

Fruitland OFFICE CENTER

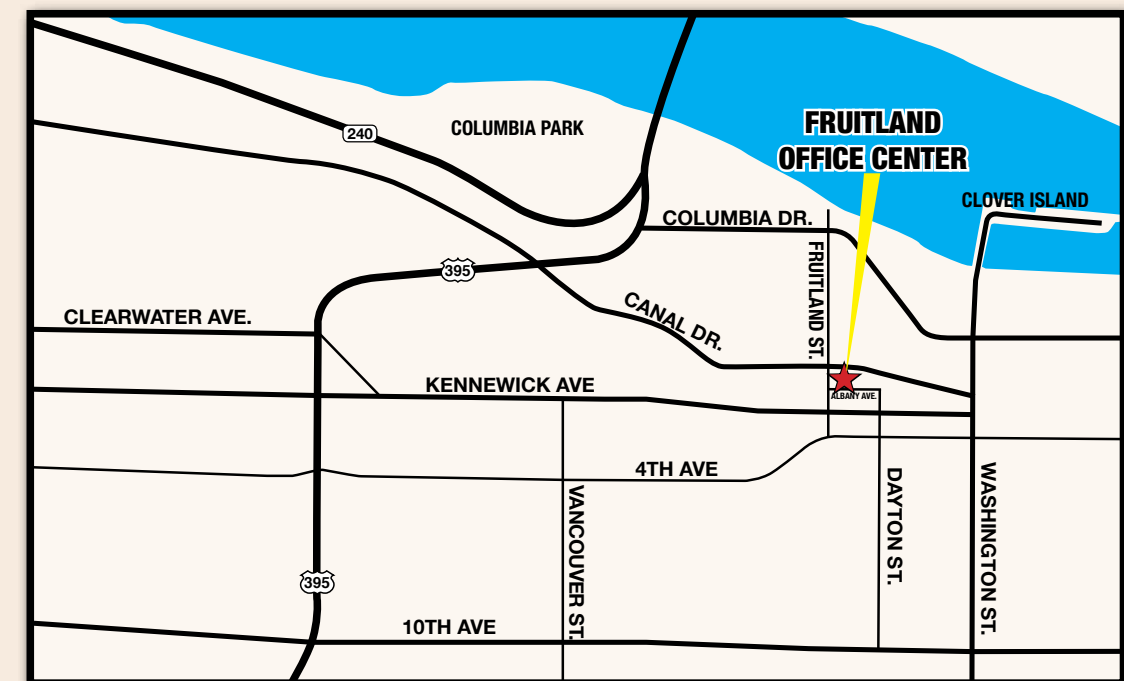
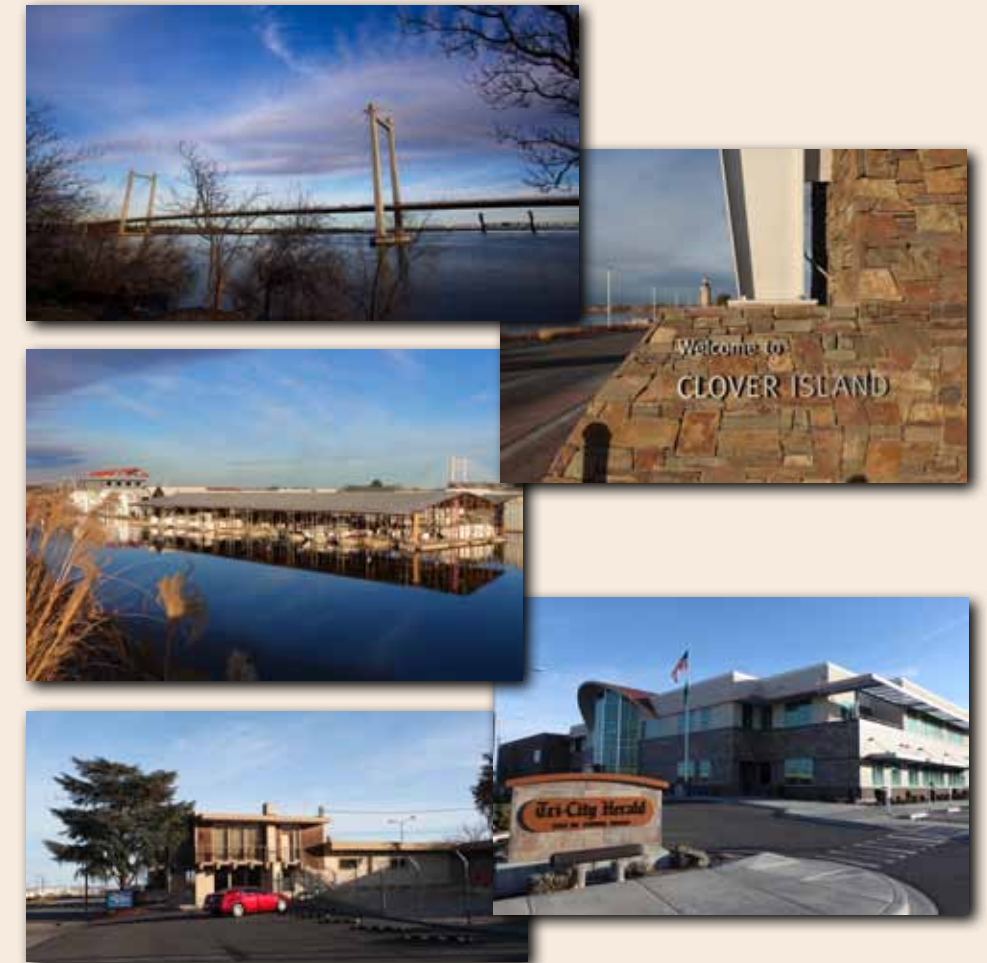


