

MEDICAL/OFFICE SPACE FOR LEASE

911 S Washington St

Kennewick, WA 99336

**NATri-Cities**

Todd Sternfeld | [todd@naitcc.com](mailto:todd@naitcc.com) | 509 539 3998



## 911 S Washington St

Kennewick, Washington 99336

### Property Overview

Strategically located in a desirable and high-demand area of Kennewick, the property offers Position your business at 911 S Washington in Kennewick, Washington, a highly visible commercial property located on a signalized corner in a growing, high-demand corridor. This versatile site offers a rare combination of scale, flexibility, and exposure, making it an ideal opportunity for medical, office, retail, or mixed-use users seeking a strategic location with long-term upside.

The property features a well-equipped, functional layout designed to support efficient operations, particularly for medical users, while also allowing flexibility for a variety of business types. With strong accessibility, ample parking, and continued development in the surrounding area, this location is well-positioned to support both immediate occupancy and future growth.



	5 Miles	10 Miles	15 Miles
<b>Demographics</b>			
<b>Total Households</b>	41,280	74,431	94,460
<b>Total Population</b>	122,416	215,304	270,557

### For More Information

#### Todd Sternfeld

Principal / Commercial Broker  
 C: 509 539 3998  
 todd@naitcc.com

**FLYER**

**911 S Washington St, Kennewick, WA 99336**

# 911 S Washington St

Kennewick, Washington 99336

### Property Highlights

- ±12,448 SF building on ±34,848 SF parcel
- Zoned Community Commercial for a wide range of uses
- Two units offering flexible configurations and income potential
- Medical-ready layout with 19 exam rooms and an X-ray room
- Signalized corner location providing strong visibility and access
- Ample on-site parking with convenient downtown proximity
- Located in a growing area with ongoing surrounding development
- Sale listing - MLS 281151

