

CLASS A OFFICE BUILDINGS FOR SALE



SALE PRICE: \$4,106,982 (\$289.00 PSF)

INVESTMENT OPPORTUNITY

291 & 299 Bradley Boulevard – Richland, WA 99352

LANCE BACON, MANAGING BROKER |

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KIEMLEHAGOOD

OFFERING SUMMARY

FOR SALE

291 & 299 Bradley Boulevard – Richland, WA

Two Class A Office Buildings located on Columbia Point in Richland, WA.

BUILDING 1

Address: 291 Bradley Boulevard
City, State, Zip: Richland, WA 99352
Parcel Number: 114981012813003
Building Size: ±6,152 SF
Lot Size: ±31,860 SF
Zoning: C-LB
Property Type: Office
Year Built: 2018

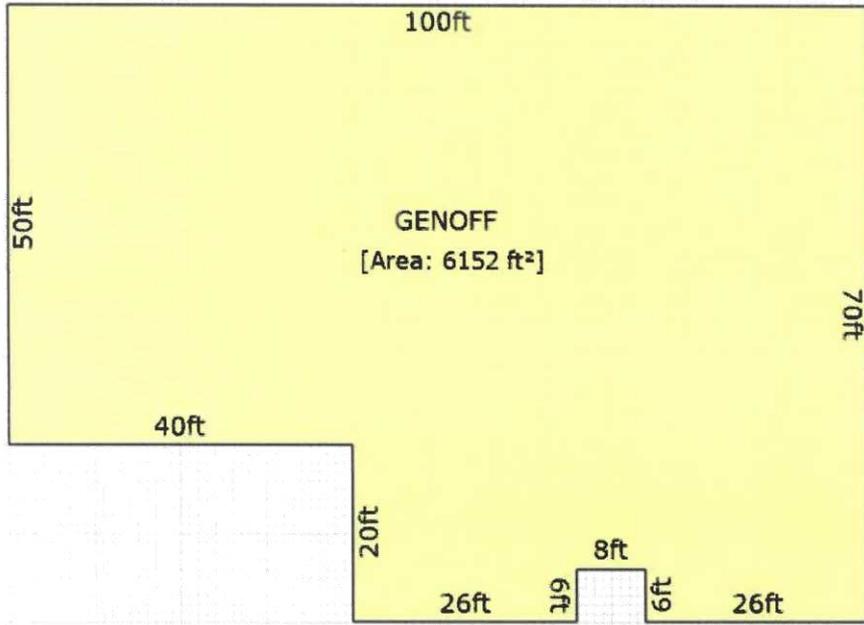
BUILDING 2

Address: 299 Bradley Boulevard
City, State, Zip: Richland, WA 99352
Parcel Number: 114981012813002
Building Size: ±8,056 SF
Lot Size: ±33,106 SF
Zoning: C-LB
Property Type: Office
Year Built: 2019



