



OFFERING MEMORANDUM

Fowler Medical/Professional Office

1663 FOWLER STREET

Richland, WA 99352

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



LEASE RATE

\$25.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	4,720 SF
LOT SIZE:	0.49 Acres
YEAR BUILT:	2022
ZONING:	C-3 General Business
MARKET:	Kennewick - Pasco - Richland
APN:	1.3099.101.2113.003

PROPERTY OVERVIEW

This newly designed and modern office building is currently under construction with completion expected to be late 2022 to early 2023. This will be a single tenant office in a prime location. The tenant for the space can take it in shell condition and finish it out to their needs or we can work out TI package for a turnkey lease. The current layout will nicely accommodate any professional or medical user.

PROPERTY DESCRIPTION



ZONING

The property is zoned GENERAL BUSINESS DISTRICT USE DISTRICT (C-3), which is defined in the city of Richland Municipal Code, Chapter 23.22.010 as:

The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are either designated as commercial or designated as industrial and located adjacent to SR 240 under the city of Richland comprehensive plan.

LOCATION DESCRIPTION

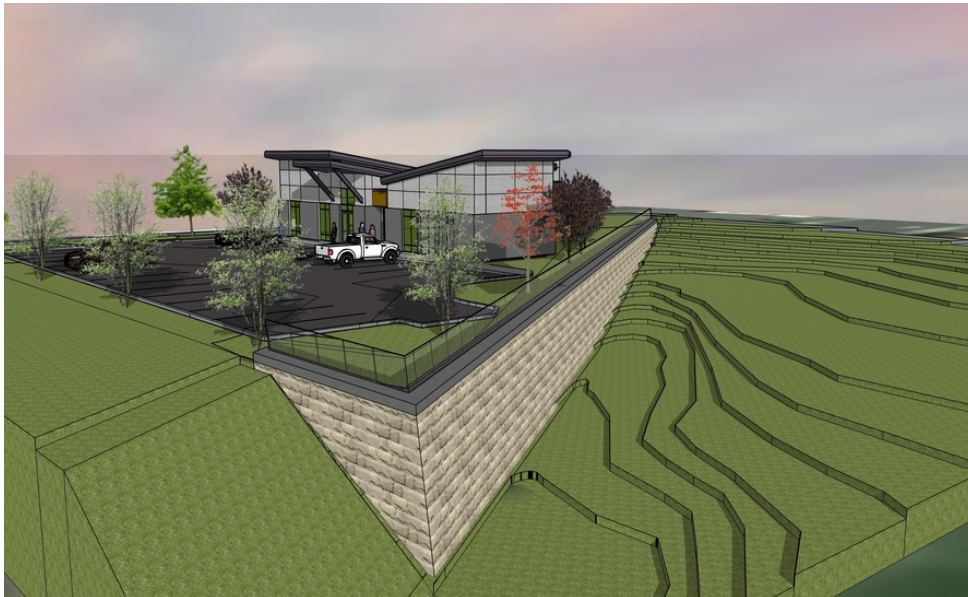
This new office site sits at the corner of Fowler and Columbia Center Blvd and adjacent to the on ramp to Highway 240. This is both a convenient and easily accessible site as well being highly visible with ample traffic from multiple directions. The location is just on the fringe of the the major retail hub in the Tri.Cities as well as being adjacent to professional and medical office users.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.

Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 273,100. Located three and a half hours from Seattle, WA and Portland, OR, businesses' products and services move quickly.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Fowler Medical/Professional Office
STREET ADDRESS	1663 Fowler Street
CITY, STATE, ZIP	Richland, WA 99352
COUNTY	Benton
MARKET	Kennewick - Pasco - Richland
CROSS-STREETS	Columbia Center Blvd