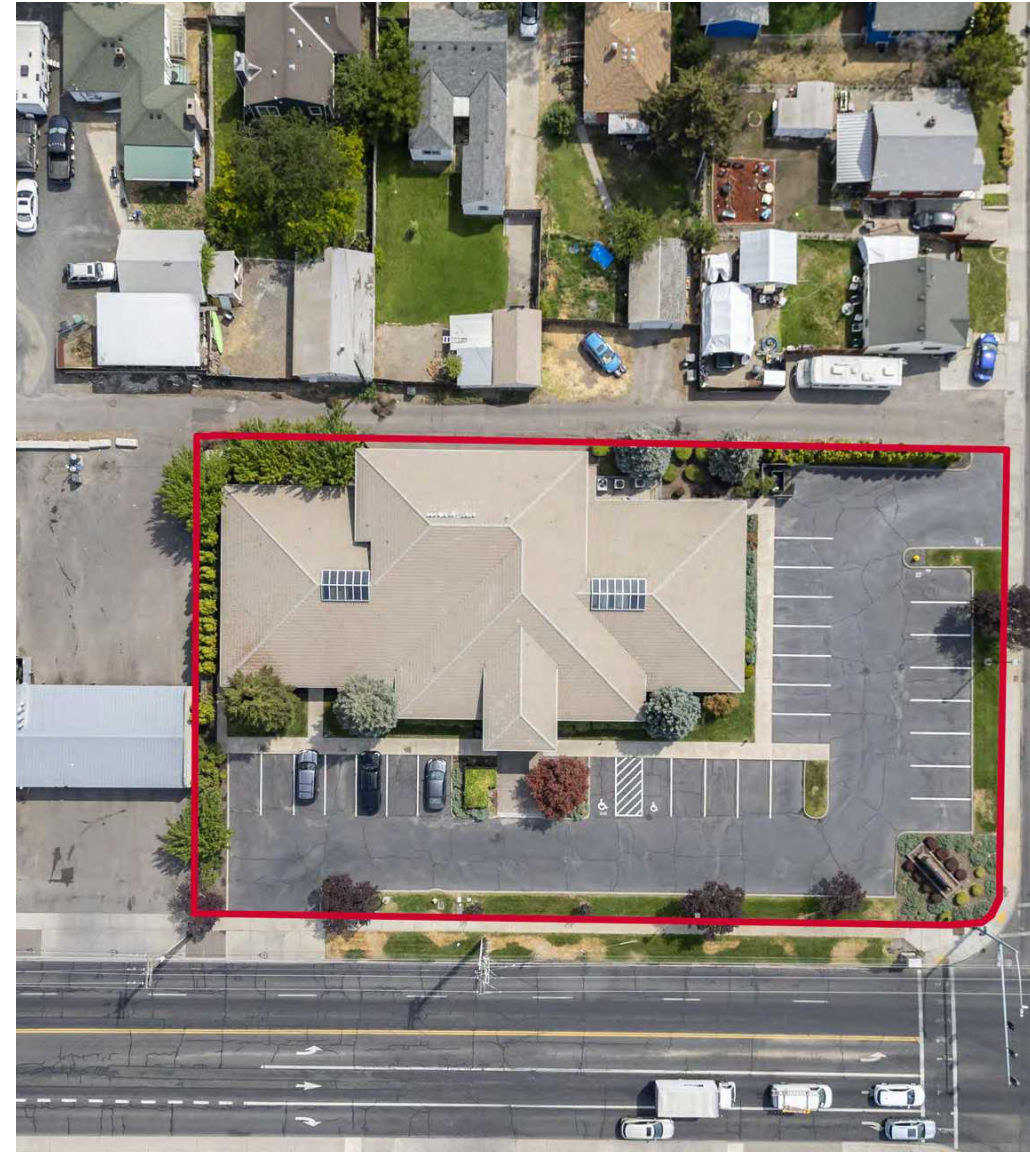
### Offering Summary

<b>Sale Price:</b>	\$3,100,000
<b>Lease Rate:</b>	\$20 PSF + \$5 (NNN)
<b>Building Size:</b>	±12,448 SF
<b>Available SF:</b>	±3,400 - 12,448 SF
<b>Lot Size:</b>	±34,848 SF

