



5069 AVA WAY, RICHLAND, WA 99352

A PREMIER DESTINATION. A CLEAR OPPORTUNITY.

Badger Heights Plaza is a Class A retail and office development strategically positioned in Richland's fast-growing Badger Mountain South Retail District.

0.3 MILES

FROM I-82

30,000+

VEHICLES DAILY ON I-82

95,000+

RESIDENTS WITHIN 5 MILES

STRONG

HOUSEHOLD INCOME

A PREMIUM OPPORTUNITY FOR YOUR CLIENTS.

Bring your tenants to a high-visibility location with strong demographics, expanding infrastructure, and a community built for the future.

AVAILABLE SUITES

SUITE	FLOOR	SIZE	RATE	EST. MONTHLY ALL-IN
Suite 102	First floor	1,865 SF	\$30 + \$7 NNN	~\$5,750/mo
Suite 103	First floor	1,331 SF	\$30 + \$7 NNN	~\$4,100/mo
Suite 201	Second floor	1,529 SF	\$27 + \$7 NNN	~\$4,350/mo
Suite 202	Second floor	1,221 SF	\$27 + \$7 NNN	~\$3,450/mo

FOUR SUITES. SIX OPTIONS. Suites combine by floor: up to 3,196 SF on the first floor (102 + 103) and up to 2,750 SF on the second floor (201 + 202). Combining is subject to final configuration, lease terms, and ownership approval.

Suite 203 is occupied. Monthly figures are estimates: (base + NNN) x SF / 12. Availability subject to change.

DESIGNED FOR TENANT SUCCESS

- Four Class A suites from 1,221 SF to 3,196 SF
- Spaces can be combined by floor
- Generous TI allowance
- Standard 5-year terms
- Traffic impact fees covered
- Ownership-direct from inquiry to open doors
- Elevator access
- 24/7 security camera surveillance

TENANTS BENEFIT. YOU BENEFIT.

Your tenants receive a premium location, modern space, and a streamlined leasing process.

You receive excellent cooperation, clear communication, and a premium commission.

THE BADGER MOUNTAIN SOUTH RETAIL DISTRICT

- Dallas Road expanded
- Future sports complex in development
- New parks, trails and community amenities
- Growing residential base with strong household income
- Easy access to I-82 and major arterials

A STRAIGHTFORWARD, REWARDING BROKERAGE PARTNERSHIP.

1. PROSPECT PROTECTION

We protect your registered clients.

- ✓ Written registration
- ✓ Landlord approval
- ✓ Execution of a lease

2. PREMIUM COMMISSION

Cooperating commission is payable to the licensed tenant-representation brokerage firm, subject to written registration, landlord approval, and execution of a lease.

5.5%

for leases signed by Dec 31, 2026

5.0%

for leases signed after Jan 1, 2027

PAYMENT STRUCTURE

50% at lease execution and 50% at rent commencement or tenant opening, as defined in the written commission agreement.

3. TIME-SAVING PROCESS

We make it easy to get deals done.

- ✓ Ownership-directed
- ✓ Ownership-provided lease form
- ✓ Renewals are handled directly by ownership and do not generate an additional brokerage commission

SCHEDULE A TOUR

Call or email to set up a tour today.

LET'S WORK TOGETHER

Bring your tenants. We'll take care of the rest.

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