FOR SALE OR LEASE

SELLER FINANCING AVAILABLE

OWNER OCCUPANT OPPORTUNITY

1240 S Pioneer Way | Moses Lake, WA 98837

[KIEMLEHAGOOD

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Offering Price $2,925,000

TOTAL BUILDING SF	±15,637 SF
• **MAIN SUITE**	±13,457 SF
• **SUITE A**	±833 SF
• **SUITE B**	±1,346 SF

Total rentable space ±13,684 SF

PARKING	±32 Stalls (11 Covered)
YEAR BUILT	1999
PARCEL NO.	311662000
TOTAL LOT SIZE	±24,829 SF (±0.56 Acres)
ZONING	C2

SALE OPPORTUNITY | $2,925,000

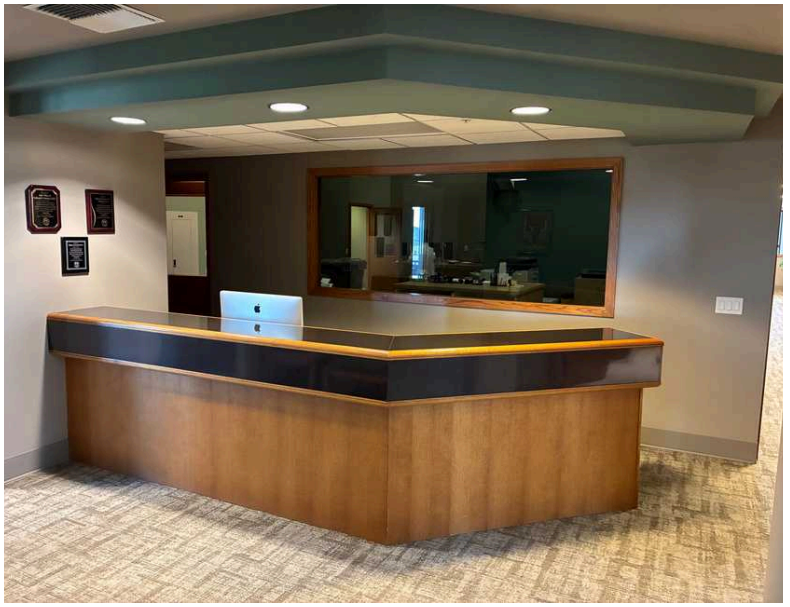
A rare chance to plant your flag in one of Washington's fastest-growing markets. This ±15,637 SF, A-Class office building sits on ±24,829 SF of C-2 zoned land along high-visibility Pioneer Way with pylon signage, ±32 parking stalls (11 covered), heated sidewalks, full ADA accessibility, and elevator service to all floors.

The building currently operates as a multi-tenant property with two income-producing suites (±833 SF and ±1,346 SF) and a ±13,457 SF anchor suite with ±13,684 SF of total rentable space and an ±1,953 SF of common area. The primary tenant is scheduled to vacate by July 2027, with early vacation likely, positioning a buyer to occupy the majority of the building on their own timeline.

****Seller Financing Available** Favorable and flexible terms to be considered including down payments of 25% and rates in the 5's. Call agents for details**

LEASE DETAILS

LEASE RATE	|	$22.00 PSF /YR
LEASE TYPE	|	Full Service
AVAILABLE SPACE	|	Main Suite
MAIN SUITE	|	±13,457 SF
SUITE AVAILABLE	|	7/1/2028*



LEASE OPPORTUNITY | ±13,457 SF | $22/SF FULL SERVICE

±13,457 SF of contiguous, move-in-ready office space available soon in Moses Lake's most prominent professional address. The anchor suite spans the majority of a well-maintained, A-Class building built in 1999 which is fully ADA accessible with elevator service, multiple reception areas, pylon signage, and covered parking stalls reserved for tenants.

Moses Lake is in the middle of a major economic transformation driven by low-cost hydroelectric power attracting EV battery manufacturers, AI data centers, and green tech investment making this an ideal moment to establish or expand a presence for all business types. This graceful shift for the region is taking place all while industry leaders in aviation and agriculture choose to continue their lineage in Grant County.

