

Kadlec Clinic Portfolio

Richland, WA

Two-Building Medical Office Portfolio Leased to Investment-Grade Tenant Available Together or Separately

Price: **\$6,230,000**

Portfolio Cap Rate: **6.00%**

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THE OFFERING

Northmarq is pleased to present for sale the Kadlec Clinic Portfolio, two adjacent single-tenant medical office buildings totaling 16,366 SF at 1135 and 1155 Jadwin Avenue in Richland, Washington. 1135 Jadwin operates as Kadlec Clinic – Richland Primary Care (family medicine, pediatrics, women’s health, onsite lab), and 1155 Jadwin houses Kadlec specialty care including cardiology — together forming a contiguous outpatient care hub one block from Kadlec Regional Medical Center’s main campus. Both buildings are 100% leased to Kadlec Regional Medical Center, a subsidiary of Providence Health & Services, with \$29.5 billion in operating revenues, ~120,000 employees, and investment-grade credit ratings (S&P: “A” / Moody’s: “A3”). Both leases expire November 30, 2029 with options already exercised and ~3% annual rent escalations. The portfolio is located in the Tri-Cities MSA — Washington’s fastest-growing metropolitan area, up 6.8% since 2020 and projected to reach 350,000 residents by 2030. Available together or as individual acquisitions.

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Part of larger portfolio, please contact Northmarq for more info

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