

business

\$5 million office plaza planned in Kennewick

By JIM PHILIP

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Instruction of the first phase of a \$5 million office building is scheduled to start in November, the developer announced Friday.

Harry Abrams, vice president and general manager of Continental American Investment Corp., Pasco, said the three-story office building is to be located on 3,852 acres northwest of Centerway and Quinault Avenue.

The land is leased from King Northern Land Development Co., said Abrams, who added that BNL Development Co. plans for a restaurant on one acre at the north-

west corner of the intersection. The restaurant is expected to be built within the next year.

The first phase of Investment Plaza Park will feature a three-story, 37,500-square-foot building, plus underground parking.

Major corporations, subsidiaries of O'Brien Worldwide of Hermiston and Pasco, are to make the new building their headquarters, Abrams said.

The businesses, owned by Tom O'Brien of Hermiston, expect to do \$10 million to \$15 million in business throughout the world in 1980, Abrams said.

The businesses, expected to occupy about 33 percent of the new building include

O'Brien Construction, which will also be the general contractor for Investment Plaza Park; Intercontinental Construction Co. and Continental American Investment Corp. The Hermiston office will be maintained for domestic construction.

Don Pickens and Associates, a commercial brokerage and development firm, will lease about 1,000 square feet of the building. Pickens also is a leasing agent for the project.

Abrams said O'Brien formed Continental American Investment Corp. about five months ago as property management development firm.

The first project should

be completed by April. Abrams said a lender has agreed to finance the project.

The second phase, scheduled to begin in February, includes a 25,000-square-foot medical and dental office building.

Abrams said the site is "ideal" and is "almost an equal distance" from all three Tri-City hospitals.

He said several doctors have already contacted him about office space. The building is scheduled to be completed in July 1981.

A third, 25,000-square-foot building is to be designed for legal service offices. Abrams said the planned Justice Center on Vista Field should attract legal firms to the area.

Abrams said he hopes the law offices can be started next summer and completed in early 1982.

Investment Plaza Park is to include about 30 businesses when it's completed in 2½ years, Abrams said.

He concluded the project should help attract others to undeveloped areas southwest of Columbia Center.



A 37,500 square foot office building to be built near Columbia Center is a duplicate of this office building in Houston.