

**For Sale**  
**\$2,500,000**

# Flexible Office & Laboratory Building

7131 West Grandridge Blvd,  
Kennewick, WA

Prime Owner-Occupier Opportunity in the  
Heart of the Tri-Cities

**CBRE**





# Property Features

- 20,218 SF Building
- 1.23 Acre Site
- Flexible Laboratory space with built out patient rooms, two reception areas, and loading door.
- Commercial Zoning
- Ample Parking
- Close Proximity to restaurants, retail, etc







# Key Highlights

**Address:** 7131 West Grandridge Blvd, Kennewick, WA

**Premier Location:** Located in the vibrant downtown district of Kennewick, offering excellent visibility and accessibility.

**Built-Out Lab Space:** Includes built-out lab space and reception area, appealing to specialized businesses.

**Modern Office Space:** A well-maintained, Three-story office building totaling 20,218 square feet, with a finished and functional basement.

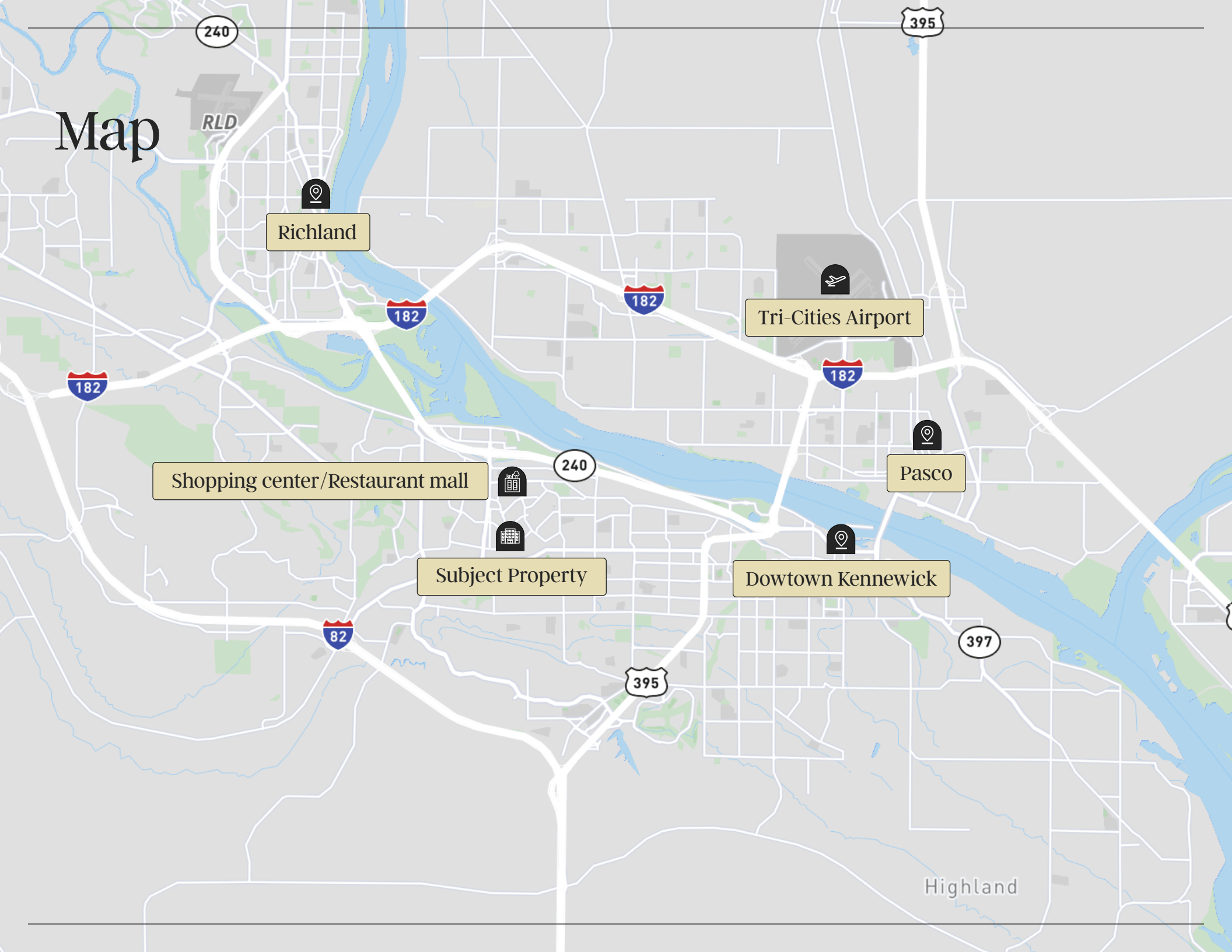
**Recent Renovation:** Renovated in 2005, providing modern amenities and minimizing immediate capital needs.

