

UNDER MANAGEMENT

450 HILLS ST RICHLAND, WA 99354

Fully Occupied | **Class B Office Building**

HIGHLIGHTS

Free Standing Office building located in Richland, Wa. Richland is one of the Tri-Cities, home to the Hanford nuclear site. The building is 100% occupied by Bechtel, Inc who has been occupying the building over 30 years.



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3173 Main Street
Vancouver, BC, V5T 3G8, Canada

PROPERTY DETAILS

Property

450 Hills Street
Richland, WA 99354

Type

Class B Office

Building Size

62,375 SF

Land Size

4.29 Acres (186,872 SF)

Occupancy

100%
5-year lease commitment with escalations

Year Built

1974
(with additions and updating annually)

Parking

235 paved surface parking

Projected Gross Income (2022)

\$1,107,156

Projected NOI (2022)

\$765,825

Cap Rate

5.9%

Tenant

Bechtel, Inc. Details available upon signing Confidentiality Agreement.

Price

\$13,050,000 USD

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PROPERTY HIGHLIGHTS

- ▶ Strong Anchor Tenant: Bechtel Inc
- ▶ Term: New 5 year term signed January 2022
- ▶ Excellent location: Located in Richland, part of the Tri-Cities whose population exceeds 50,000
- ▶ Economic Anchor: Bechtel has had a 20+ year stabilizing affect in Richland as the country's largest construction and engineering company.
- ▶ Government Stabilization: The federal government has committed to spending at least an additional \$1.9 billion on the management and cleanup of nuclear waste including the 586 square mile Hanford Site whose ongoing work is projected through 2040.
- ▶ Below Replacement Cost: The price per square-foot is well below replacement cost
- ▶ Fee Simple Land: Current ownership holds fee simple interest in the land and building. The majority of office buildings in Richland are negotiated on long-term land leases.

LOCATION OVERVIEW

Two Rivers is located within the boundaries of the Tri-Cities Research District. The Research District is comprised of a 1,700 acre mixed-use area composed of approximately 3.4million square feet of office, laboratory, and light manufacturing. National firms as well as State and Federal government agencies lease or own space in the district primarily to service the energy industry.

Numerous business parks, campuses, and housing developments make up the immediately surrounding areas, including the Stevens Center with tenants like the Department of Energy, CH2M, and Fluor; University Park with several multifamily structures; and the beginnings of the Richland Innovation Center, which has the following partners working toward its development: WSU Tri-Cities, Pacific Northwest National Laboratory, and the Port of Benton.

Washington State University's Tri-Cities 190 acre campus lies to the south of the Energy Northwest properties. That campus has continued to grow as WSU has developed additional science, agricultural, technology, and engineering studies in the area.



GEORGE WASHINGTON WAY

3RD ST

HILLS ST

PORT OF BENTON BLVD

RICHARDSON RD

UNIVERSITY DR

FINANCIAL SUMMARY

Cash Flow

Year End 2021

Annual Rental Income: \$1,107,156

Operating Expenses: (520,100)

Reimbursement Income: \$178,770

Net Operating Income: \$765,825



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REALTY

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