

Investment Property For Sale 3 Office 2 Warehouse Buildings

Tri-Cities Research District Richland, WA



Property Information

2940 George Washington Way

40,000 sq. ft. Office Building occupied by Bechtel for the last 10 years.

2920 George Washington Way

40,000 sq. ft. Office Building currently vacant.

2939 Richardson Road

A 2 story 16,258 sq. ft. Brick Office Building occupied by Westinghouse Electric Corp. for the past 8 years. The property also includes 2 industrial buildings 14,425 & 4,990 sq. ft. on 8.18 acres & surrounded with security fencing.

All properties are on a ground Lease with the Port of Benton.

Sales Price: \$6,500,000

NAI Tri-Cities

Commercial Real Estate Services, Worldwide.

Office 509 943 5200

Fax 509 943 5244

www.naitri-cities.com

400 Bradley Blvd. Suite 200

Richland, WA 99352

Above information from reliable sources, but not guaranteed, offered subject to errors, omissions, previous sale, change in price, and withdrawal without notice.

Lance Bacon
lbacon@naitri-cities.com

Kevin O'Rorke
kororke@naitri-cities.com

Investment Property For Sale 3 Office 2 Warehouse Buildings

Tri-Cities Research District Richland, WA



The Hanford site, adjacent to the Tri-Cities Research District is most well-known for its role in the Manhattan project of WWII. For the forty years that followed, Hanford Reactors produced plutonium for our nation's defense. Today, the mission at Hanford has been refocused on clean-up. As the region's largest employer, Hanford and the Tri-Cities Research District boast some of the world's top companies in science and technology.



NAI Tri-Cities

Commercial Real Estate Services, Worldwide.

Office 509 943 5200

Fax 509 943 5244

www.naitri-cities.com

400 Bradley Blvd. Suite 200
Richland, WA 99352

Lance Bacon
lbacon@naitri-cities.com

Kevin O'Rorke
kororke@naitri-cities.com

Investment Property For Sale 3 Office 2 Warehouse Buildings

Tri-Cities Research District Richland, WA



Property: 2920/ 2940 George Washington Way & 2939 Richardson Road

Gross SF: 115,700
 Net Rentable SF: 96,285
 Vacant SF: 40,000
 Price: 6,500,000.00
 Initial Capitalization Rate: 6.11%
 Price Per Foot: 56.18

Actual Income & Expense Summary

Stablized Income:	Per Sq. Ft.	Annual \$ Amount
Scheduled Rent 2010	\$10.73	\$ 811,920.00
Less Operating Expenses:		
Property Taxes	\$ 0.88	\$ 84,373.00
Insurance	\$ 0.17	\$ 15,932.00
Electric	\$ 0.72	\$ 69,193.00
HVAC	\$ 0.22	\$ 21,172.00
Water & Sewer	\$ 0.20	\$ 19,184.00
Garbage Disposal	\$ 0.05	\$ 4,436.00
Maintenance/Repair	\$ 0.03	\$ 2,500.00
Janitorial	\$ 0.65	\$ 62,646.00
Landscaping	\$ 0.06	\$ 5,481.00
Land Lease	\$ 0.52	\$ 49,929.00
Parking Lot Maint.	\$ 0.11	\$ 10,609.00
Miscellaneous	\$ 0.21	\$ 20,000.00
Management (As % of EGI):	\$ 0.51	\$ 49,000.00
 Total Operating Expenses:	 \$ 4.30	 PSF
		\$ (414,455.00)
	Net Operating Income:	\$ 397,464.20



Commercial Real Estate Services, Worldwide.

Office 509 943 5200

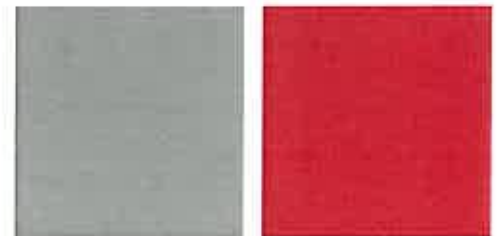
Fax 509 943 5244

www.naitri-cities.com

400 Bradley Blvd. Suite 200

Richland, WA 99352

Above information from reliable sources, but not guaranteed, offered subject to errors, omissions, previous sale, change in price and withdrawal without notice.



