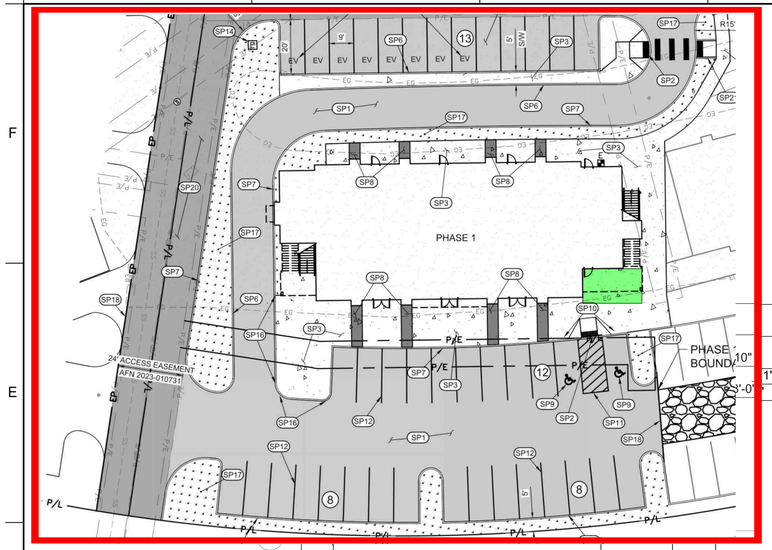

ADA-Compliant Sidewalk

135'-0" | 126'-0" | 22'-4" | 27'-8" | 22'-4" | 12'-10" | 15'-0" | 7'-0"

1'-2" | 4'-0" | 14'-4" | 4'-0" | 2'-10" | 22'-0" | 2'-10" | 4'-0" | 14'-4" | 4'-0" | 1'-2" | 8'-0" | 3'-8" | 15'-0"

Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru

Drive Thru Window

Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru
Drive Thru

54'-0" | 22'-0" | 11'-6" | 2'-3" | 4'-0" | 2'-3" | 6'-9" | 17'-6" | 10'-1" | 10'-6" | 9'-0"

13'-0" | 2'-6" | 32'-6" | 31'-8" | 32'-6" | 10'-4" | 2'-0" | 2'-0"

11'-6" | 7'-2" | 2'-6" | 15'-0" | 2'-3" | 48'-8" | 48'-8" | 15'-6" | 8'-6" | 7'-2" | 10'-6" | 2'-9" | 10'-6" | 6'-9" | 10'-1" | 7'-0" | 8'-4" | 2'-2"

Back Entrance

TENANT 1 101 — **1,838 sf** Monthly Rent **$5,514.00** including NNN

TENANT 2 102 — **1,541 sf** Monthly Rent **$4,237.75** including NNN

TENANT 3 103 — **1,853 sf** Monthly Rent **$5,095.75** including NNN

ELECTRICAL & FIRE RISER 001

STAIR ST-1 (UP)

STAIR ST-2 (UP)

ELEV MACHINE 002

ELEV EL-1

Balcony Area 275 sf

28'-0" | 32'-1" | 22'-1" | 0'-6" | 1'-6"

Front Entrance | **Front Entrance**

ADA-Compliant Sidewalk

3'-8" | 8'-0" | 4'-0" | 1'-2" | 14'-4" | 4'-0" | 2'-10" | 22'-0" | 2'-10" | 4'-0" | 14'-4" | 4'-0" | 1'-2" | 8'-0" | 3'-8"

2'-0" | 13'-0" | 12'-10" | 22'-4" | 27'-8" | 22'-4" | 12'-10" | 15'-0" | 7'-0"

98'-0"

135'-0"

A | B | C | D | E | F | G | H | I | J

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A1 **FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

DESIGN WEST ARCHITECTS, P.A.
• MERIDIAN, IDAHO • PULLMAN, WASHINGTON •
• KENNEWICK, WASHINGTON • ONTARIO, OREGON •
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JOB NUMBER
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REVISIONS

BADGER SOUTH RETAIL PHASE 1 SHELL BUILDING

5001 AVA WAY
RICHLAND, WA 99352

DATE
09/30/2024

SHEET NAME
FIRST FLOOR PLAN

SHEET

Matt Whitish 9/30/2024 6:55:34 AM