



PORT OF BENTON

# Innovation & Commercialization Center

**For Lease** | Commercial Office

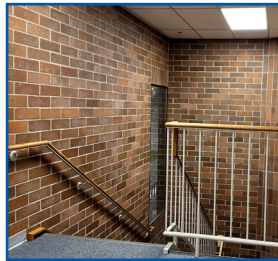
## BUILDING FEATURES

- 47,900 SF Available
- Key Card Access
- Single-tenant or Modify to Multi-tenant
- 2 Story Office Building
- 158 Private Offices
- Break Rooms
- Ample Parking



## ASKING LEASE RATE

- \$18.00 PSF

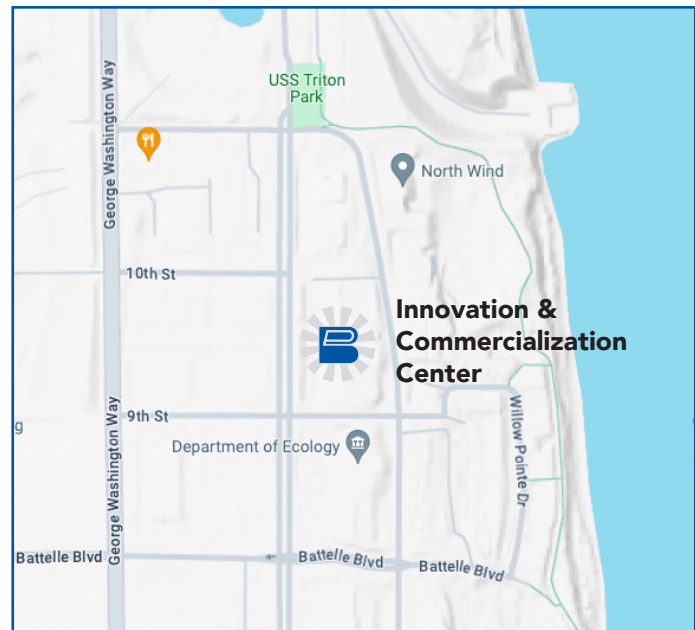


## PROPERTY OVERVIEW

**PROPERTY:** The Port plans to transform the 47,900-square-foot facility into an advanced innovation and commercialization center.

The building has 158 offices and wet lab space, which is ideal for commercial tenants looking to expand and small business start-ups.

**LOCATION:** North Richland – 3110 Port of Benton Blvd., Richland WA 99354

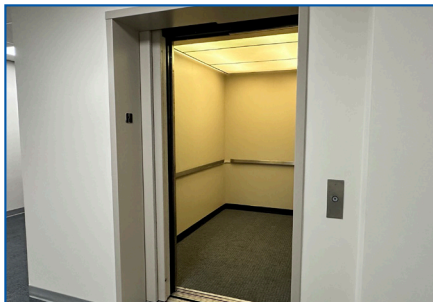


## LEASE PLAN



## ADDITIONAL FEATURES

- Energy Star Certified Building
- 1 Elevators
- Wet Lab Space
- River View Offices
- Lab/Walk in Fume Hoods & Gas
- LED lighting



**Contact Audrey Burney - Real Estate Manager**  
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