

Marcus & Millichap

THE BROWN GROUP

Retail | Industrial | Capital Markets

CYNERGY CENTRE

4309 W 27th Pl, Kennewick, WA 99336

**100% OCCUPIED, CLASS A NNN MEDICAL BUILDING
FEATURING FULL PROPERTY RENOVATION AND NEW ROOF
IN HIGH-BARRIER-TO-ENTRY TRI-CITIES MARKET**



**3.75% SELLER FINANCING
AVAILABLE!**

ACTUAL PROPERTY PHOTO



THE OFFERING

4309 W 27th Pl, Kennewick, WA 99336

The Brown Group of Marcus & Millichap has been selected to exclusively market for sale **Cynergy Centre, a stabilized, 100% occupied Class A NNN medical building in the high-growth Tri-Cities market.** The property is fully leased to a diverse mix of healthcare, financial services, personal care, and retail tenants, with medical uses comprising 61% of the GLA across physical medicine and rehabilitation, women's health, dermatology, and hospice care. The Seller is offering attractive seller financing at 3.75% interest, resulting in a 9.05% cash-on-cash return in Year 1 of new ownership. Specialized medical buildouts reinforce long-term tenant retention, and nine of eleven tenants feature 2.5%–3% annual rent escalations through initial terms and options. All tenants operate on NNN leases with full expense reimbursement, including management fees. The property has undergone extensive renovations since 2020, including a new roof in February 2024 with a 20-year transferable warranty, full suite upgrades, HVAC replacements and repairs, exterior paint, and parking lot improvements. Situated at the roundabout of W 27th Ave and S Union St (24,000+ VPD), just off Hwy 395 (22,000+ VPD), the property offers excellent visibility and access from major arterials serving the greater Tri-Cities. The Kennewick-Richland office market is supply-constrained with a 2.1% vacancy rate for Class A product and a 3.1% average annual rent growth over five years. The broader trade area supports over 128,000 residents within five miles, average household incomes exceeding \$97,000, and over 27% population growth since 2010. Washington's lack of state income tax further enhances after-tax returns.

3.75% SELLER FINANCING AVAILABLE!

- SEE PAGE 7 FOR DETAILS -

PRICE: \$5,100,000
CAP RATE: 7.07%
CASH-ON-CASH: 9.05%

ACTUAL PROPERTY PHOTO

CYNERGY CENTRE SUMMARY AS OF SEPT 2026

Address	4309 W 27th Pl, Kennewick, WA 99336
GLA	20,284 SF
Lot Size	1.12 Acres
Occupancy	100%

Price	\$5,100,000
Price/SF	\$252
Number of Suites	12
Year Built / Renovated	2006 / 2025

Tenant Name	Suite	SF	% Bldg Share	Lease From	Lease To	Rent/SF	Rent/ Mo	Rent/ Year	Changes On	Changes To	Lease Type	Renewal Options
Novel Coffee [1]	100	1,582	7.8%	9/1/26	8/31/31	\$16.50	\$2,175	\$26,103	Sep-2027	\$2,241	NNN	2, 3-Yr
Equilus Financial Group	101	1,133	5.6%	1/17/19	4/30/28	\$17.11	\$1,616	\$19,390	-	-	NNN	None
VRG Realty LLC	102	1,920	9.5%	5/1/26	5/31/29	\$15.98	\$2,556	\$30,672	-	-	NNN	1, 3-yr
Sara Nelson Design	103	493	2.4%	7/20/18	7/31/27	\$19.10	\$785	\$9,416	-	-	NNN	3, 1-Yr
Stephenie James	104	450	2.2%	6/1/22	5/31/27	\$19.13	\$718	\$8,610	-	-	NNN	1, 3-Yr
Nikole Jayms Esthetics	105	622	3.1%	4/1/22	3/31/28	\$19.94	\$1,034	\$12,403	Apr-2027	\$1,065	NNN	None
Primerica, LLC	200	2,321	11.4%	1/1/26	12/31/30	\$17.00	\$3,288	\$39,457	Jan-2027	\$3,385	NNN	1, 5-Yr
Geras, LLC [2]	201	2,317	11.4%	6/8/2026 [2]	6/30/33	\$18.00	\$3,476	\$41,706	Jun-2027	\$3,580	NNN	1, 3-Yr
Revitalize Spine & Sports Care	202	1,573	7.8%	8/1/21	7/31/28	\$19.13	\$2,508	\$30,091	Aug-2027	\$2,582	NNN	2, 3-Yr
Desert Sky Women's Healthcare [3]	300	4,312	21.3%	7/19/19	10/31/2028 [3]	\$17.50	\$6,288	\$75,460	Nov-2027	\$6,477	NNN	2, 2-Yr
Dermatology Solutions	301 & 302	3,561	17.6%	5/1/23	4/30/27	\$18.57	\$5,511	\$66,128	-	-	NNN	1, 3-Yr
Total		20,284				\$18.00 (avg)	\$29,953	\$359,436				

