



**LEASE**

4330 W Van Giesen St  
Suite 106

**4330 W VAN GIESEN ST SUITE 106**

West Richland, WA 99353

**PRESENTED BY:**

**SCOTT HOWELL**

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**JAMES WADE**

Phone: 509.737.9429  
james.wade@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	1,500 SF
<b>LOT SIZE:</b>	0.86 Acres
<b>BUILDING SIZE:</b>	9,400 SF
<b>NOI:</b>	\$0.00
<b>CAP RATE:</b>	0.0%

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### PROPERTY DESCRIPTION

Last Suite on brand new build for lease. High traffic count directly in the heart of West Richland on Van Giesen. Great signage on facade of building and facing street with ample parking. TI's negotiable. Office build out complete. Suite Features, polished concrete floors, high ceilings, large reception area, huge conference room, three private offices with windows, and large breakroom. Please call LA for showing instructions.

### PROPERTY HIGHLIGHTS

- High Traffic Count
- New Build
- End Cap
- NNN's \$6.75 SF/yr

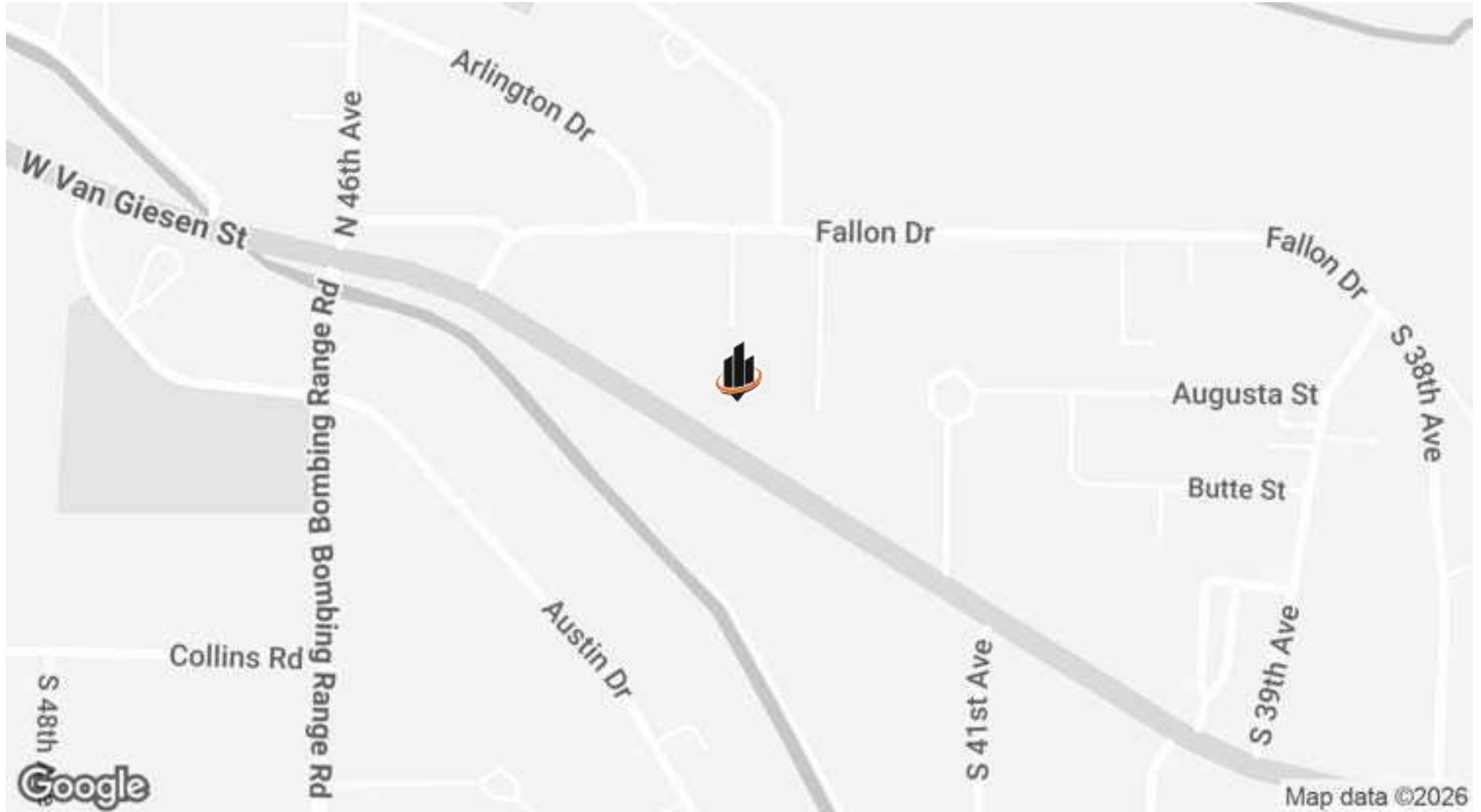
**ADDITIONAL PHOTOS**



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## LOCATION MAP



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**SECTION 1**  
Advisor Bios

## ADVISOR BIO 1



### SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: **509.379.3111** | Cell: **509.379.3111**

### PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

**SVN | Retter & Company**  
329 N. Kellogg  
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## ADVISOR BIO 2



### JAMES WADE

Senior Advisor

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Direct: **509.737.9429** | Cell: **509.521.3724**

### PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

### EDUCATION

Central Washington University

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