Occupancy is flexible. Tenant interest may accelerate availability ahead of the July 2027 lease expiration. Call agents for details.

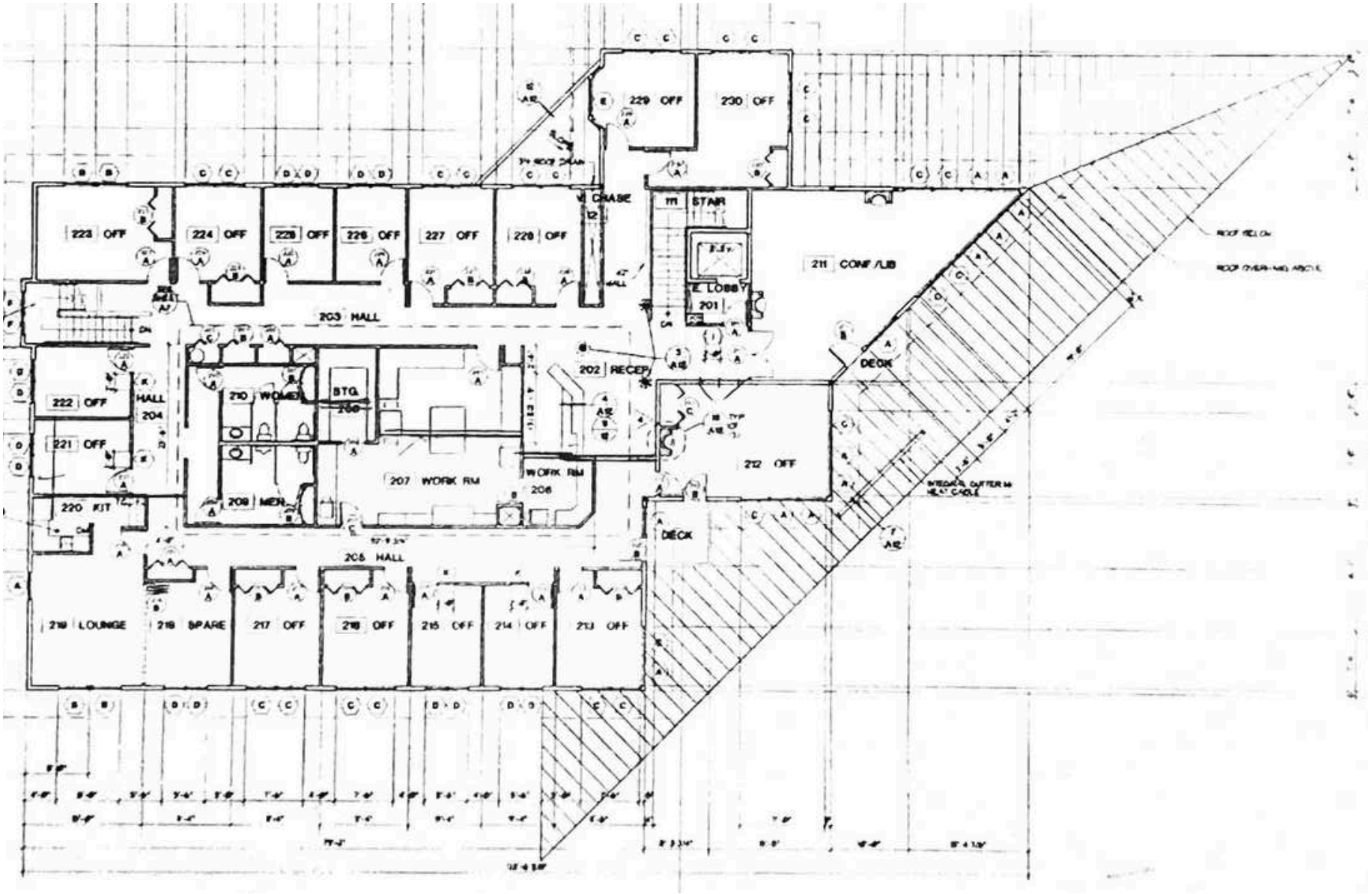
--Financial and Tenant Information Available Upon Signed NDA--
Please do not disturb tenants

Located along Interstate 90, Moses Lake serves as the economic and cultural hub of Grant County, offering a unique blend of industrial strength, natural resources, and quality of life. Built on the shores of its namesake lake, the city enjoys over 300 days of sunshine annually and provides a highly livable environment supported by extensive parks, recreation, and waterfront amenities.