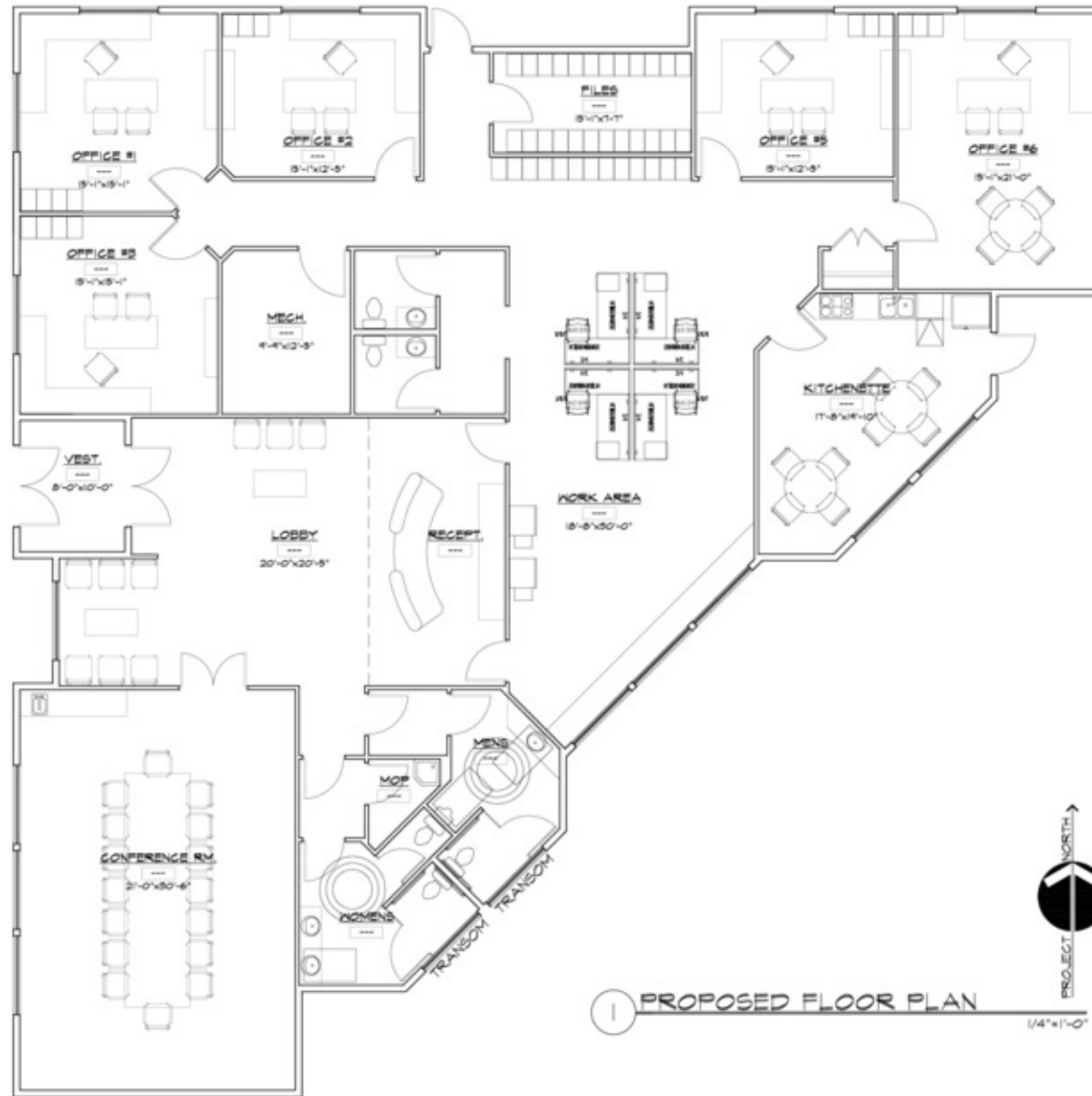
BUILDING INFORMATION

BUILDING CLASS	A
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2022

PROPERTY HIGHLIGHTS

- New Office For Lease
- Single Tenant
- High Visibility Location
- Corner Lot
- Modern Design

ADDITIONAL PHOTOS



TERENCE L. THORNHILL ARCHITECT

2715 ST. ANDREWS LOOP
SUITE 'A'
PASCO, WA
99301

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FAX 509-547-8912
tl@tlarch.com

A Professional Service Corporation

MEMBER



AMERICAN INSTITUTE
OF
ARCHITECTS

These drawings are intended for use only with respect to the project and on the property of TERENCE L. THORNHILL ARCHITECT, P.A. which reserves all common law, statutory, copyright and other rights.

