



LEASE

2062 North Steptoe Street

2062 NORTH STEPTOE STREET

Kennewick, WA 99336

PRESENTED BY:

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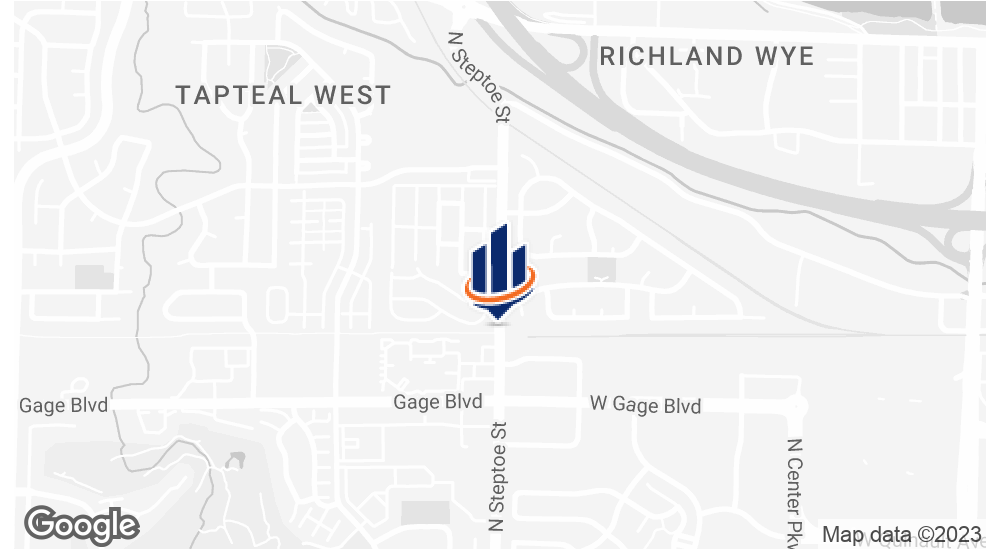
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STEPTOE

GAGE BLVD



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	15,000 SF
AVAILABLE SF:	3,815 SF
LOT SIZE:	0.868 Acres
YEAR BUILT:	2022
ZONING:	Commercial General
MARKET:	Tri-Cities
SUBMARKET:	Kennewick

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PROPERTY OVERVIEW

Iconic and ageless design
Class A Office/Retail being constructed
High traffic and visibility location
Ample parking and easy access
In heart of Tri-Cities business and financial center
Tremendous access to highway and all areas of Tri-Cities

PROPERTY HIGHLIGHTS

- Unique and appealing design
- Easy access to Gage Blvd. and highways
- Tremendous visibility and branding location
- Buildout to be negotiated

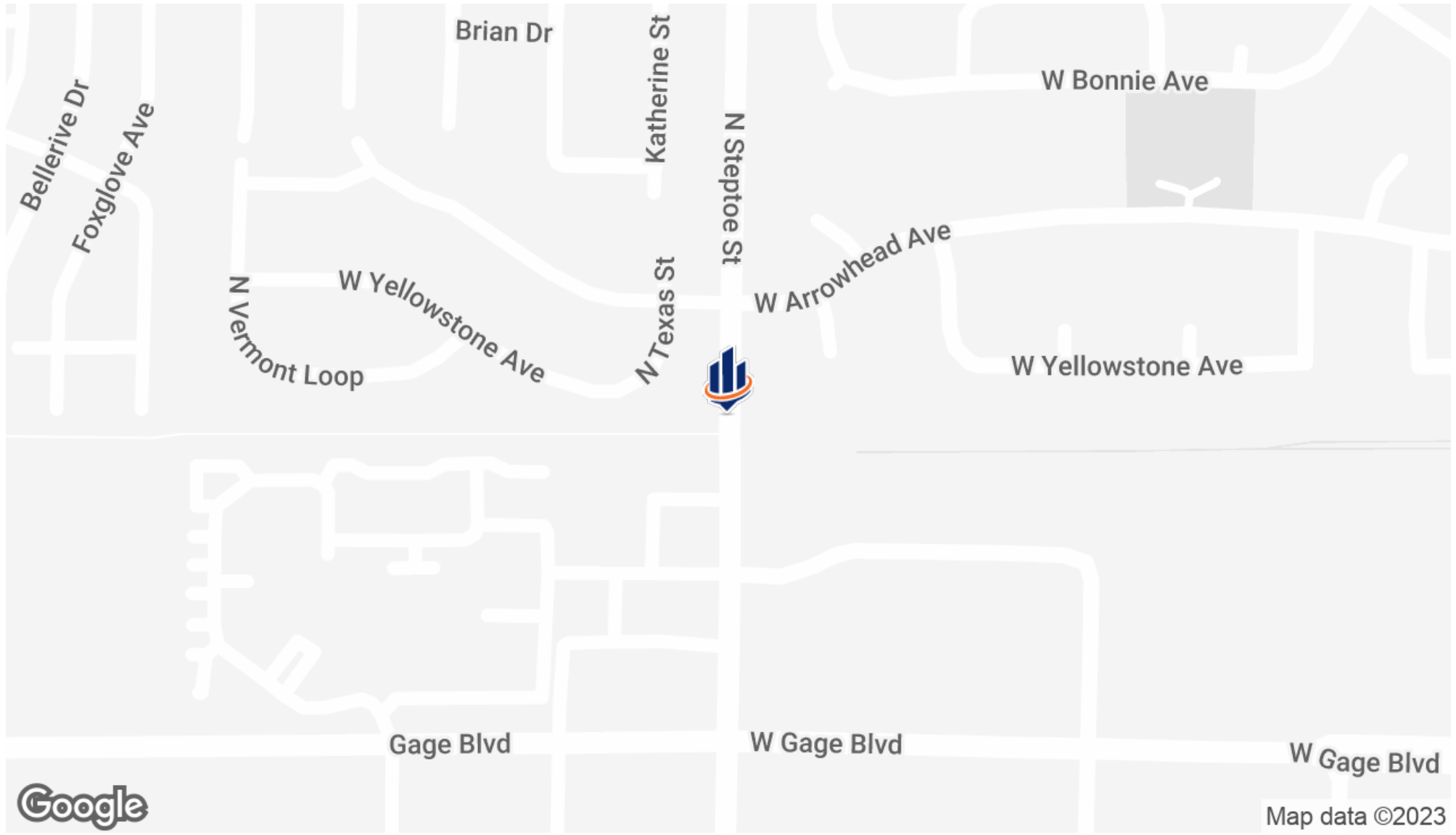
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