**Flexible Space:** The building's layout offers the potential for floor-by-floor demising, catering to a variety of tenant requirements.

**Owner-User Ideal:** Perfect for businesses seeking to own their space, offering long-term stability and potential cost savings.

**Site:** Situated on 1.23-acre parcel, zoned for commercial use.

# Map



240

395

RLD

Richland

182

182

Tri-Cities Airport

182

182

Shopping center/Restaurant mall

240

Pasco

Subject Property

Downtown Kennewick

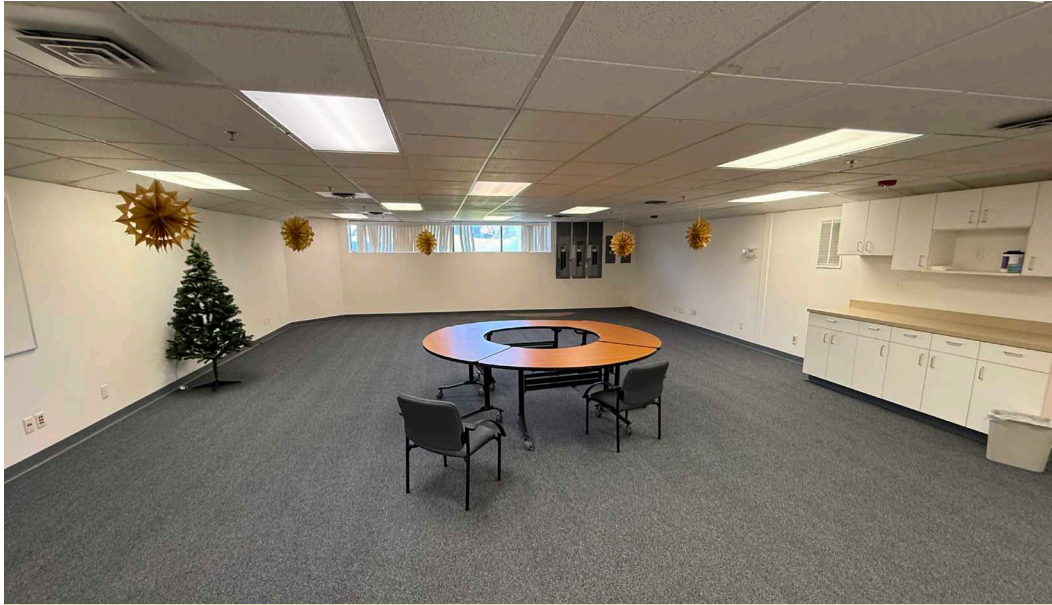
82

395

397

Highland





Basement Conference Room



Upstairs Office