DRAWN BY:

TT

CHECKED BY:

TT

PHASE

SD

REVISION NO.



FOWLER COMMERCIAL

1/2 SIZE DRAWING

FOWLER STREET
RICHLAND, WA
SITE PLAN

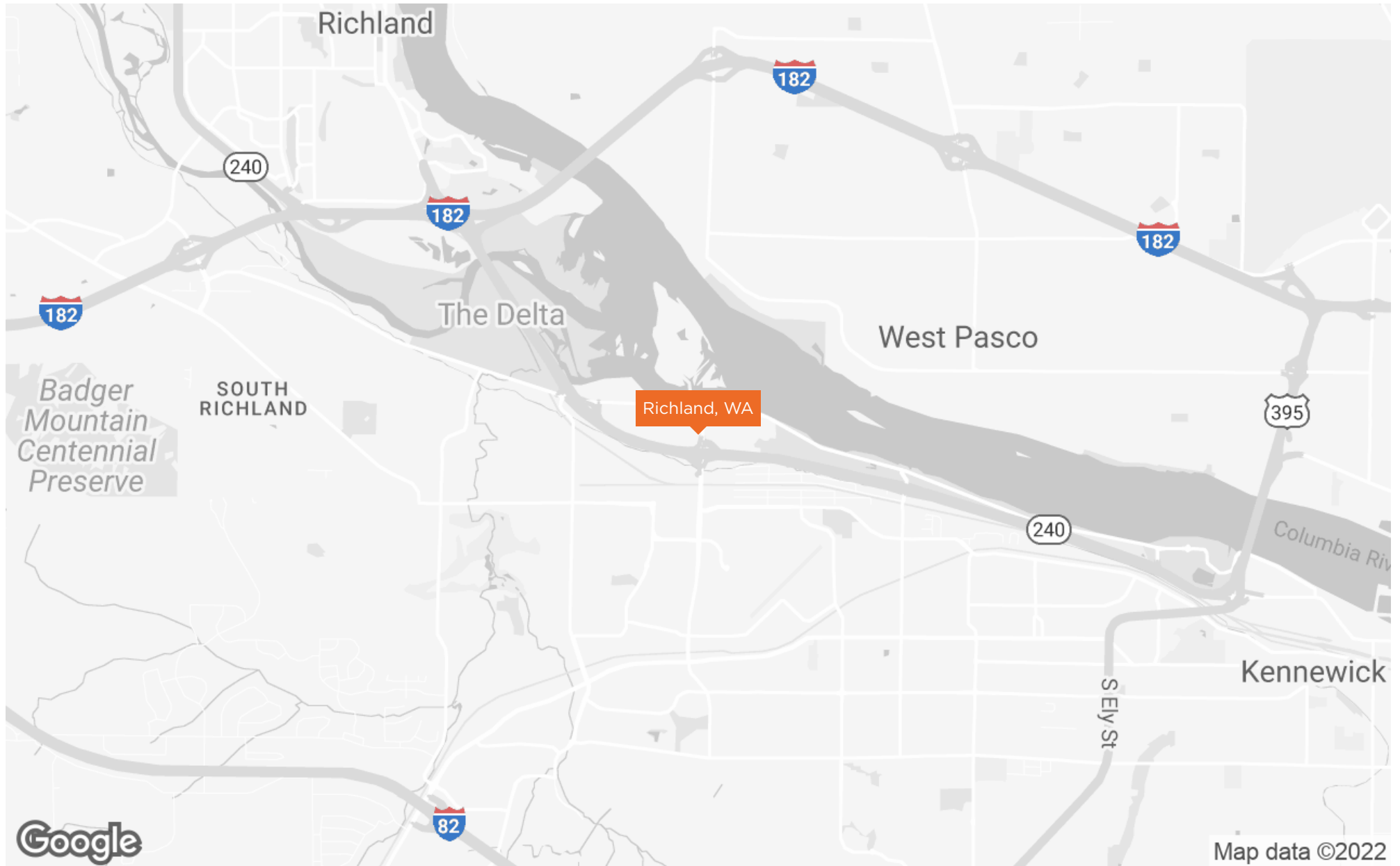