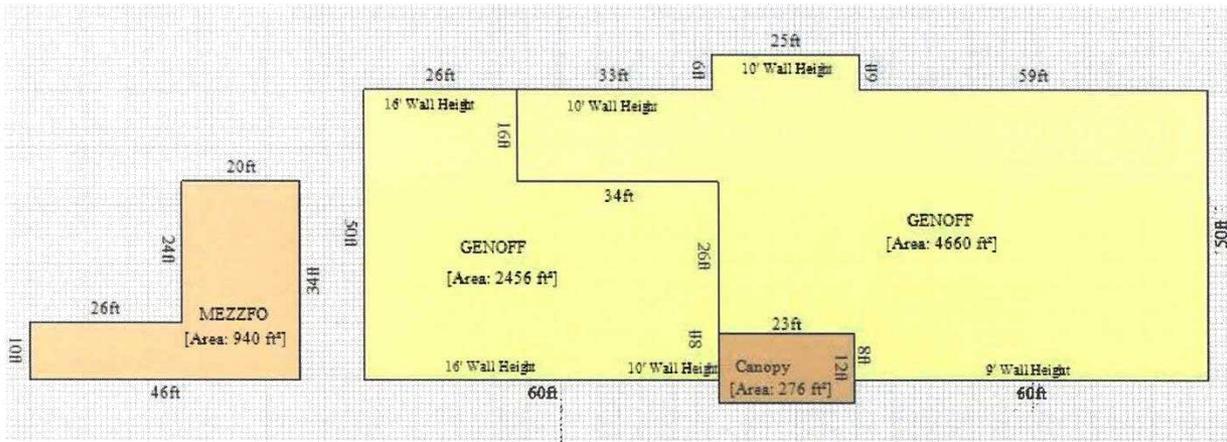
BUILDING 1 - FLOOR PLAN & PHOTOS

291 Bradley Boulevard - Richland, WA



BUILDING 2 – FLOOR PLAN & PHOTOS

299 Bradley Boulevard – Richland, WA



TENANT & LEASE INFORMATION

FOR SALE
291 & 299 Bradley Boulevard – Richland, WA

CURRENT LEASES

TENANT	BLDG	TERM	SQUARE FOOTAGE	BASE RENT
VACANT SUITE	BLDG 291	On Market at \$24.00 PSF	±4,152 SF	\$8,304.00
Jeff Seitz dba Integrity Financial Services	BLDG 291	8.31.2023 - 7.31.2028	±2,000 SF	\$4,286.67
Superior Health Care, LLC	BLDG 299	6.1.2024 – 5.31.2027	±3,856 SF	\$7,259.10
Washington Real Estate	BLDG 299	12.1.2023 - 11.30.2028	±4,200 SF	\$8,445.50
TOTAL=			±14,208 SF	\$28,295.27

PRO FORMA

Annual Gross Rents:	\$339,543.24
5% Vacancy Rate	(\$16,682.40)
Operating Expenses	(\$51,736)
Net Operating Income	\$271,124.86
Cap Rate	6.6%

DEMOGRAPHICS & TRAFFIC COUNTS

FOR SALE

291 & 299 Bradley Boulevard – Richland, WA



	1MILE	2MILES	3MILES	5MILES
POPULATION 2023	12,106	30,412	53,330	109,723
PROJ POPULATION 2028	11,831	30,625	53,918	112,757
AVERAGE HHI	\$123,330	\$142,045	\$146,045	\$121,806
MEDIAN HHI	\$92,575	\$102,135	\$104,648	\$88,394
MEDIAN AGE	41.7	42.8	42.7	40.6
DAYTIME DEMOS	5,848	15,150	24,833	104,698