### For More Information

#### Todd Sternfeld

Principal / Commercial Broker  
 C: 509 539 3998  
 todd@naitcc.com



**FLYER**

**911 S Washington St, Kennewick, WA 99336**



**FLYER**

**911 S Washington St, Kennewick, WA 99336**



**FLYER**

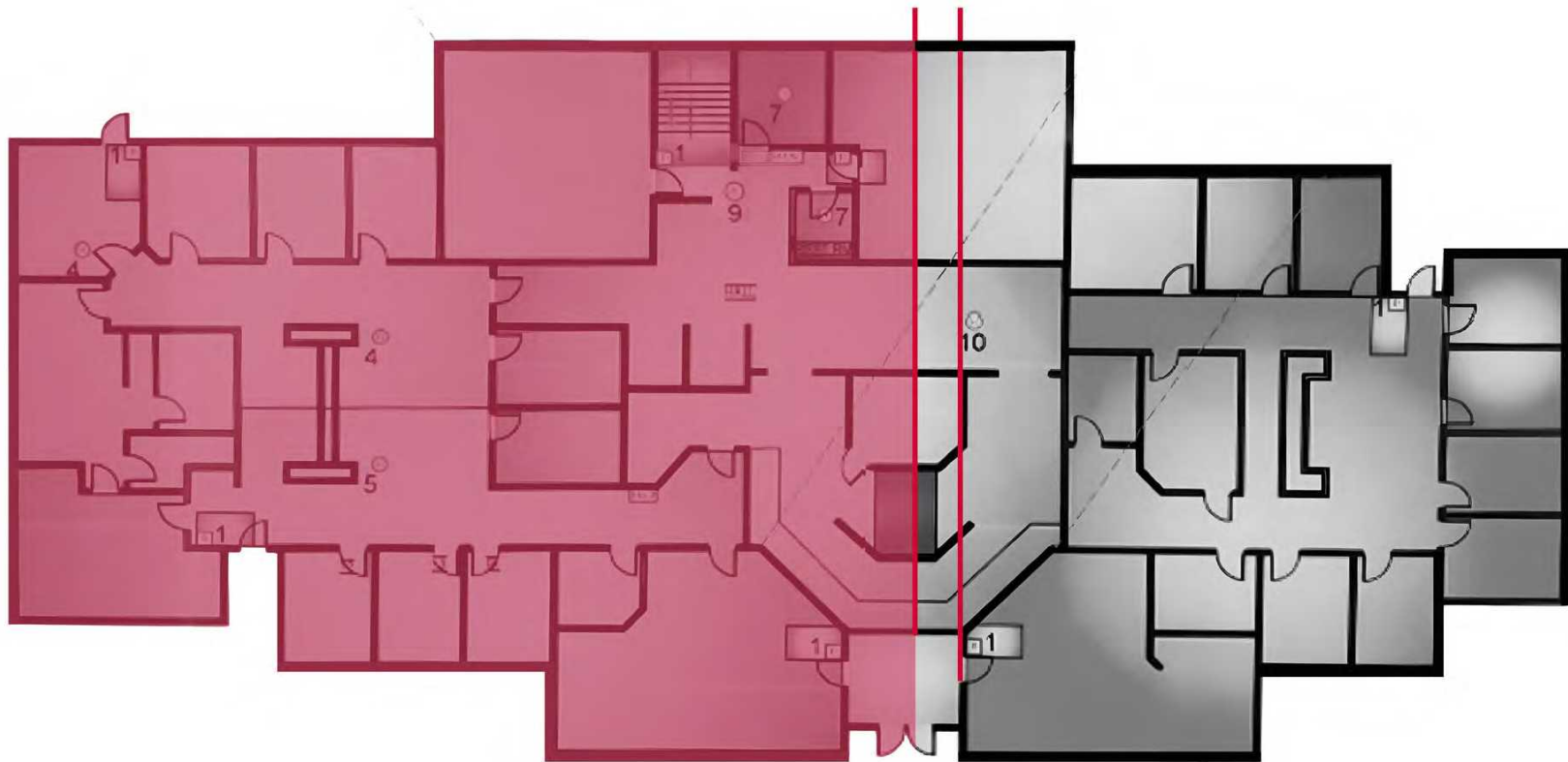
**911 S Washington St, Kennewick, WA 99336**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**FLYER**

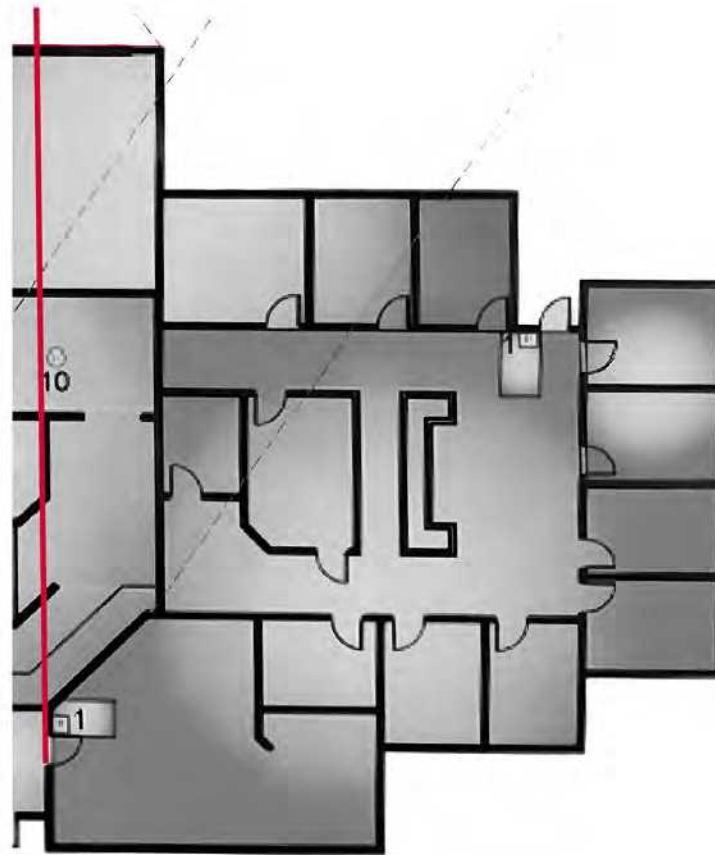
911 S Washington St, Kennewick, WA 99336