0310
217-017

NOVEMBER 22 2017
029-SITE01.DWG



SECTION 2
Location
Information

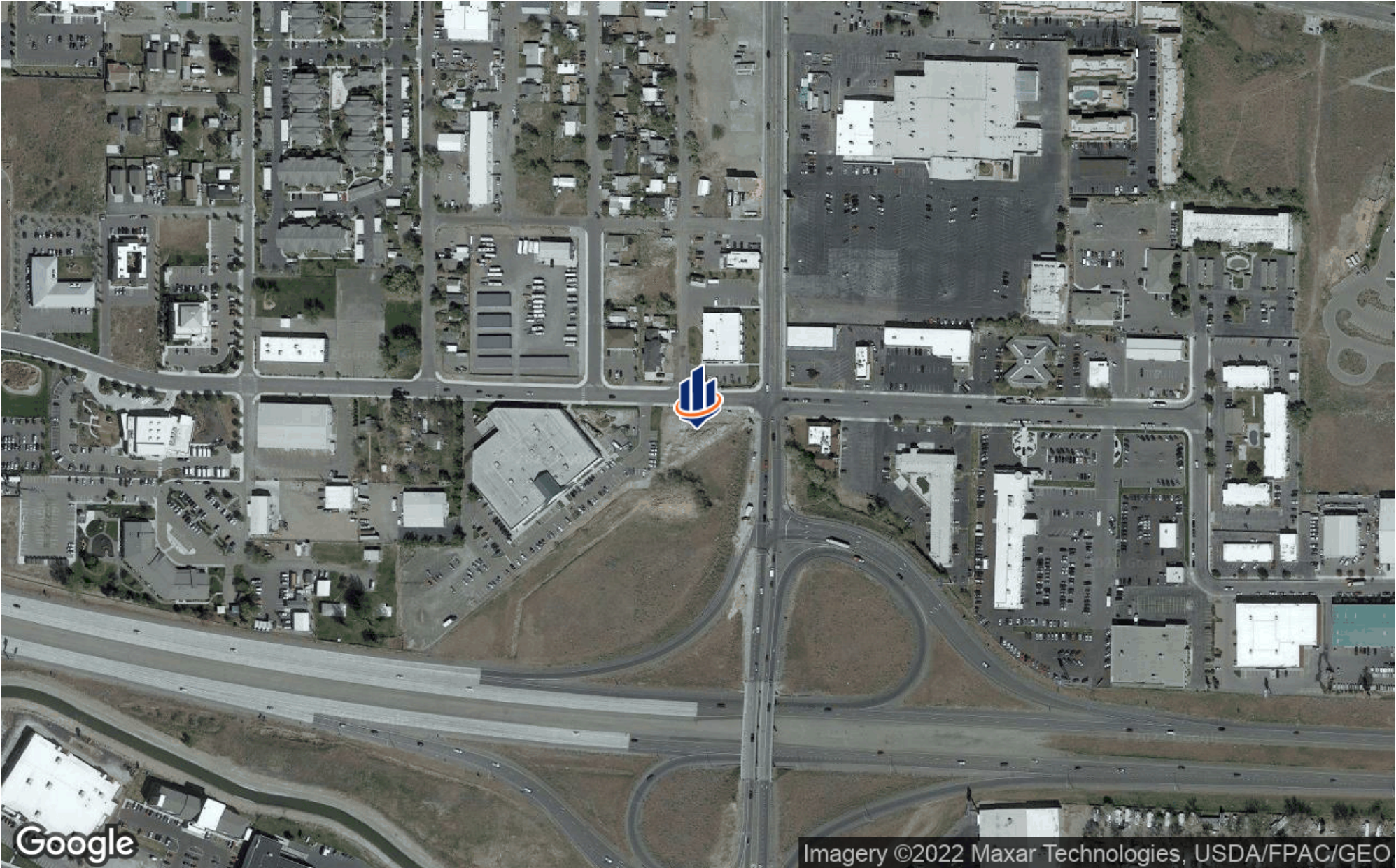
REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