Moses Lake's economy has evolved from its deep agricultural roots into a diverse powerhouse driven by advanced manufacturing, aerospace, food processing, and emerging energy technologies. The region benefits from affordable land, abundant hydroelectric power, and strategic infrastructure—including proximity to rail, interstate access, and the Grant County International Airport, making it an attractive destination for major employers and forward-looking industries.

With a growing population of nearly 28,000 and a workforce anchored in healthcare, manufacturing, and education, Moses Lake continues to expand as a regional employment center while maintaining its approachable, small-town character.
Together, these factors position Moses Lake as a compelling location for commercial investment, where scalability, connectivity, and long-term growth intersect in one of Central Washington's most strategically advantaged markets.

LEARN MORE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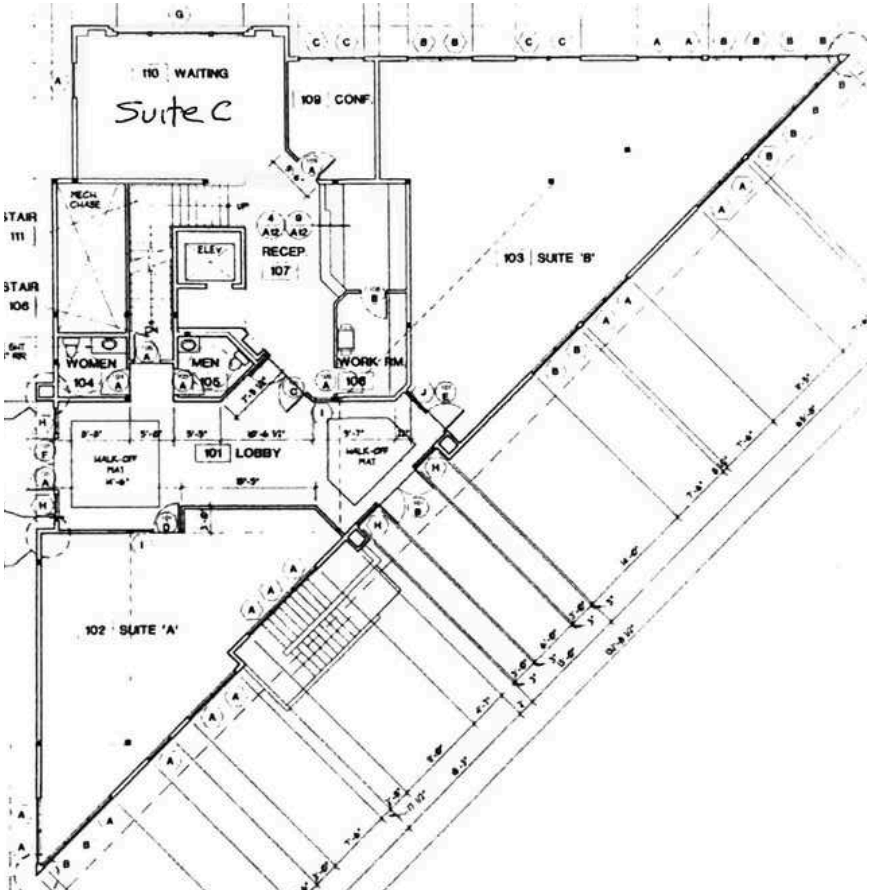
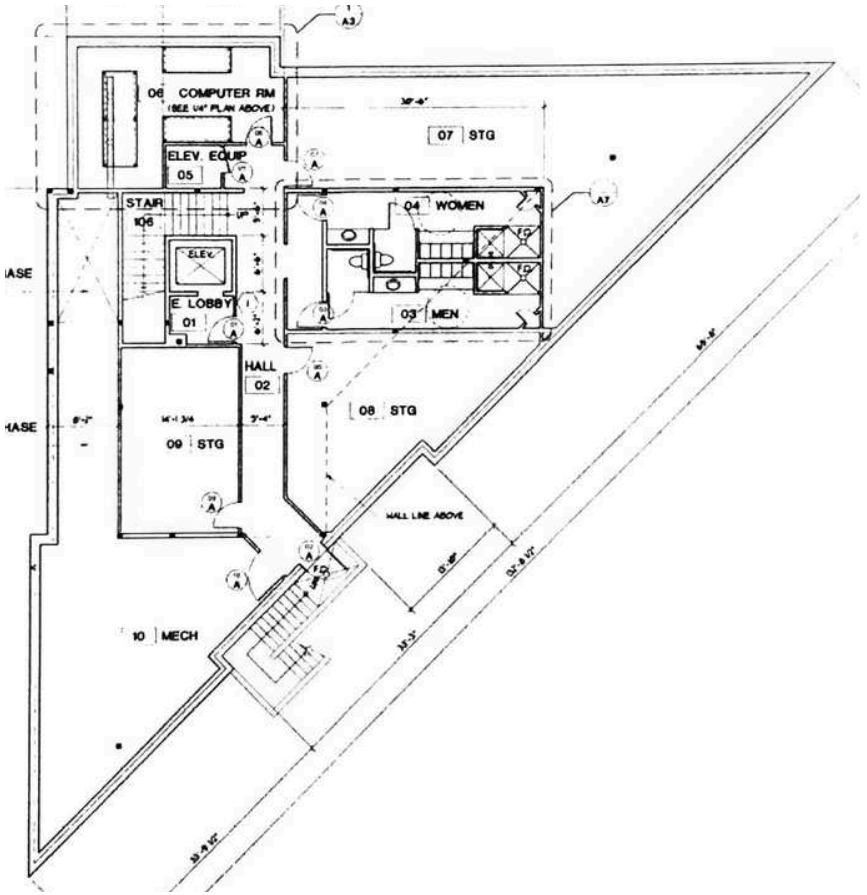
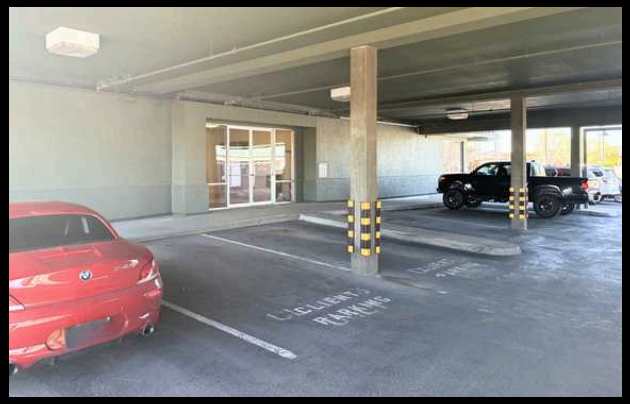
UPPER LEVEL

