

# WATERFRONT OFFICE AVAILABLE

Clover Island Professional Building No. 2 – 104 Clover Island Drive, Kennewick WA



## Property Highlights

- Unique Waterfront Professional Location
- 1,910 – 5,270 Square Feet Available
- Shared Conference Room, Restrooms and Elevator
- Open Floor Plan With Highly Creative Working Environment
- 2<sup>nd</sup> Floor - Individual or Contiguous Space For Lease

## Asking Lease Rate

\$ 18.00 per square foot per annum - MG  
+Leasehold Tax (No NNN)

## Availability

**IMMEDIATE**



For more information, please contact:

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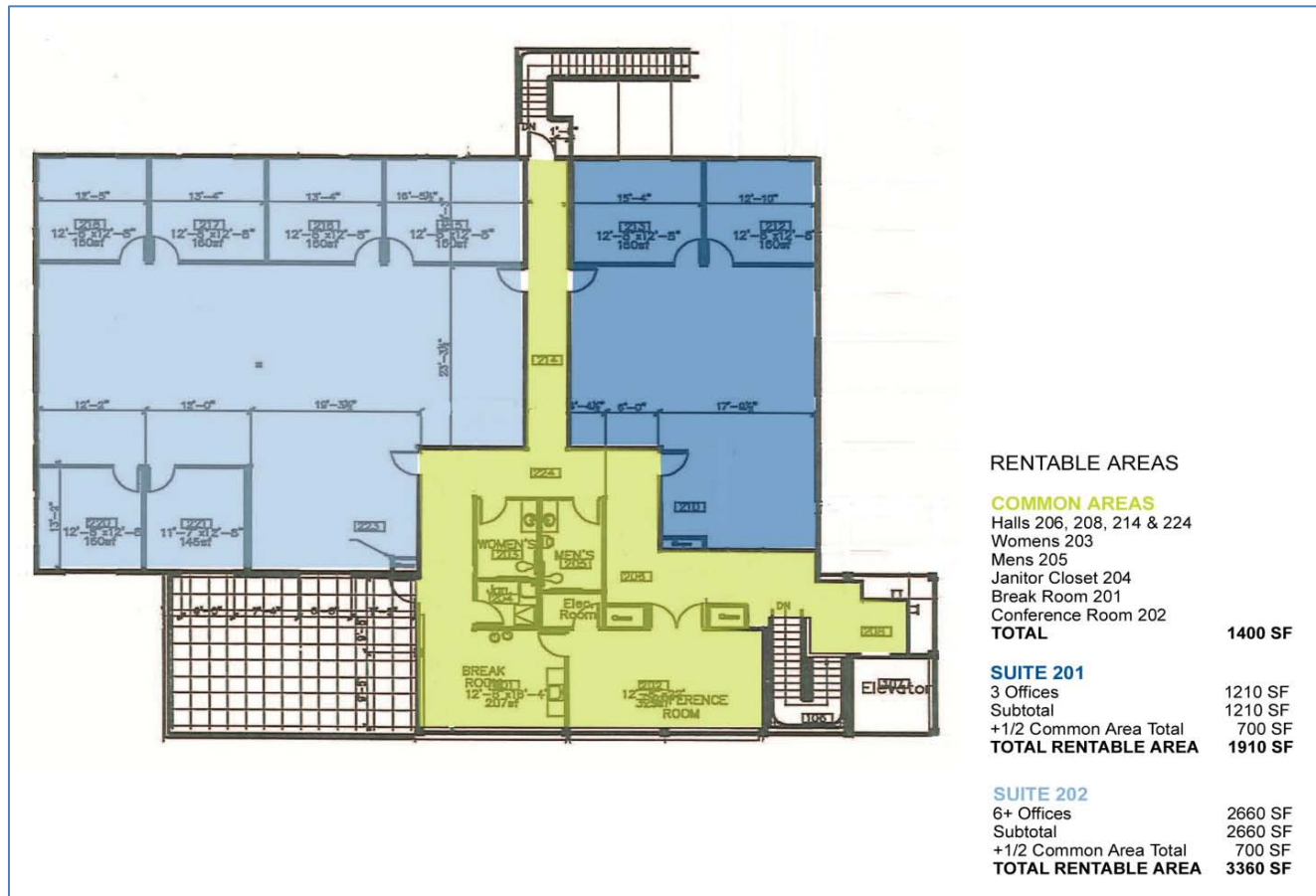
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## Professional Building No. 2 Available Suites

Suite No.	Square Feet	Price PSF	Monthly Rent	Leasehold Tax	Monthly Rent + LHT
201	1,910	\$ 18.00	\$ 2,865.00	\$ 367.87	\$ 3,232.87
202	3,360	\$ 18.00	\$ 5,040.00	\$ 647.14	\$ 5,687.14
201-202	5,270	\$16.00	\$7,026.67	\$ 902.22	\$ 7,928.89

- Leasehold Tax 12.84% of Lease
- SF includes shared common area restrooms, conference room and kitchen/balcony areas
- Monthly Water, Sewer & Garbage Included– does not include separately metered utilities that are Tenant’s responsibility.

### 2<sup>nd</sup> Floor Lease Plan



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