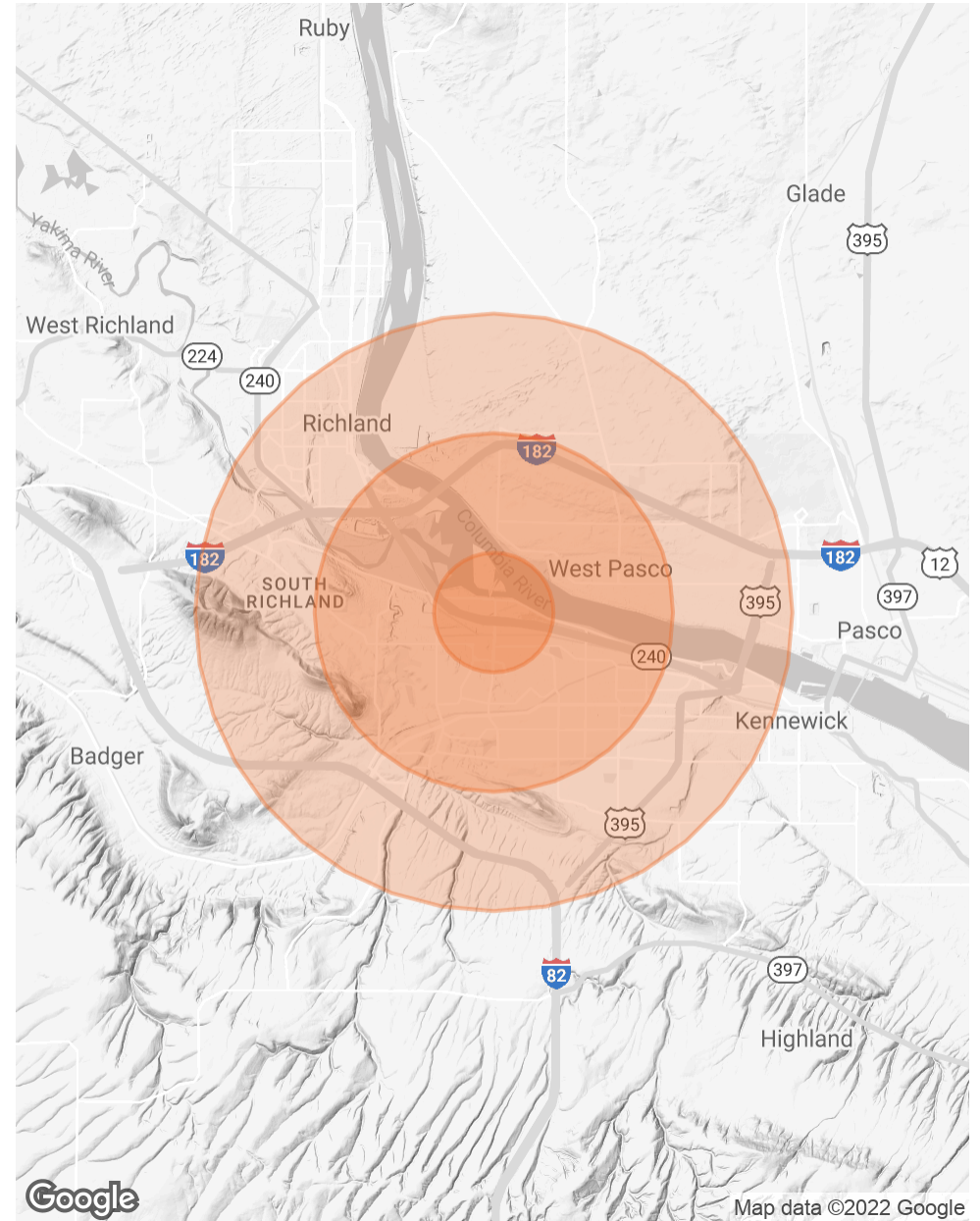
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,713	46,903	105,551
AVERAGE AGE	34.8	34.0	33.5
AVERAGE AGE (MALE)	34.3	33.6	32.8
AVERAGE AGE (FEMALE)	35.7	34.6	34.5

