

SUITE 101

SUITE 102

SUITE 103

SUITE 104

SUITE 105

ROAD 68 CORRIDOR PASCO, WASHINGTON

NKA Rd 68 — Premier Retail & Office Suites

7,400

TOTAL SF

4

SUITES

1,400–6,000

AVAILABLE SF

50

PARKING STALLS

2026

NEW CONSTRUCTION

THE OPPORTUNITY

Brand-new construction on one of Pasco's fastest-growing commercial corridors. Flexible retail, office, and drive-thru suites with **high visibility, generous parking, and a turnkey tenant-improvement allowance** — built and managed by a team with 35 years in the Tri-Cities.

AVAILABLE SUITES

SUITE	SIZE (SF)	RATE	STATUS
Suite A End-cap • Drive-Thru Capable	1,400	Reserved	RESERVED
Suite B Retail / Showroom	2,000	\$30 NNN	AVAILABLE
Suite C Office / Professional	2,000	\$30 NNN	AVAILABLE
Suite D Office / Professional	2,000	\$30 NNN	AVAILABLE
Whole Building	7,400	\$30 NNN	Divisible

Suites are demisable and combinable. Rate is base rent per SF per year, triple-net; tenant pays pro-rata taxes, insurance & CAM.

PROPERTY FEATURES

- ✓ **Drive-thru capable end-cap** — ideal for QSR, coffee, pharmacy, or banking.
- ✓ **50 surface parking stalls** — an ample 6.75 : 1,000 SF ratio, plus floor-to-ceiling storefront glazing.
- ✓ **Warm-shell delivery** with a TI allowance to build out your space.
- ✓ **Local ownership & management** — responsive and direct.

LEASE TERMS

\$30 /SF NNN

Base rent, per year

Lease Type

Triple Net (NNN)

Initial Term

5 Years

Delivery

Warm Shell

Availability

Now Pre-Leasing

TI ALLOWANCE AVAILABLE

Tenant-improvement dollars to customize your build-out — amount negotiable by suite & term.

SAMPLE RENT

2,000 SF
RETAIL OR OFFICE

\$5,000/mo
\$60,000 / yr base

Base rent only; NNN expenses additional. Figures illustrative.

Reserve your suite.

Pre-leasing now — contact us for floor plans, site plan, and TI details.

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