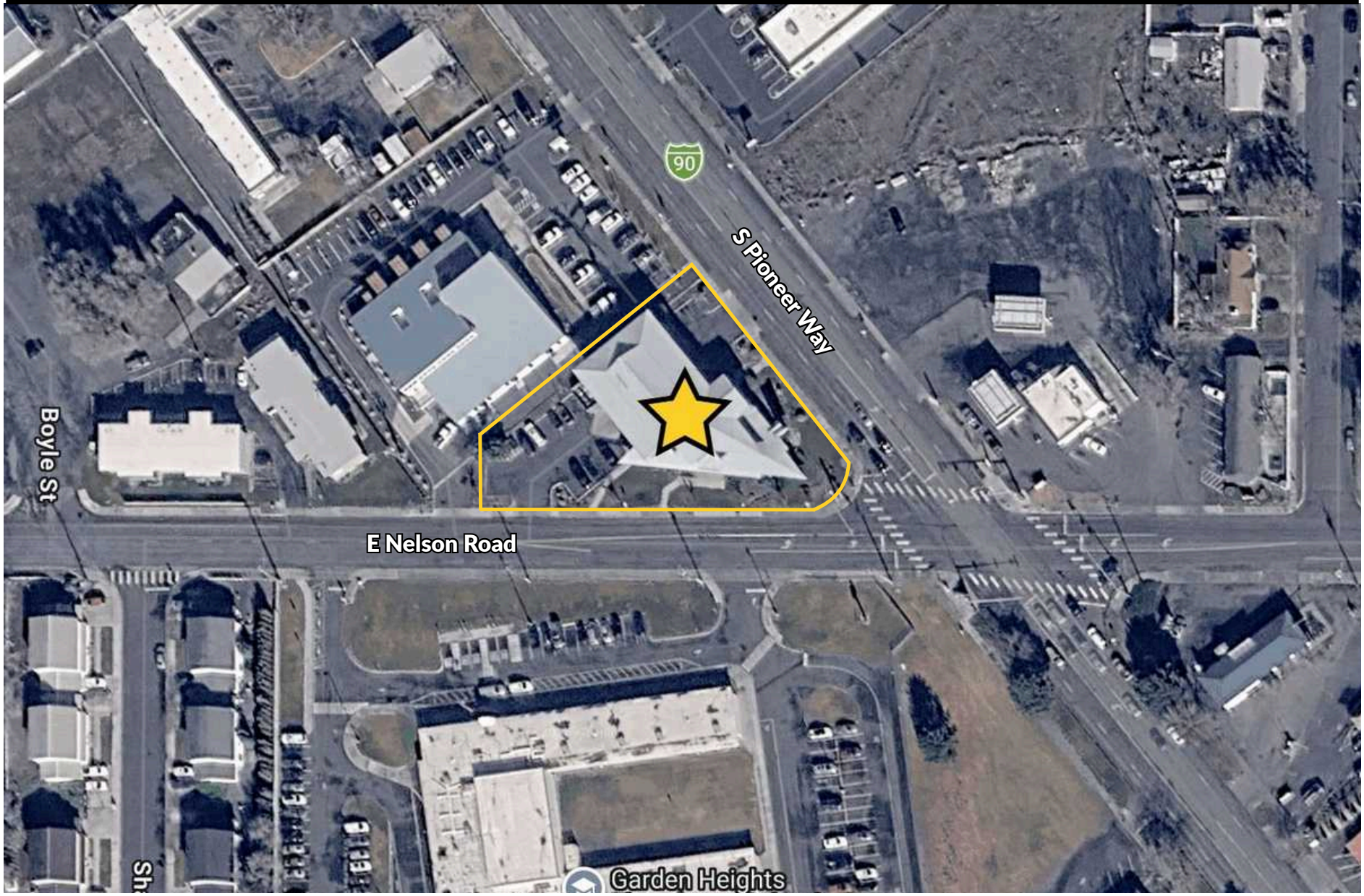


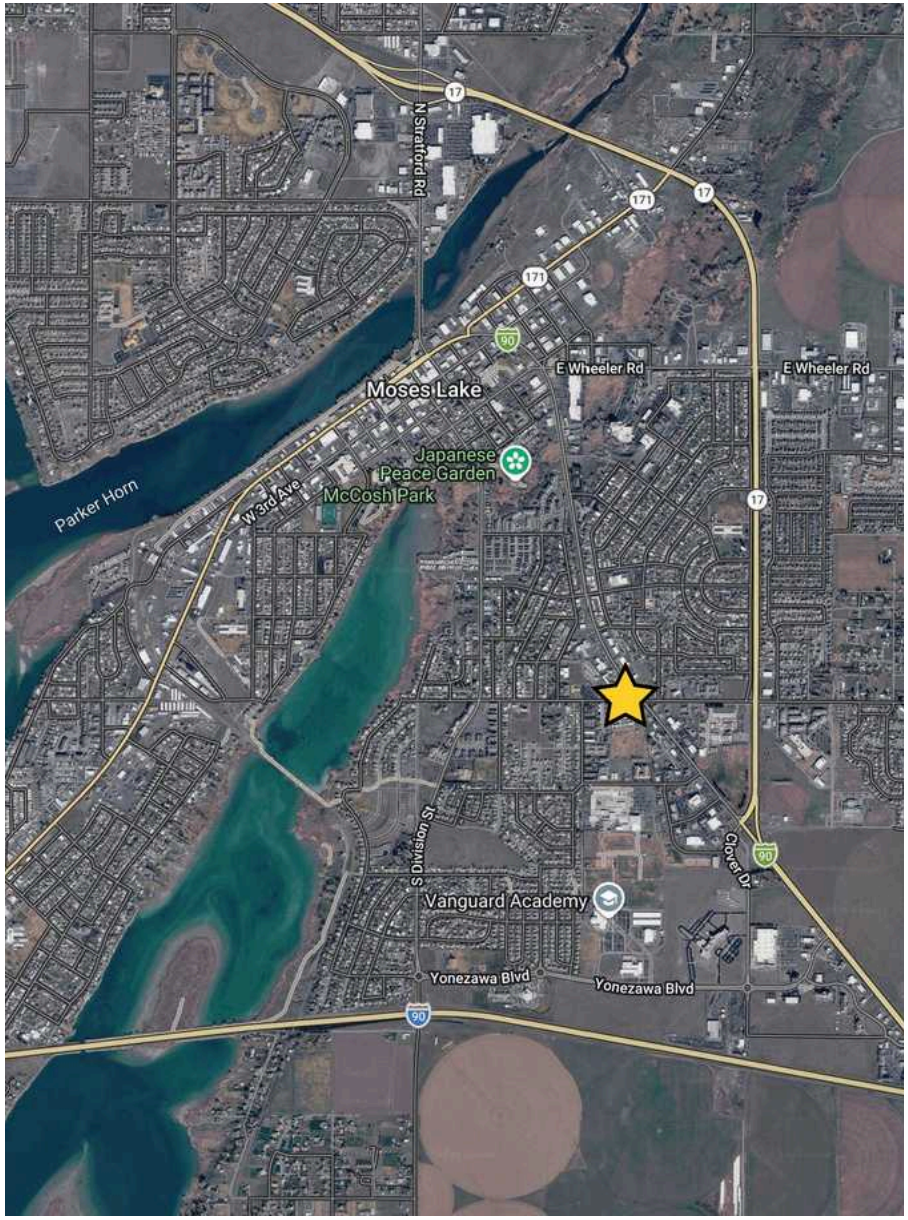
LOWER LEVEL



ON-POINT




90
S Pioneer Way
Boyle St
E Nelson Road
Garden Heights



DESTINATION	TIME	DISTANCE
Ritzville, WA	±44 minutes	±43 miles
Tri-Cities Airport	±1 hour, 11 minutes	±70 miles
Spokane International Airport	±1 hour, 34 minutes	±101 miles
Seattle, WA	±2 hours, 48 minutes	±179 miles

