

# FOR LEASE

Retail Space

## Rivers Edge Plaza

2600 N Columbia Center Blvd, Richland, WA 99352



*Less than a mile to Columbia Center Regional Mall*

*Prime retail space located along the river off I-240*

*Nearby retailers include Kohl's, Staples, Starbucks, Costco, Arby's and Staples*

### RENTAL RATE

Retail: \$12.00/RSF NNN  
\$2.71 Nets

Warehouse: \$0.40/RSF NNN

### PARKING

650 surface spaces  
Average of 6 stalls per 1,000 SF

### AVAILABLE SPACE

100.....	10,799 SF
101.....	4,762 SF
2650.....	4,075 SF
G1.....	1,763 SF
G2.....	1,780 SF



### EXCLUSIVELY REPRESENTED BY

**SORAYA CLEMENTS**

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**AGM Incorporated** 2100 124th Avenue NE | Suite 100 | Bellevue, Washington 98005 | tel 425.576.8700 | fax 425.576.8976 [www.agmrealestate.com](http://www.agmrealestate.com)

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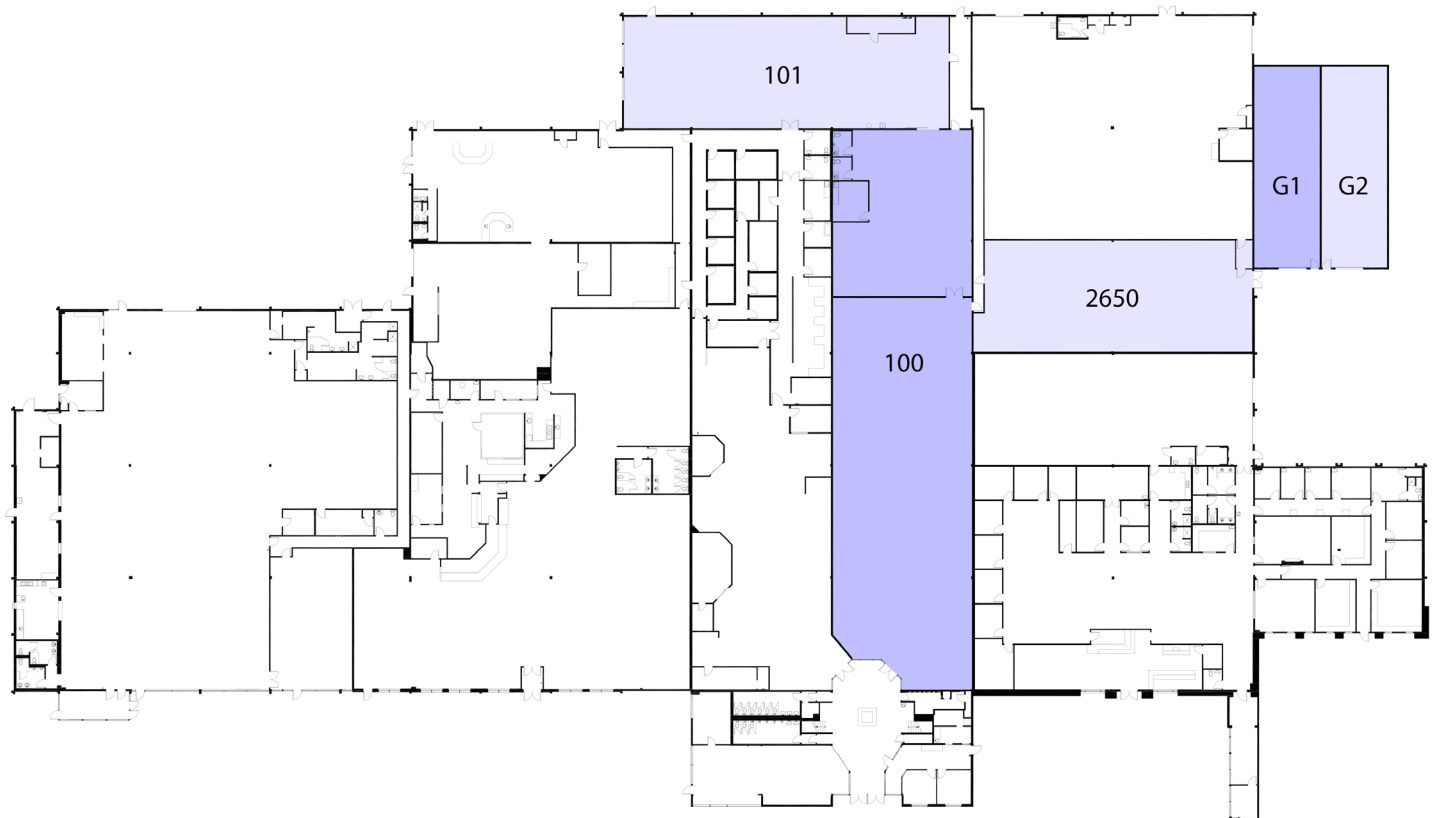
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Suite	Square Footage	Availability
100	10,799	Immediate
101	4,762	60 Days
2650	4,075	Immediate
G1	1,763	Immediate
G2	1,780	Immediate

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### Traffic Report

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Street	Cross Street	Cross Street Distance	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
State Rte 240	Columbia Center Blvd	0.02 W	2012	38,223	MPSI	.27
State Rte 240	N Columbia Center Bl	0.12 E	2012	43,149	MPSI	.33
State Rte 240	Columbia Park Trl	0.28 NW	2012	41,409	MPSI	.89



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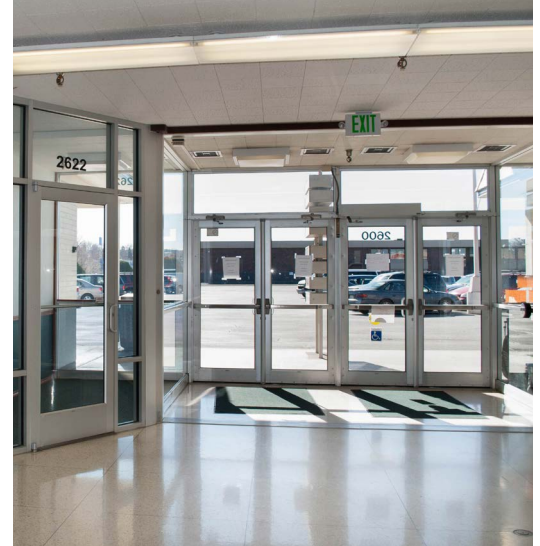
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