Professional Office Suites for Lease
 100 N. Fruitland Street in Kennewick
www.fruitlandofficecenter.com • (509) 586-4194

Fruitland OFFICE CENTER

The Fruitland Office Center has a central Tri-Cities location near Downtown Kennewick, Washington.

- 1 Mile to Clover Island (Clover Island Hotel & Restaurant, Cedars, Ice Harbor at the Marina, Clover Island Yacht Club, and moorage for your boat)
- 4 Miles to the Tri-City Airport (10 minute trip with easy freeway access)
- Easy Access to Highways 240, 395 & Canal Drive
- Great neighbors: Tri-City Herald, Sun Pacific Energy and more



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Fruitland OFFICE CENTER

Professional, Modern Office Suites at Great Rates

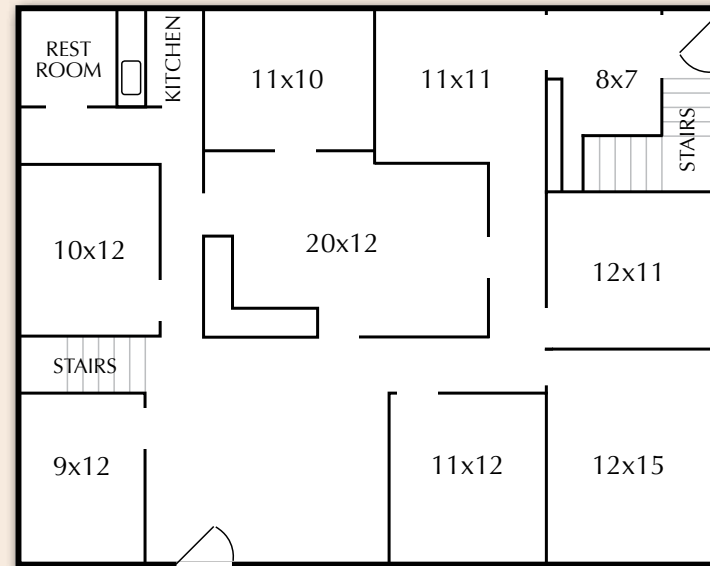
Fruitland Office Center has 3 Professional Suites available for lease.

Ranging in size from 960 - 3,900 square feet, these high quality suites are available at a very competitive lease rate.

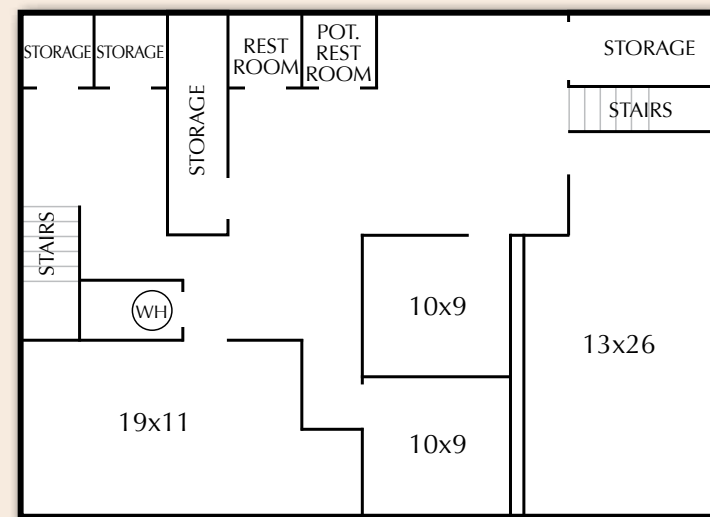
The Fruitland Office Center, located near Downtown Kennewick, Washington, is an attractive and well-maintained office building featuring:

- Central Tri-Cities Location in Downtown Kennewick
- Attractive Stone & Tile Roof Building
- Fiber Optic to Building
- Illuminated Sign Available
- Plenty of Parking including Separate Lots
- Suites have Separate HVAC Units
- Great Lease Prices with Rental Rates of \$8 to \$15 SF/YR
- Existing Professional Service Firm Tenants
- Nice Neighboring Office Buildings
- 5 minutes to Clover Island & Marina / Fine & Casual Dining
- 10 minutes to Tri-Cities Airport
- Easy Access to Highways 240, 395 & Canal Drive