OPERATING STATEMENT

Income	Year 1	Per SF	Notes
Scheduled Base Rental Income	360,753	17.79	
Expense Reimbursement Income			
CAM	92,207	4.55	[4]
Insurance	15,248	0.75	[4]
Real Estate Taxes	39,852	1.96	[4]
Management Fees	21,169	1.04	[4]
Total Reimbursement Income	\$168,476	100.0%	\$8.31
Effective Gross Revenue	\$529,229	\$26.09	

Operating Expenses	Year 1	Per SF	Notes
Common Area Maintenance (CAM)			
Elevator	5,920	0.29	[5]
Repair & Maintenance	23,599	1.16	[6]
Internet	1,571	0.08	[5]
Garbage	12,000	0.59	[5]
Janitorial, Landscaping, Snow Removal	20,566	1.01	[5]
HVAC	3,731	0.18	[5]
Utilities (Gas, Electric, Water)	16,330	0.81	[5]
Security	4,054	0.20	[5]
Security	4,435	0.22	[5]
Insurance	15,247	0.75	[5]
Real Estate Taxes	39,852	1.96	[7]
Management Fee	21,169	4.0%	1.04 [8]
Total Expenses	\$168,474	\$8.31	
Expenses as % of EGR	31.8%		
Net Operating Income	\$360,755	\$17.79	

Notes
[1] Novel Coffee is currently subleasing its suite to Cafe Magnolia. After Novel Coffee moves into the suite (approx. 9/1/2026), Novel Coffee will sign a lease amendment extending its term for 5-years from its official move-in date.
[2] Estimated lease commencement of 6/8/2026 per projected completion of landlord's work.
[3] Desert Sky Women's Healthcare has indicated it plans to exercise its renewal option to extend its lease for 2-years (current exp 10/31/2026).
[4] Tenant leases provide for full reimbursement of all NNN expenses, including Management Fee.
[5] Per Seller's April 2025 - March 2026 T-12 Profit & Loss Statement.
[6] Per Seller's April 2025 - March 2026 T-12 Profit & Loss Statement adjusted to reflect recurring expenses.
[7] 2026 Property Taxes per Benton County Assessor.
[8] Management Fee at 4% of EGI.

SELLER FINANCING

Interest Rate	3.75%
Amortization/Payment Structure	Interest-Only
Loan Term	3 Years
Down Payment	\$3,200,000
Loan Amount	\$1,900,000
Loan to Value	37.3%
Cash-on-Cash	9.05%

THE HIGHLIGHTS

FULLY OCCUPIED NNN MEDICAL BUILDING WITH DIVERSE TENANT MIX

The property is 100% leased by a diverse mix of tenants including medical, financial services, real estate, personal services, graphic design, and restaurant, offering a stable and diversified income stream.

ATTRACTIVE SELLER FINANCING AVAILABLE | 9.05% CASH-ON-CASH RETURN

The Seller is willing to provide seller financing at a rate aggressively more favorable than current conventional rates. The seller financing offered features a 3.75% interest rate, 37.3% loan-to-value, a 3-year term, and interest-only payments throughout the term. This financing option provides a cash-on-cash return of 9.05% in Year 1.

61% MEDICAL OCCUPANCY WITH SPECIALIZED BUILDOUTS

The property is 61% occupied by medical tenants of different specialties, including physical medicine and rehabilitation, women's health, dermatology, and hospice care, providing a strong tenant base for the continued success of the property. Medical suites typically require expensive buildouts, increasing the likelihood for tenants to remain in the building for the long term.

100% NNN LEASE STRUCTURE

All tenants operate under NNN leases with reimbursement of nearly all expenses, including management fees, providing a hedge against rising operating expenses.