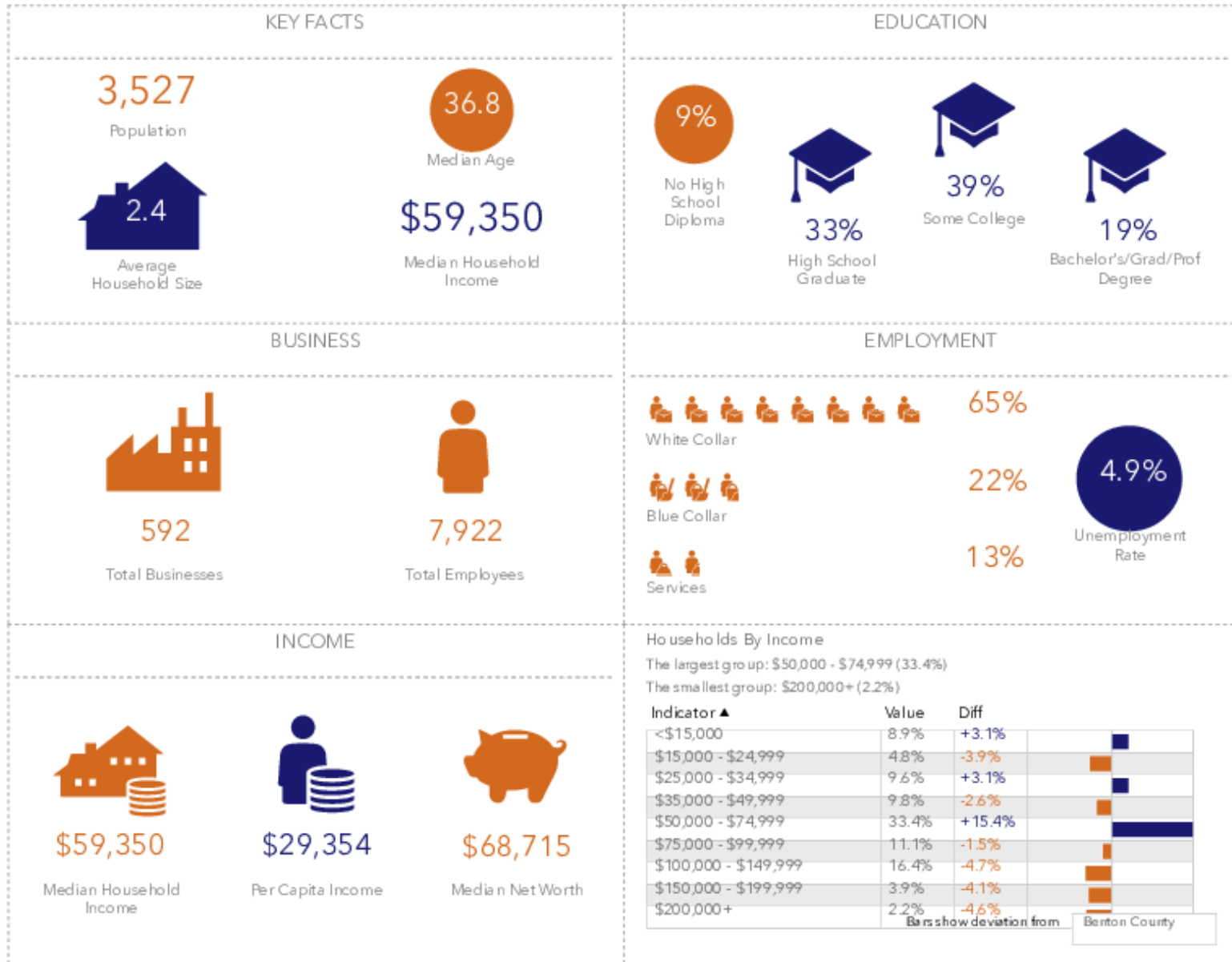
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,177	17,182	38,340
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$76,431	\$75,414	\$73,287
AVERAGE HOUSE VALUE	\$221,289	\$206,336	\$202,537