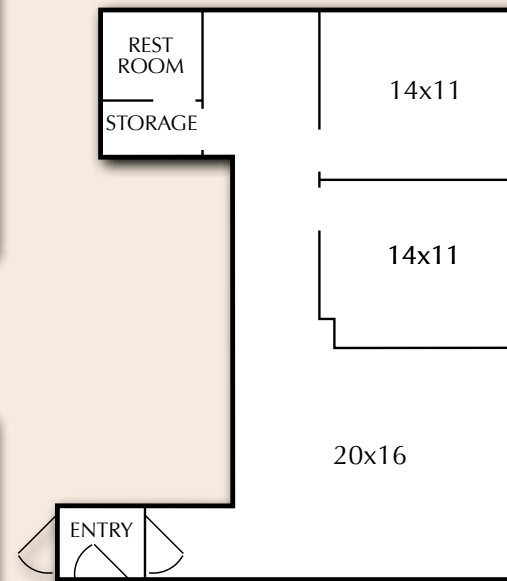
Tenant improvements are negotiable along with a possible division of one existing suite to make a smaller suite available for lease.



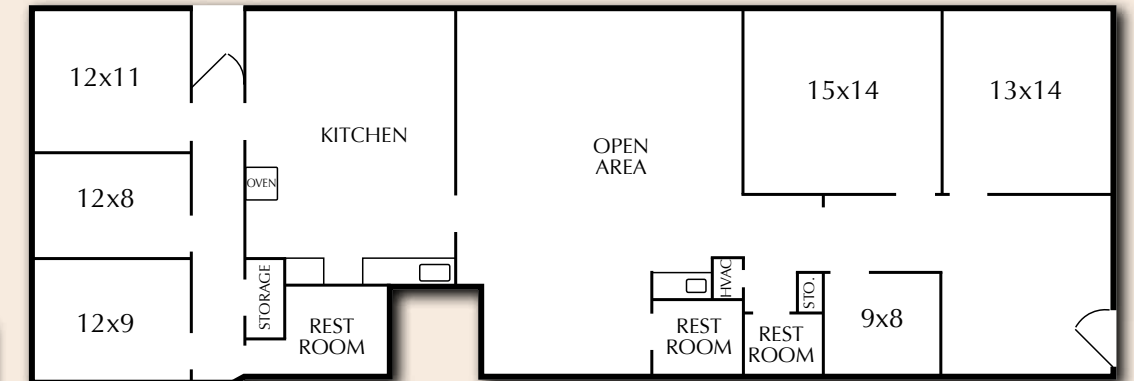
SUITE A
(not to scale)



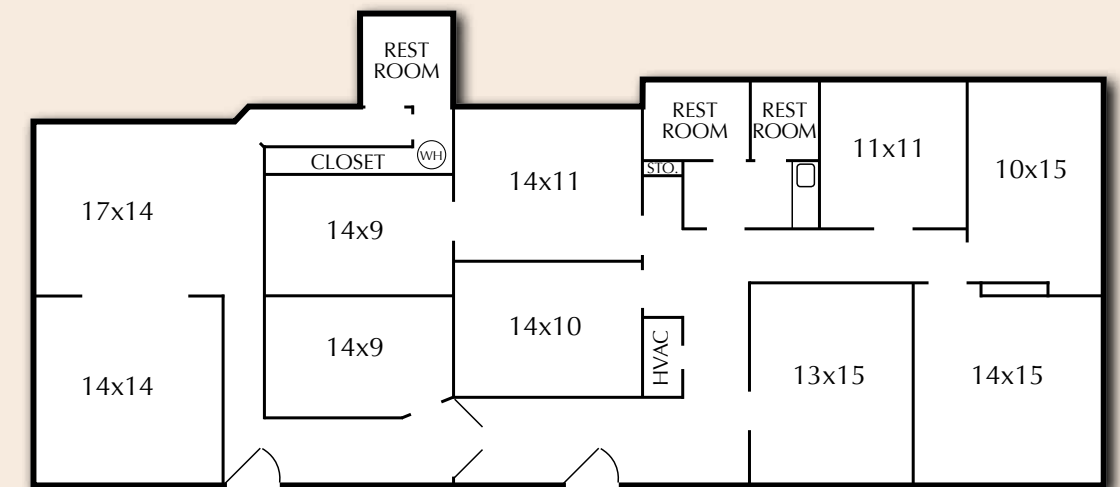
SUITE A
DOWNSTAIRS
(not to scale)



SUITE B
(not to scale)



SUITE D
(not to scale)



SUITE E
(not to scale)

Suite A: 2,058 SF w/ 1,852 SF BG
(Will Consider Splitting Existing Suites for Smaller Suite)

Suite B: 960 SF
Suite D: 2,507 SF
Suite E: 2,570 SF

For Photos, Videos, & Other Information:
www.fruitlandofficecenter.com

For General Lease Information:
(509) 586-4194