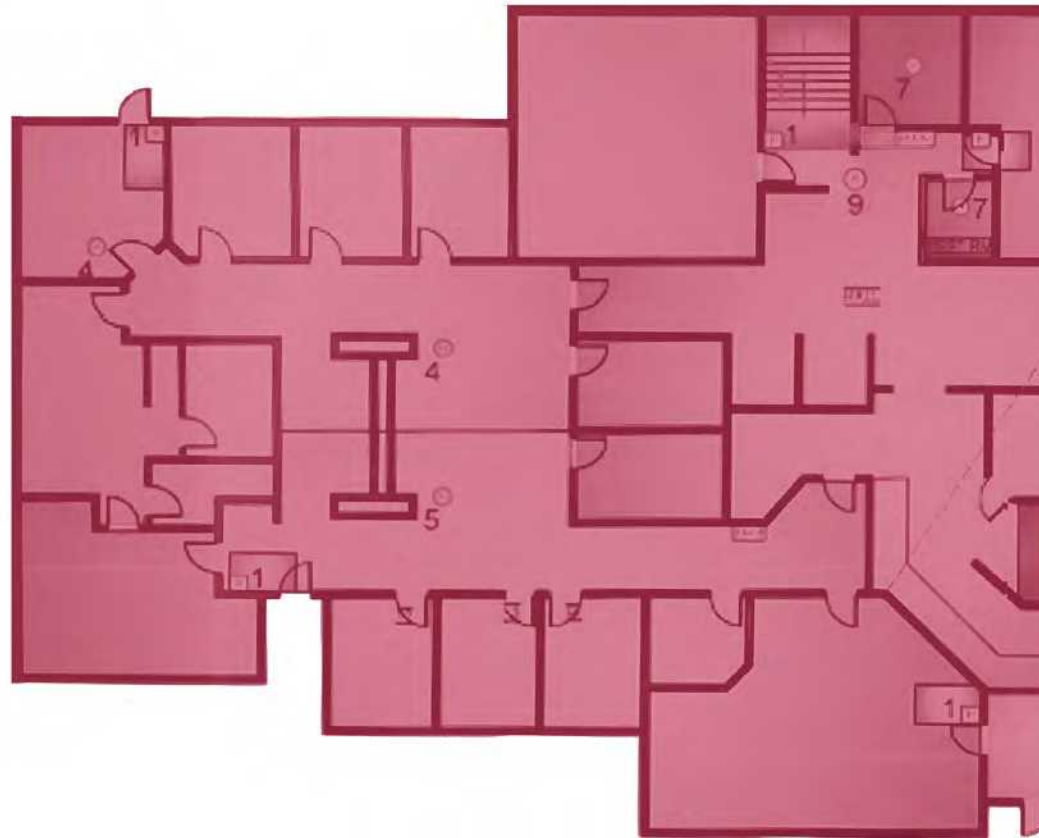
**SUITE B**

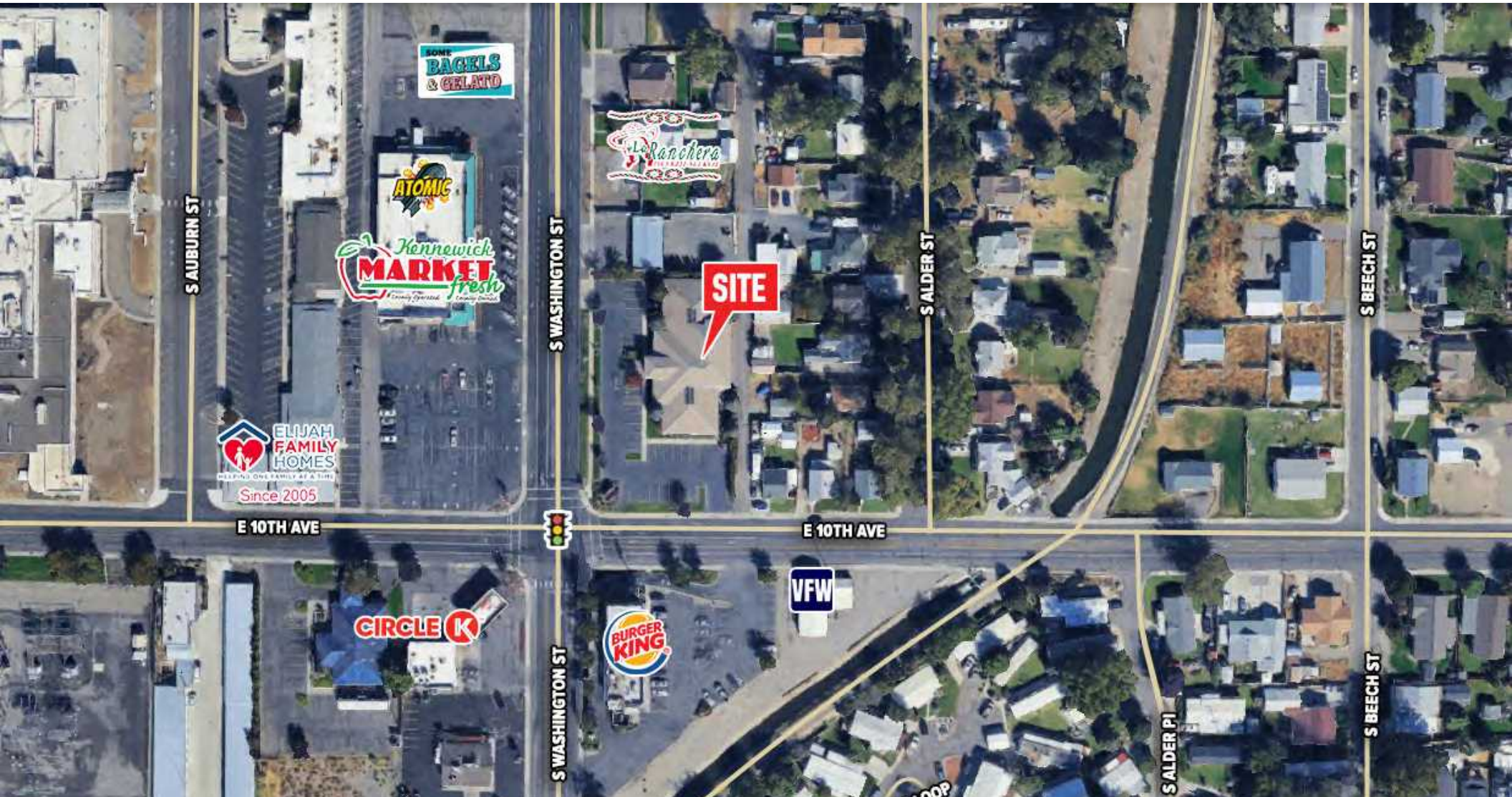