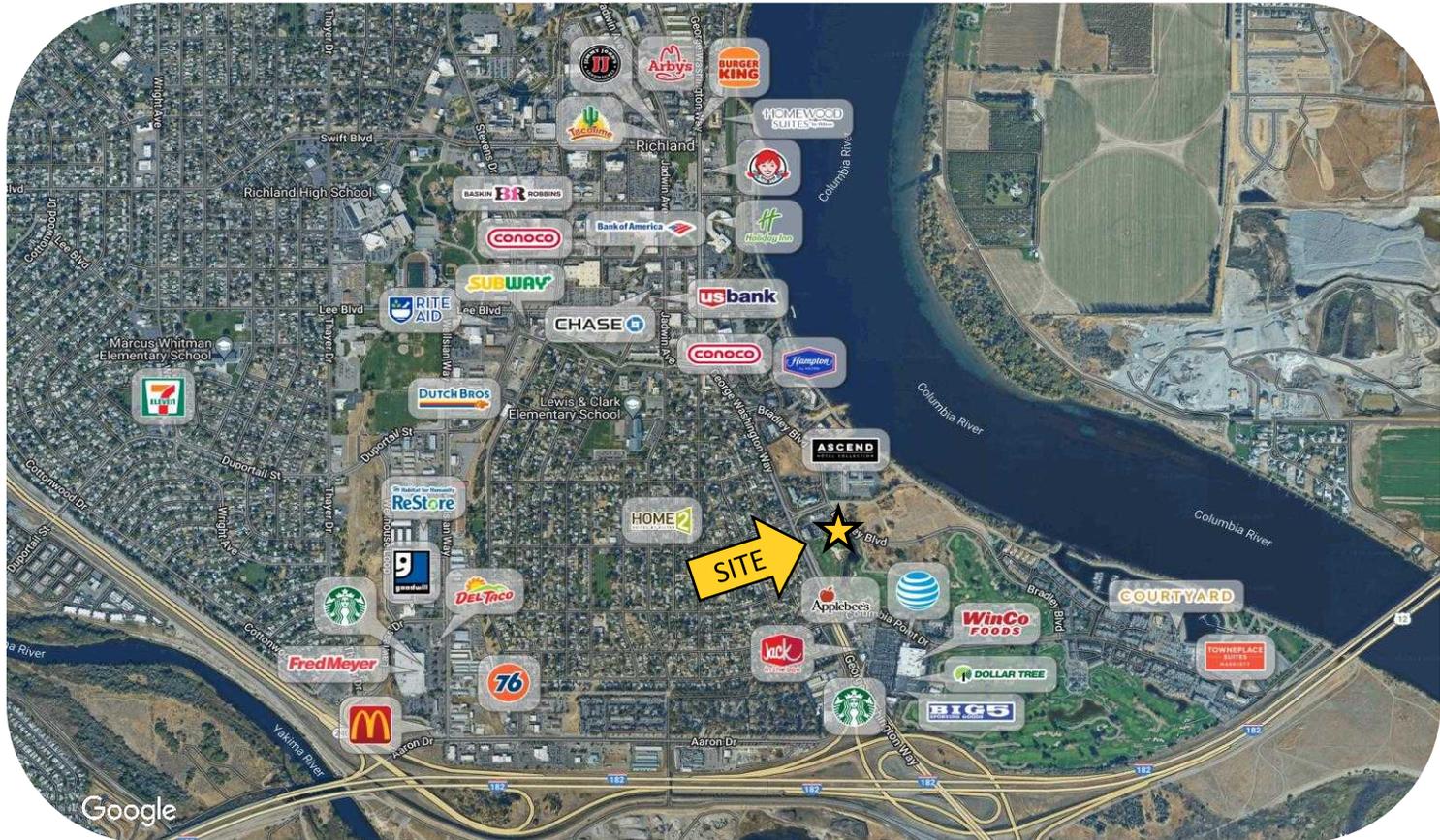


GEORGE WASHINGTON WAY
±35,697 ADT



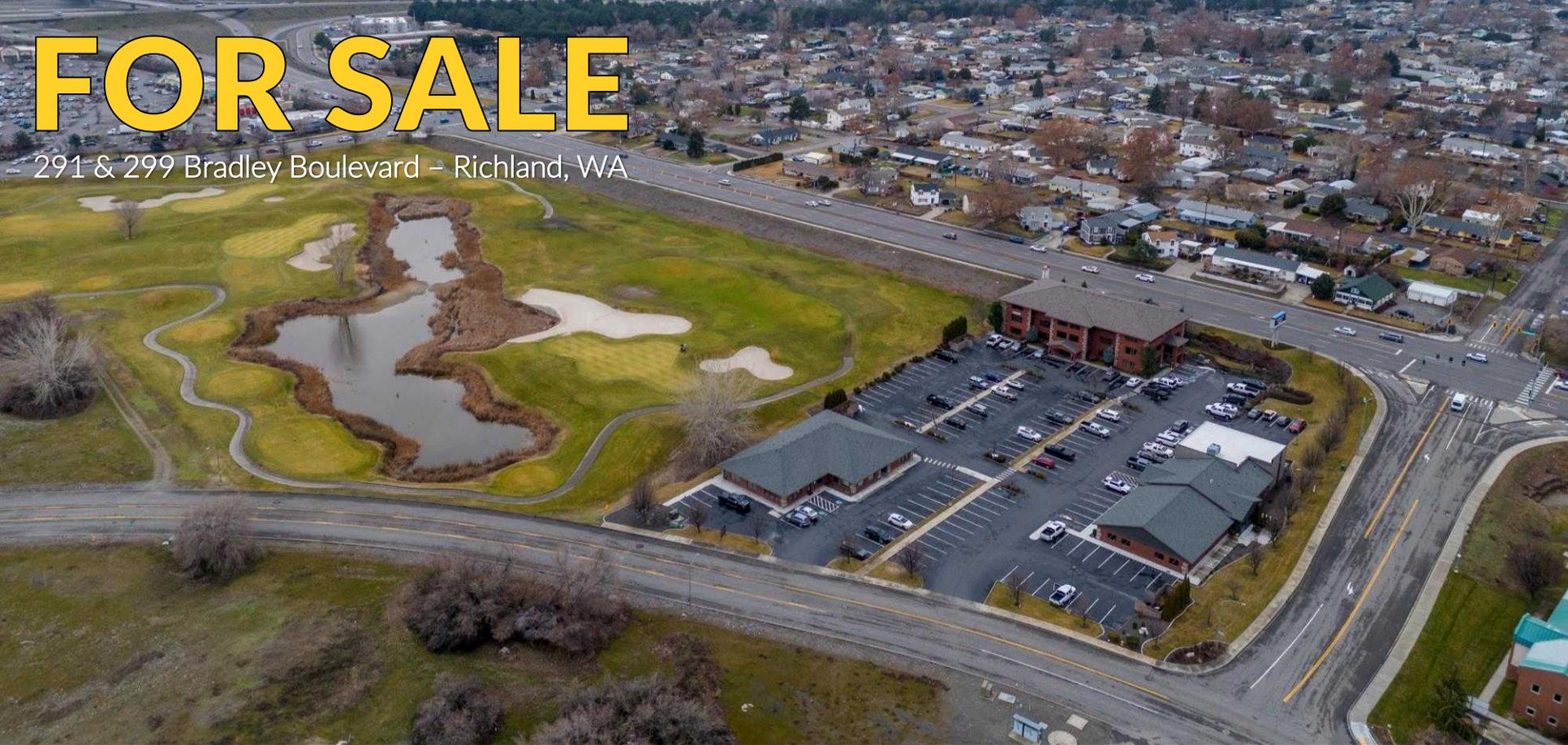
NEARBY BUSINESSES

- Apple Bee's
- AT&T
- Bento Teriyaki
- Big 5 Sporting Goods
- Jack in the Box
- Navigate Wireless
- Perfect Look Salon
- Starbucks
- Valvoline
- WinCo Foods



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