Lance Bacon
lbacon@naitri-cities.com

Kevin O'Rorke
kororke@naitri-cities.com

Investment Property For Sale 3 Office 2 Warehouse Buildings

Tri-Cities Research District Richland, WA



Property: 2920/ 2940 George Washington Way & 2939 Richardson Road

Net Rentable SF: 96,285
Gross SF: 115,700
Price: \$6,500,000.00
Initial Capitalization Rate: 12.78%
Price Per Foot: \$56.18

Pro Forma Income & Expense Summary

Stabilized Income:	Per Sq. Ft.	Annual \$ Amount
Scheduled Rent 2010	\$ 14.22	\$ 1,369,512.00
Less: Vacancy @ 10%	\$ (1.42)	\$ (136,951.20)
Equals: Effective Gross Income	\$ 12.80	\$ 1,232,560.80

Less Operating Expenses:	Per Sq. Ft.	Annual \$ Amount
Property Taxes	\$ 0.75	\$ 72,000.00
Insurance	\$ 0.17	\$ 15,932.00
Electric	\$ 0.72	\$ 69,193.00
HVAC	\$ 0.22	\$ 21,172.00
Water & Sewer	\$ 0.20	\$ 19,184.00
Garbage Disposal	\$ 0.05	\$ 4,436.00
Maintenance/Repair	\$ 0.03	\$ 2,500.00
Janitorial	\$ 0.65	\$ 62,646.00
Landscaping	\$ 0.06	\$ 5,481.00
Land Lease	\$ 0.52	\$ 49,929.00
Parking Lot Maint.	\$ 0.11	\$ 10,609.00
Miscellaneous	\$ 0.21	\$ 20,000.00
Management (As % of EGI):	\$ 0.51	\$ 49,000.00

Total Operating Expenses:	\$ 4.18	PSF	\$ (402,082.00)
		Net Operating Income:	\$ 830,478.00

NAI Tri-Cities

Commercial Real Estate Services, Worldwide.

Office 509 943 5200

Fax 509 943 5244

www.naitri-cities.com

400 Bradley Blvd. Suite 200

Richland, WA 99352

Above information from reliable sources, but not guaranteed offered subject to errors, omissions, previous sale, change in price and withdrawal without notice.

Lance Bacon
lbacon@naitri-cities.com

Kevin O'Rorke
kororke@naitri-cities.com



For Sale

2900/2920/2940 George Washington Way Richland, WA
Tri-Cities Research District



NAI Tri-Cities

Commercial Real Estate Services, Worldwide.

Office 509 943 5200
Fax 509 943 5244
www.naetri-cities.com

400 Bradley Blvd. Suite 200
Richland, WA 99352

Lance Bacon
lbacon@naetri-cities.com

Kevin O'Rorke
kororke@naetri-cities.com



Tri-Cities, Washington is comprised of Richland, Kennewick, Pasco and numerous surrounding rural communities. It is the Fourth largest Metropolitan Statistical Area (MSA) in the state of Washington.

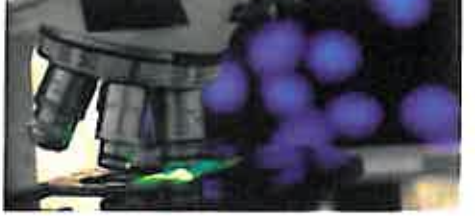


Tri-Cities, Washington



Lowest cost of living in the state.
 -ACCRA Cost of Living Index.
 Published January 2010

Fastest rising residential market in nation at +4.5%
 -Pinkmagazine.com, Second Quarter 2009



300+ days of sunshine annually. Over 160 wineries within a 50 mile radius. With major healthcare, shopping, and entertainment venues, the Tri-Cities is solidly positioned to continue further growth.



Home to 1,600 PhD's among 7,000+ scientists and engineers.

Major Employers: Batelle/PNNL, Bechtel, Energy Northwest

NAI Tri-Cities

Commercial Real Estate Services, Worldwide.

Office 509 943 5200
 Fax 509 943 5244
www.naitri-cities.com

400 Bradley Blvd. Suite 200
 Richland, WA 99352



Lance Bacon
lbacon@naitri-cities.com

Kevin O'Rorke
kororke@naitri-cities.com

Above information from reliable sources, but not guaranteed. Offered subject to prior sales, previous sales, change in price, and withdrawal without notice.