Upstairs Reception



Interior Space

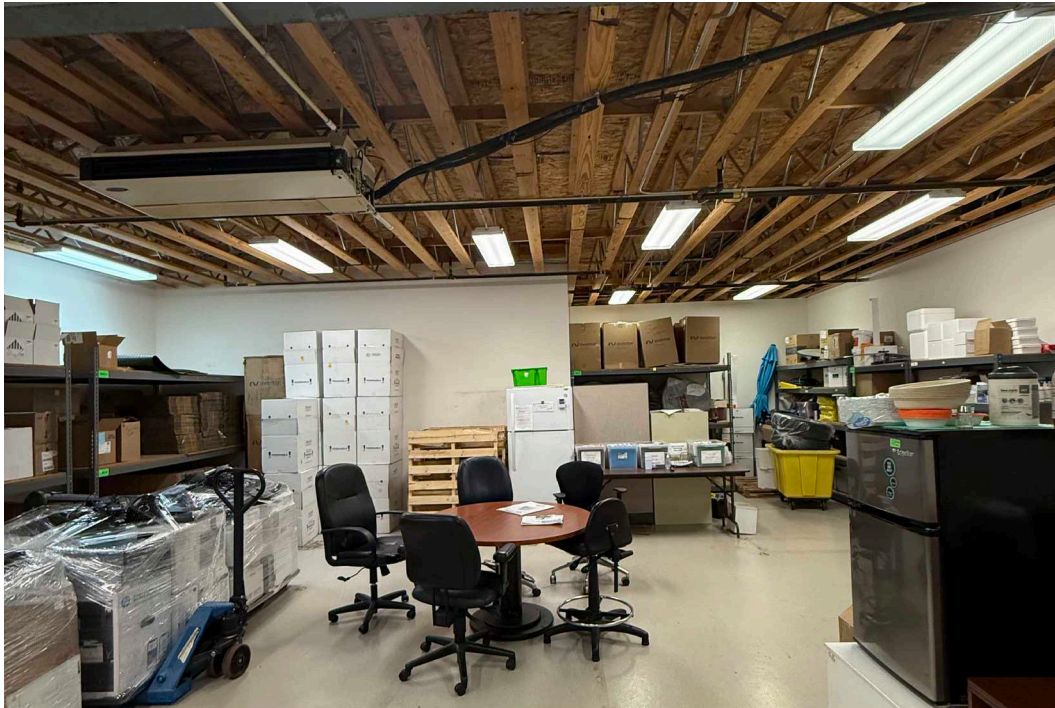




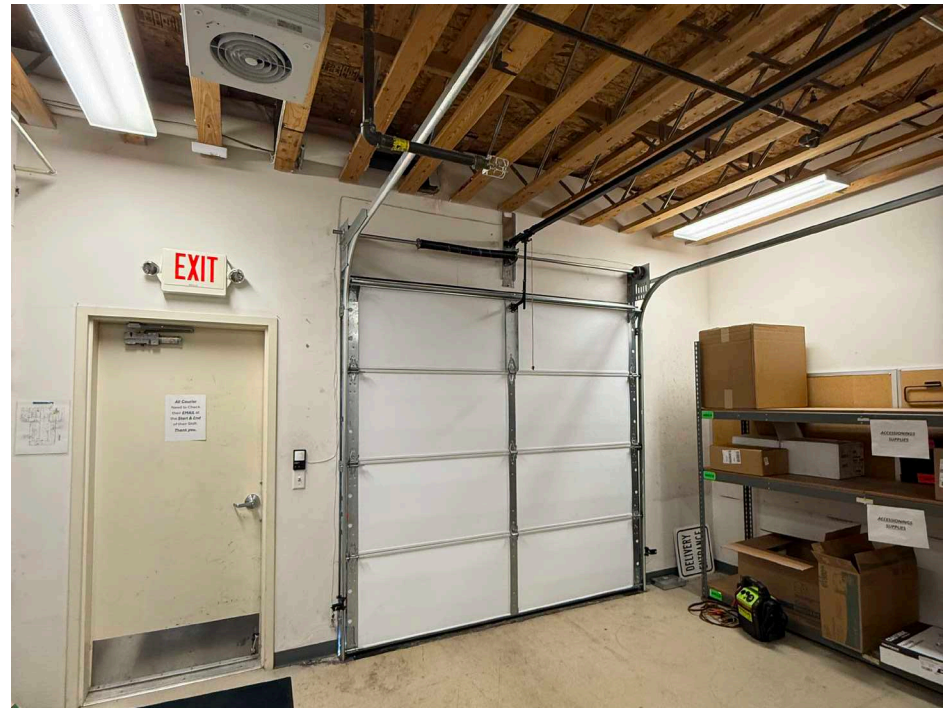
3rd Floor Staircase



Break Room



Loading Area



Grade Level Overhead Door



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# Kennewick Office Building

**JASON ROSAUER**  
Executive Vice President  
+1 206 409 2199  
jason.rosauer@cbre.com

**PATRICIA LOVEALL, SIOR**  
Executive Vice President  
+1 206 817 5551  
patricia.loveall@cbre.com

**NICK MACPHEE**  
Associate  
+1 360 736 6656  
nick.macphee@cbre.com

**CBRE**

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