

**LEASE**

# 4309 West 27th Avenue Suite 105

**4309 WEST 27TH AVENUE SUITE 105**

Kennewick, WA 99338

**PRESENTED BY:**

**SCOTT HOWELL**

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**JAMES WADE**

Phone: 509.737.9429

james.wade@svn.com



**SVN**  
RETTET & COMPANY

## PROPERTY SUMMARY



## OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| LEASE RATE:      | \$19.67 SF/yr (NNN) |
| NUMBER OF UNITS: | 1                   |
| AVAILABLE SF:    | 1,610 SF            |
| LOT SIZE:        | 0.82 Acres          |
| BUILDING SIZE:   | 8,216 SF            |

## PROPERTY DESCRIPTION

Salon space available for sublease starting January 1, 2027. Beautiful salon space with epoxy coated flooring, large open reception area, room for 4 hair stylist chairs, 2 private rooms (one measuring 116sqft and the other measuring 86 sqft), Hookups for 3 shampoo bowls, break room, color room, and ADA restroom. Furniture, Fixtures, and Equipment not included. Please do not disturb Tenant and call LA for showing instructions. Please allow 24 hour notice for showings.

## PROPERTY HIGHLIGHTS

- Remodeled Salon Space in 2022
- Turn Key
- High Visibility
- NNN's of \$6.53 psqft

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## ADDITIONAL PHOTOS



**SCOTT HOWELL**  
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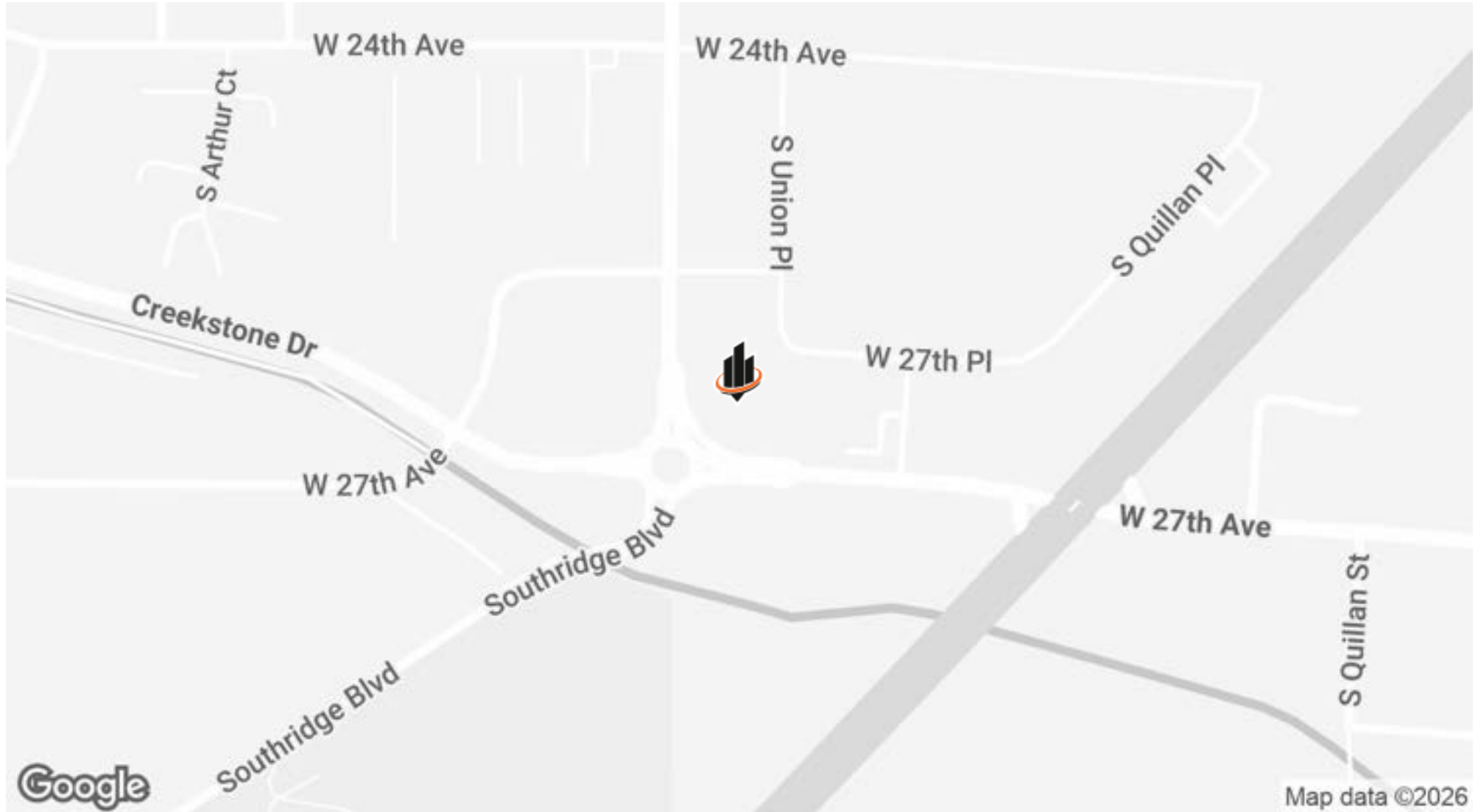
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**SVN | RETTER & COMPANY** 3



## LOCATION MAP



**SCOTT HOWELL**

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SECTION 1  
Advisor Bios



That  
*Curl Girl*

ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com  
Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com  
Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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|----------------------------------------------------------------|------------------------------------------------------------|
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