

The Tri-Cities Research District

To bring together resources from government, education, and the private sector to foster the development, promotion, financing, and operation of technological and scientific advancements for the benefit of economic development and diversification of the Tri-Cities area.

“6 Months Free Rent & NO Weekend Rent”

University Square

A new office / retail development within the Tri-Cities Research District

University Square is a commercial development located within the Tri-Cities Research District (TCRD) on the corner of Stevens and University Drives. The University Square property was purchased from the Port of Benton in April, 2010 by the Innovation Center partnership, which has already invested more than \$2.2 million in infrastructure to launch the development. The Port of Benton and the City of Richland partnered with the developers to help make University Square a reality. The City of Richland provided \$500,000 in revenue bond financing to rebuild Curie Street and Fermi Drive which now provide access into University Square and other Port of Benton properties.



PLANNED AMENITIES

- Gesa Credit Union
- Insurance Agents
- Coffee shop
- Dry cleaners
- Deli/restaurant(s)
- Engineering Office
- Mail stop
- Hair salon
- Immediate-care health clinic

LOT STATS

- Current Space Available: 7,000 SF
- Rental Rate: **\$14.00 /SF/Year(NNN)**
- Min. Divisible: 1,000 SF
- Max. Contiguous: 4,000 SF
- Property Type: Retail & Office
- Property Sub-type: Free Standing Bldg
- Building Size: 4,000 SF each
- Build to Suit: Yes
- Date Available: NOW!

For Leasing Information Please Contact Lance Bacon at 509-430-6547