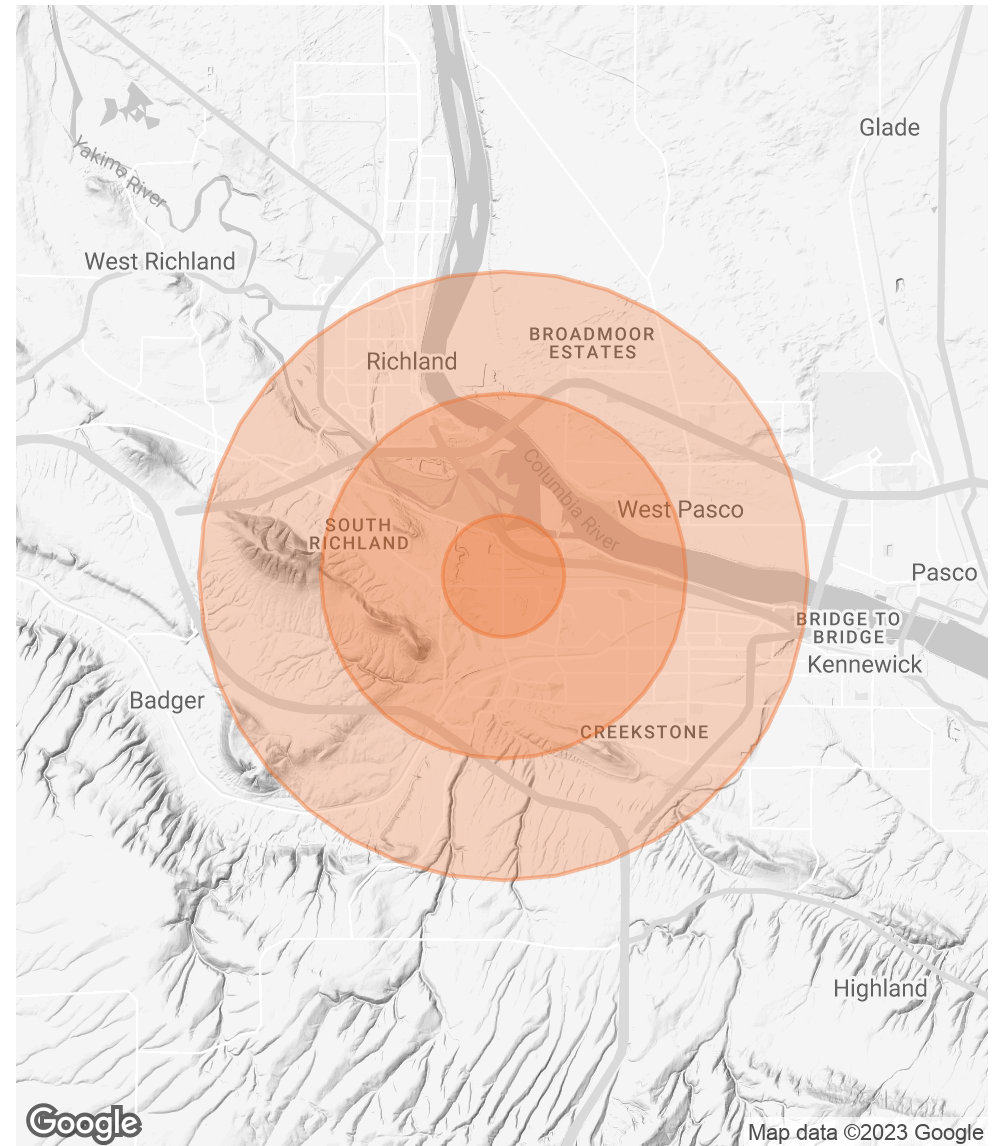
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,290	42,214	96,860
AVERAGE AGE	35.4	35.9	34.3
AVERAGE AGE (MALE)	36.0	35.3	33.6
AVERAGE AGE (FEMALE)	34.8	36.4	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,898	15,812	35,224
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$85,921	\$83,586	\$76,955
AVERAGE HOUSE VALUE	\$202,867	\$225,074	\$217,088

* Demographic data derived from 2020 ACS - US Census



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