

# \$1,550,822 - 1200 Jadwin, Richland

MLS® #250880

## \$1,550,822

Bedroom, Bathroom, 126,175 sqft  
Commercial on 4.18 Acres

N/A, Richland, WA

1200 Jadwin Avenue is a blank canvas, perfectly situated in Central Richland. Located within walking distance to the Kadlec Regional Medical Center campus, Uptown Shopping Center, The Parkway, Federal Building, and City Hall, with great traffic exposure on Jadwin Avenue. The property features ample parking, including covered and visitor parking along Jadwin, and a large open parking area on the east side. At 7 stories and 110k net rentable square feet, the building's three elevators, network, electrical, and plumbing run up a center support column, leaving the floor plates open for your choice of layouts. The building is pre-whitebox condition, so the tenant improvement possibilities are endless, and the TI budget is negotiable. Occupy as a single tenant or sub-lease to multiple tenants. \$14-\$17 /sf annual price, depending on tenant improvement negotiations. NNN rate is TBD.



Built in 1980

## Essential Information

MLS® #	250880
Price	\$1,550,822
Square Footage	126,175
Acres	4.18
Year Built	1980
Type	Commercial
Sub-Type	Office
Style	Business, Concrete Tilt-Up, Office

Status Active

### **Community Information**

Address 1200 Jadwin  
Area Benton  
Subdivision N/A  
City Richland  
State WA  
Zip Code 99352

### **Amenities**

Parking Spaces 75  
Parking 75+ Spaces

### **Interior**

Interior Features Elevator(s), Fire Suppression, Floors-Concrete  
Heating Baseboard, Electric

### **Exterior**

Exterior Features Parking/50+ Spaces, Parking/Covered  
Lot Description Survey, View/River, View/Partial  
Roof Built Up

### **Additional Information**

Days on Market 257  
Zoning Central Bus Dist. Support

### **Listing Details**

Listing Office The Paragon Group

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