ANNUAL RENT INCREASES FOR MAJORITY OF TENANTS

Nine of the eleven tenants' leases feature annual rent increases ranging from 2.5% - 3% through both initial lease terms and option periods, delivering consistent, contractual growth and a hedge against inflation.

NEW ROOF INSTALLED IN 2024

The property features a brand-new roof installed in 2024, featuring a new 20-year transferable roof warranty.



FULL PROPERTY RENOVATION

Since 2020 the property has undergone extensive renovations including new roof, renovation of all interior suites, HVAC unit replacements/repairs, exterior paint, parking lot seal/stripe, and atrium window tinting (to reduce tenant utility costs).

CLASS A CONSTRUCTION WITH METICULOUS MAINTENANCE

Built in 2006 with high-end finishes, the property has been meticulously maintained and consistently upgraded, reinforcing its positioning as a premier medical and office building.

STRATEGIC LOCATION WITH EXCELLENT VISIBILITY & ACCESS

The Property benefits from its location on the corner of W 27th Ave and S Union St. (24,000+ VPD) and being just off Hwy 395 (22,000+ VPD). All three roadways are main arterials through Kennewick, providing easy access for employees and customers coming from anywhere within Kennewick. The Property also benefits from being surrounded by residential neighborhoods, with nearly 128,000 residents within a 5-mile radius.

HIGH BARRIER-TO-ENTRY MARKET WITH CONSTRAINED SUPPLY

The Kennewick-Richland office market vacancy rate for Class A office is currently only 2.1% and the overall five-year average office vacancy rate for Kennewick-Richland is only 5.4% (approximately 1/3 the current national average of ~15.9%, per Marcus & Millichap), per CoStar. Additionally, the market has averaged 3.1% annual rent growth over the past five years, per CoStar. With less than 5.5% office footprint growth over the past decade, the constrained supply creates an incredibly high barrier-to-entry and demand for quality space remains elevated.

HIGH-GROWTH MARKET WITH AFFLUENT DEMOGRAPHICS

The Tri-Cities MSA has experienced approximately 25% population growth over the past decade. Within a 5-mile radius of the Property, there are more than 128,000 residents with average household incomes exceeding \$97,000 annually.



 S UNION ST (9,400+ VPD)

CYNERY CENTRE

4309 W 27TH PL,
KENNEWICK, WA 99338

 W 27TH AVE (14,800+ VPD)

KENNEWICK, WA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	8,113	71,904	128,539
Population Growth 2020-2025	6.15%	4.91%	5.76%
Pop Growth Forecast 2025-2030	4.26%	4.02%	4.15%
2025 Households	3,053	26,317	46,621
HH Growth Forecast 2025-2030	4.36%	4.12%	4.23%
Avg Household Income	\$115,132	\$92,887	\$97,614

CYNERGY CENTRE

4309 W 27TH PL,
KENNEWICK, WA 99338

TRAVEL TIMES

- PASCO - 15 MIN
- WALLA WALLA - 1 HOUR
- SPOKANE - 2 HOURS
- PORTLAND - 3 HOURS
- SEATTLE - 3 HOURS 30 MIN

TRI-CITIES, WA

TRI-CITIES, WASHINGTON

Located in the southwestern portion of Washington state, the Tri-Cities of Kennewick, Pasco and Richland are within 225 miles of Seattle and Portland via Interstate 82. The metro is composed of Benton and Franklin counties. Favorable demographics including a median household income above the U.S. average and expected population growth of more than 31,400 people over the next five years aid commercial real estate in the region. The Columbia, Yakima and Snake rivers provide an array of recreational activities amid the area's pleasant climate, adding to the quality of life as well.

METRO HIGHLIGHTS

- The Department of Energy is a main employer in the area due to the vast Hanford Site, Pacific Northwest National Laboratory and many other affiliated programs that attract highly skilled and educated engineers, scientists and researchers.
- Thanks to the importance of skilled and educated workers the Tri-Cities is home to many institutions of higher learning. Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center and Charter College help provide an educated workforce.
- The area is also home to a large agricultural sector. Crops including wheat, potatoes, apples, cherries and grapes thrive in the conducive weather. Major employers include Lam Weston, Tyson Foods, and Broetje Orchards.

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

Marcus & Millichap

THE BROWN GROUP

Retail | Industrial | Capital Markets

CLAYTON J. BROWN

Senior Managing Director, Investments

206.826.5787 D

253.569.4338 C

clayton.brown@marcusmillichap.com



ACTUAL PROPERTY PHOTO