

# SINGLE TENANT OFFICE FOR LEASE

TRADITIONAL/WORKING OFFICE

**200 N. ARGONNE RD.  
SPOKANE VALLEY, WA 99212**



**\*TOURS BY APPT. ONLY - PLEASE DND TENANT\***

## OFFERING SUMMARY

<b>Lease Rate</b>	\$26/SFT/YR
<b>Est. NNN</b>	\$2 - \$3/SFT/YR
<b>Lease Term</b>	Negotiable
<b>Total SFT</b>	3,376 SFT
<b>Available</b>	Within 30 Days

## PROPERTY OVERVIEW

 **WALKTHROUGH TOUR- CLICK HERE**

Located in the heart of Spokane Valley, 200 N. Argonne Rd. offers a prime office location surrounded by a strong mix of established neighborhoods, retail centers, restaurants, and professional services. Positioned along one of Spokane Valley's busiest commercial corridors, the property benefits from excellent visibility, convenient access, and consistent daily traffic. The surrounding area includes a blend of residential communities and thriving businesses, creating a highly desirable environment for office users seeking accessibility and convenience for both employees and clients. Nearby amenities include Spokane Valley Mall, Mirabeau Point, numerous dining options, financial institutions, healthcare providers, and quick access to Interstate 90, making this an ideal location for a wide range of professional office users.

**STEVEN DAINES  
CAYDEN KERR**

• 509.342.6206 • CAYDEN@DAINESCAPITAL.COM

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## PROPERTY DETAILS

<b>LAND AREA</b>	0.44 AC	<b>TENANT</b>	SINGLE	<b>CONSTRUCTION</b>	MASONRY
<b>APN</b>	45173.1318	<b>YEAR BUILT</b>	2004	<b>ZONING</b>	CMU
<b>PARKING</b>	25 STALLS	<b>CLASS</b>	B		

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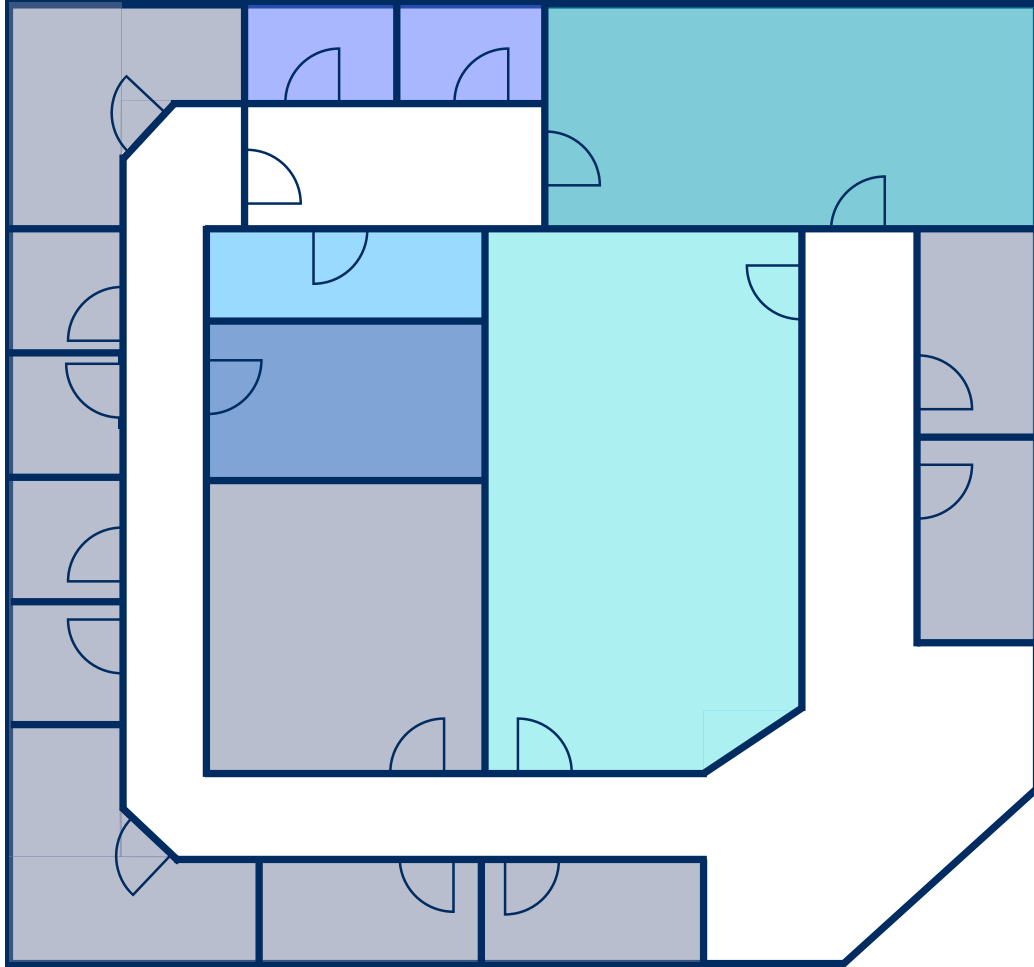
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\*Floor plan not drawn to scale

## PROPERTY DETAILS

- 11 Dedicated Offices
  - 2 Corner Executive Offices
- Lobby/Reception Area
- Conference Room
- Large Room
  - Ideal for Cubicles or second Conference Room
- Restrooms
- Staff Break Room

- |                    |                   |
|--------------------|-------------------|
| ● Offices          | ● Restrooms       |
| ● Utility Closet   | ● Conference Room |
| ● Staff Break Room | ● Larger Room     |

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DEMOGRAPHICS	1 MILE	3 MILE
Population	9,135	69,964
Households	3,734	28,969
Median Age	40	39
Median HH Income	\$60,092	\$67,700
Daytime Employees	7,785	36,164
Population Growth '25 - '30	0.88%	1.82%
Household Growth '25 - '30	0.78%	1.81%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Sprague Ave.	S. Dishman Rd. E	19,823
S. Dishman Mica Rd.	E. Sprague Ave. N	13,277
N. Mullan Rd.	E. Broadway Ave. N	10,880



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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