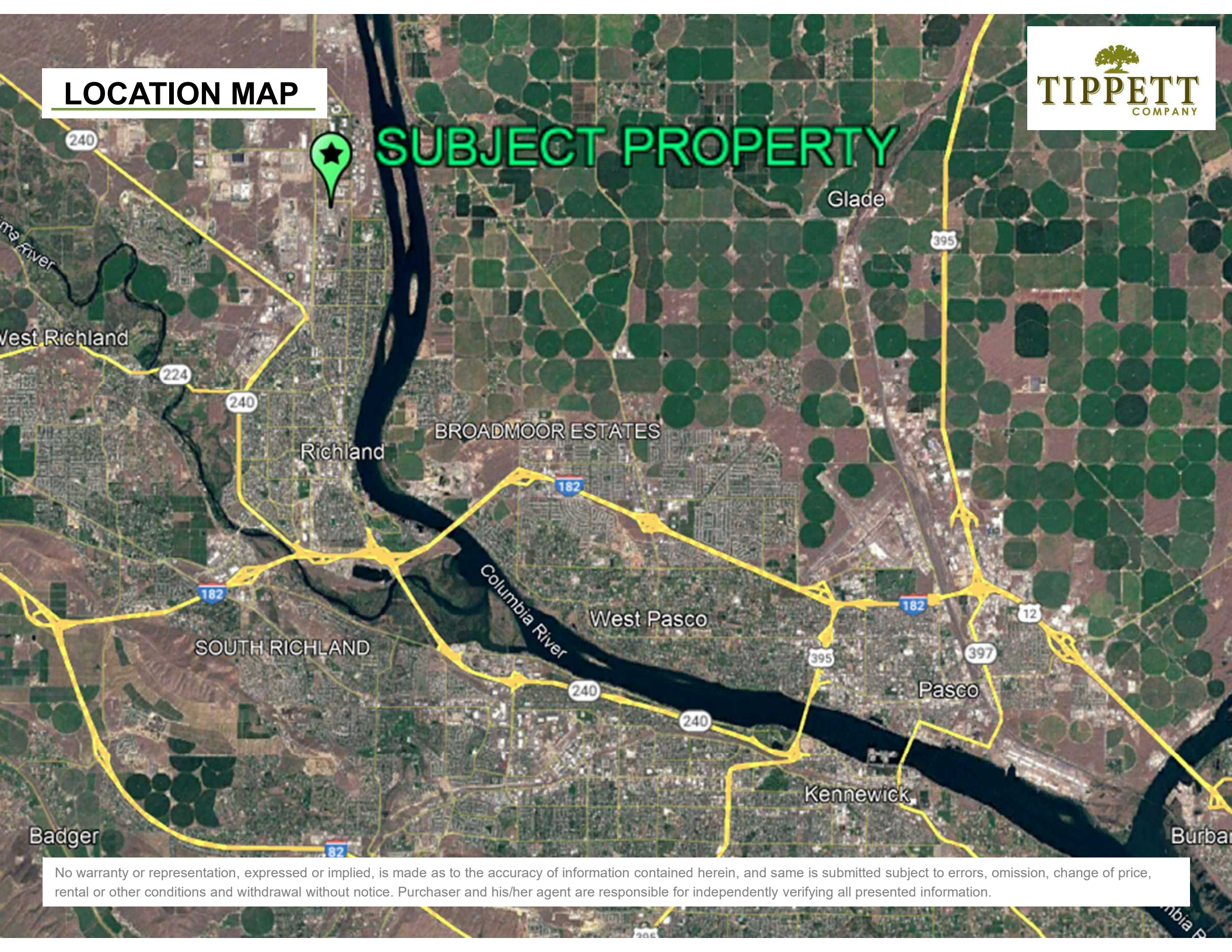
2815 St, Andrews Loop, Suite F

Pasco, WA 99301

## LOCATION MAP



# SUBJECT PROPERTY



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

## AERIAL VIEW



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## DEMOGRAPHICS

### Population:

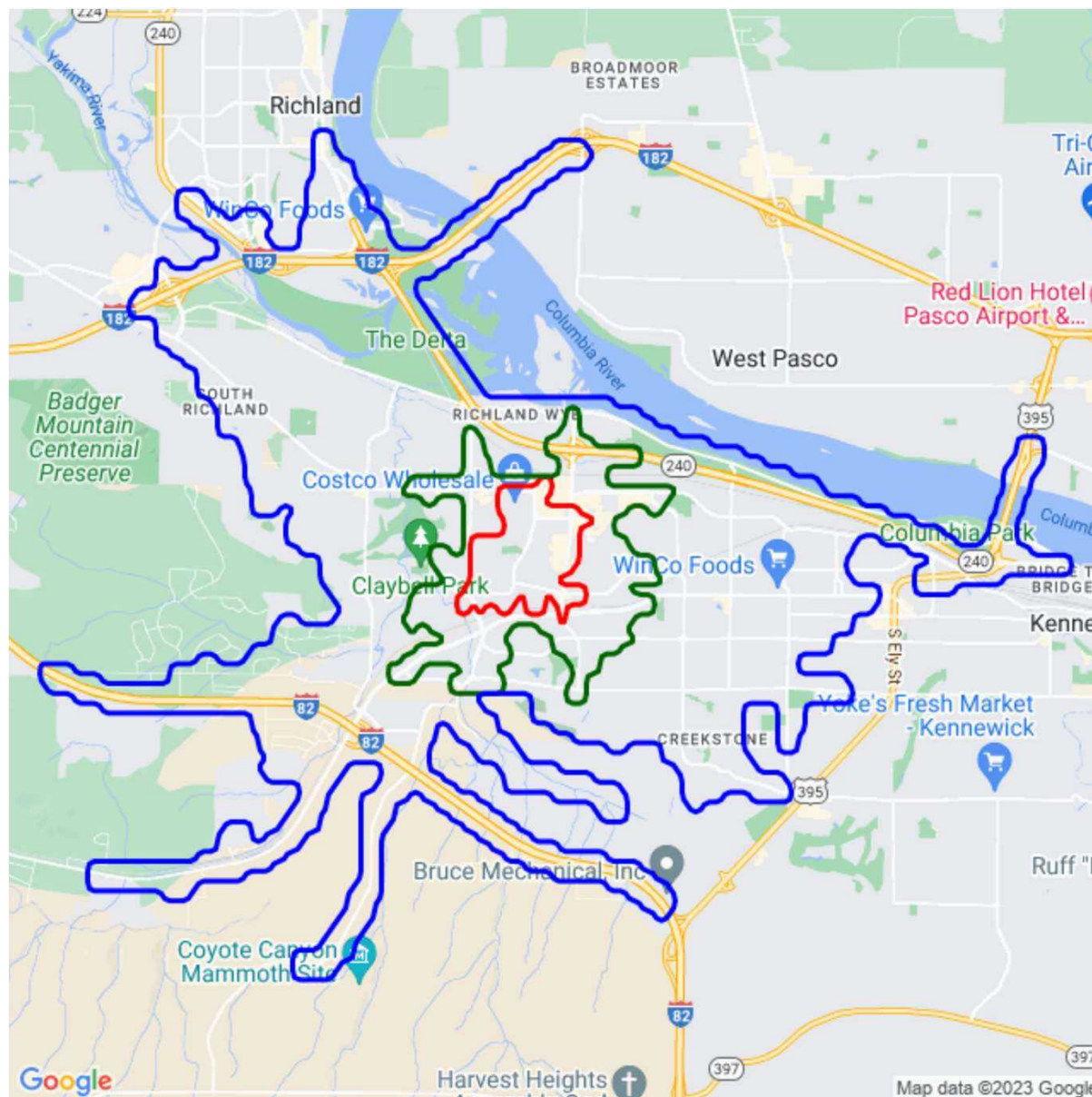
|           |        |
|-----------|--------|
| 3-minute  | 4,056  |
| 5-minute  | 11,287 |
| 10-minute | 59,948 |

### Median Household Income:

|           |             |
|-----------|-------------|
| 3-minute  | \$99,993.60 |
| 5-minute  | \$82,083.93 |
| 10-minute | \$65,322.05 |

### Estimated Households:

|           |        |
|-----------|--------|
| 3-minute  | 1,743  |
| 5-minute  | 4,713  |
| 10-minute | 24,663 |



# PHOTOS



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