**SUITE A**

#### SUITE A



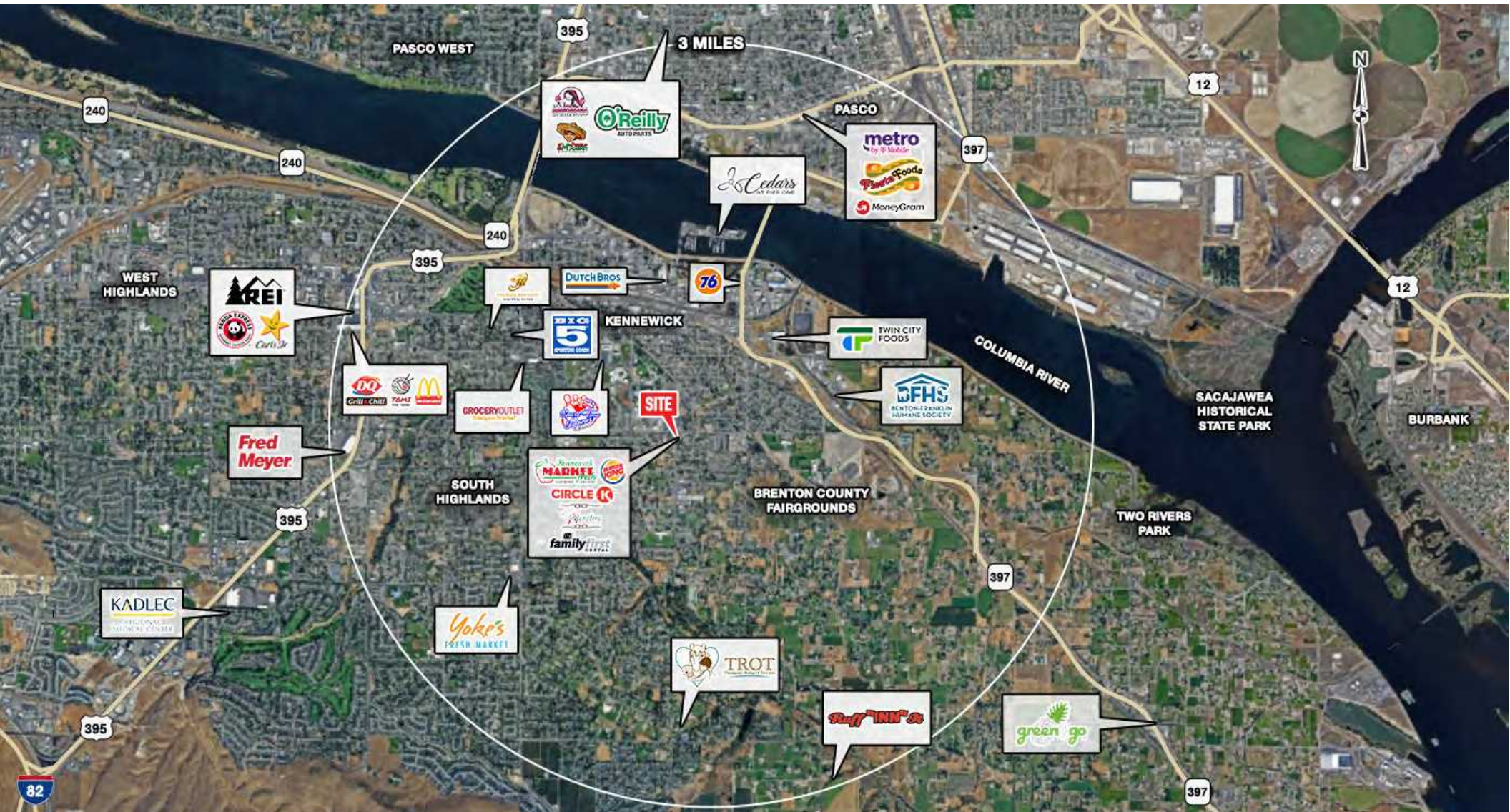
### SUITE B





FLYER

911 S Washington St, Kennewick, WA 99336



FLYER

911 S Washington St, Kennewick, WA 99336