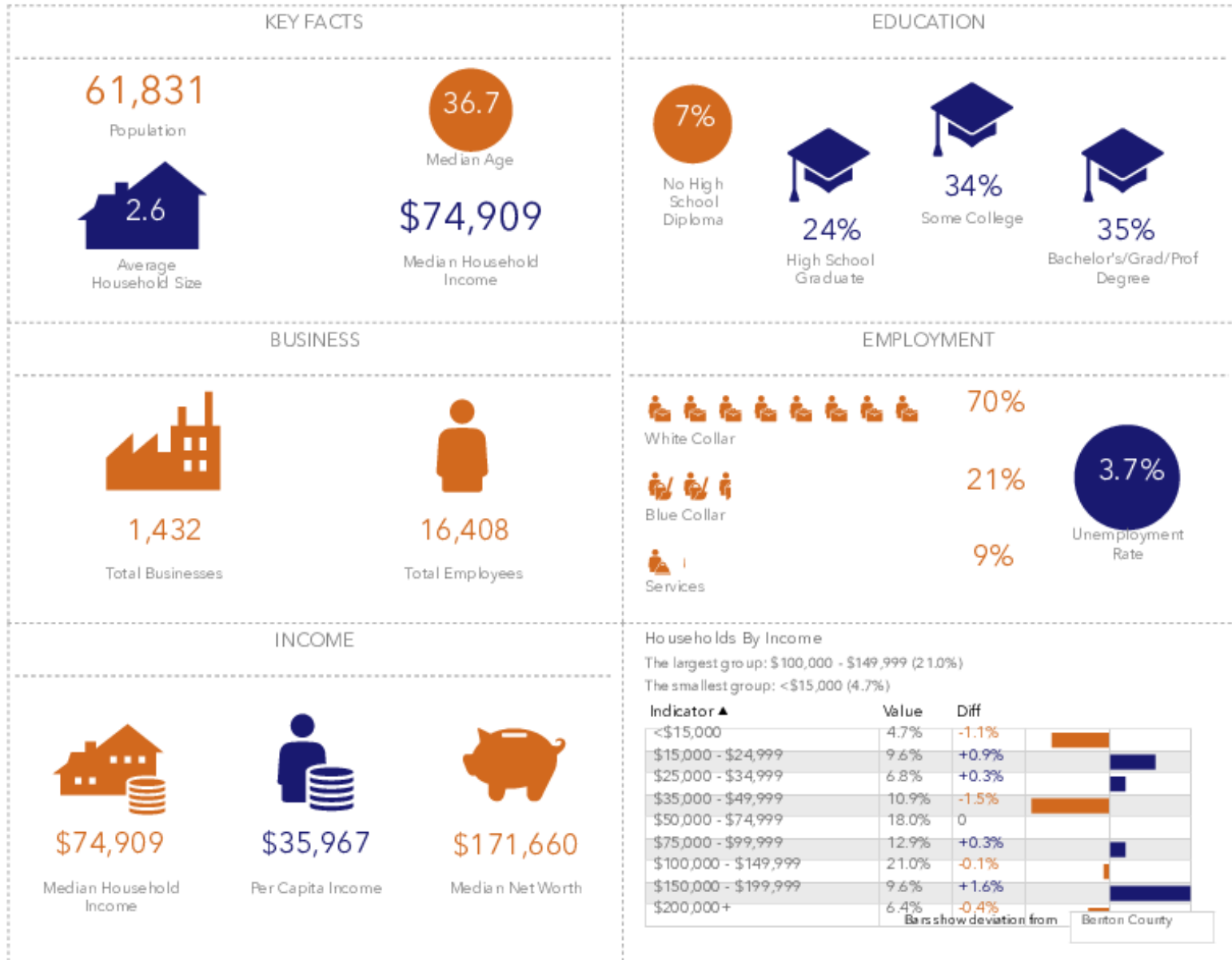
* Demographic data derived from 2010 US Census