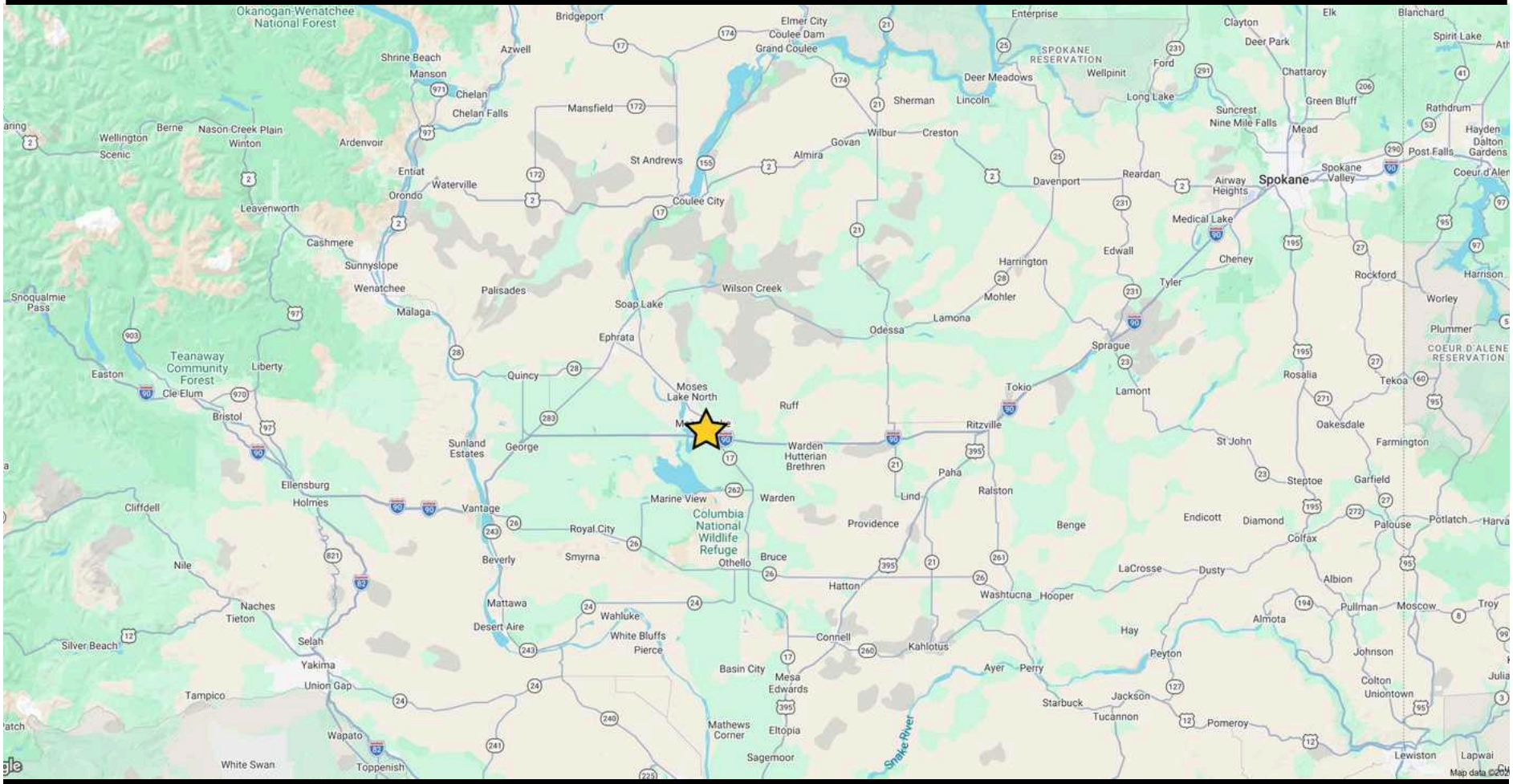
STREET	AVERAGE DAILY TRAFFIC
S Pioneer Way	±12,605 ADT
E Nelson Road	±2,634 ADT
Highway 17	±14,605 ADT

DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	9,757	28,027	41,531
PROJ. POPULATION 2030	9,567	27,947	41,749
MEDIAN AGE	32.0	32.0	32.5
2025 AVERAGE HHI	$98,065	$100,530	$100,529
2025 MEDIAN HHI	$74,365	$79,927	$80,393

Lakeview Park
E Raymond Dr
E Xrd Dr
Megan Dr
E June Dr
Greens Loop
E Cherry Ave
E Hill Ave
E Hill St
DQ
DOLLAR TREE
Valvoline
Grand Dr
E Hayden
E State Ave
E Nelson Rd
W Nelson Rd
S Division St
Skyline Park
GLACIER BANK
Sharon Ave E
Moses Lake High School
SUBWAY
Colonial Ave
Pilgrim St
LOWE'S
Denny's
Power Point Park
Montlake Park
Linden Ave
E Linden Ave
E Belair Dr
Trout Ave
Vanguard Academy
E Tanglewood Dr
E Inglewood Dr
Columbia Basin Technical Skills Center
Belmont Ave
Yonezawa Blvd
BURGER KING
TACO BELL
Arby's
Maiers Rd
Chevron
76
Kittelson Rd
Kittleson Rd NE
TEXACO
conoco
Carl's Jr.
SUBWAY
Potato Hill Rd NE
Rd L NE
Moses Lake ristian Academy
Hamilton Rd NE
Map data ©2026

VIEW LOCATION

OWNER OCCUPANT OPPORTUNITY **FOR SALE OR LEASE**



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