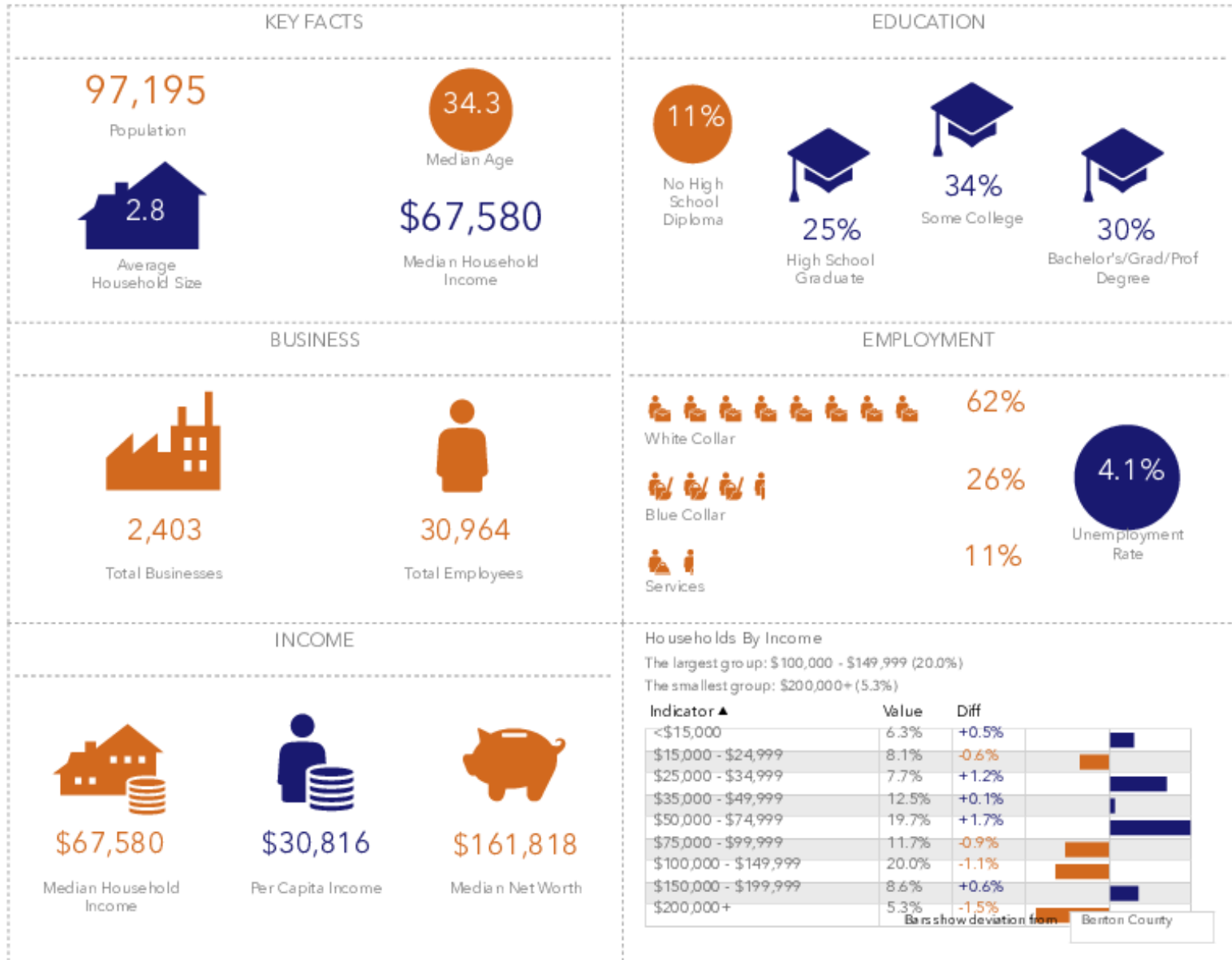
1 MILE INFOGRAPICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS



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