



FOR LEASE

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2818 N. Sullivan Rd., Suite 110, Spokane Valley, WA 99216

LOCATION:

Conveniently located on Sullivan Road between Interstate 90 and Trent Ave., (SR 290) within Spokane Valley's Business and Industrial Park. Former location of 509 Inc.

SITE:

A portion of a multi-tenant ±21.55 acre site; parcel #45122.9183-.8186

ZONING:

City of Spokane Valley, I, Industrial

IMPROVEMENTS:

Available Area: ±28,011 rentable SF (load factor 10.3%), will demise for additional rent

Common Area: ±2,882 SF (pro-rated); usable common areas include gym, lobby, conference rooms, hallways, restrooms, etc., totaling ±14,550 SF for the building.

Heating & Cooling: Central HVAC throughout

Construction Type: Concrete tilt

Sprinklered: Yes

Age: 1984, remodeled in 2019

Availability: Immediately

LEASE PRICE:

\$18/SF/Yr, *Full Service. (*base year expenses estimated at \$6/SF and shall adjust annually based on actual costs)

One of the members of the owning LLCs is a licensed broker in the state of Washington

**View
Location**



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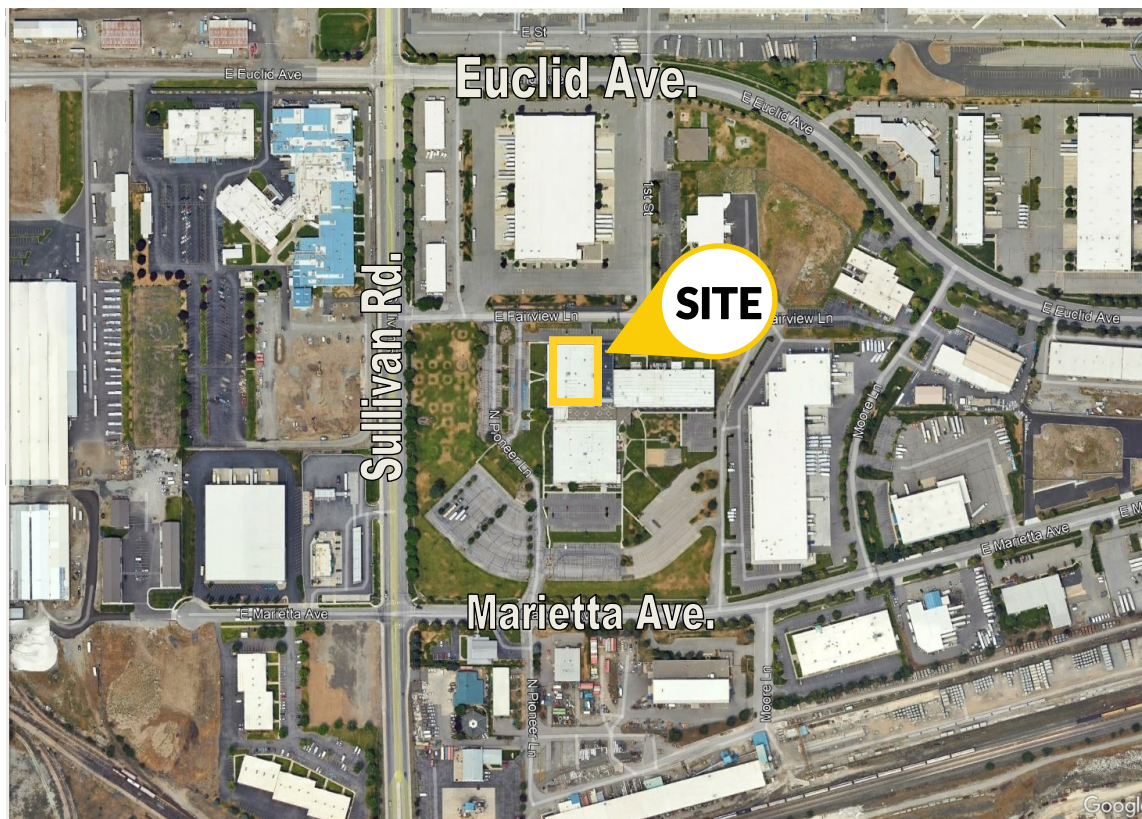
**KIEMLE
HAGOOD**

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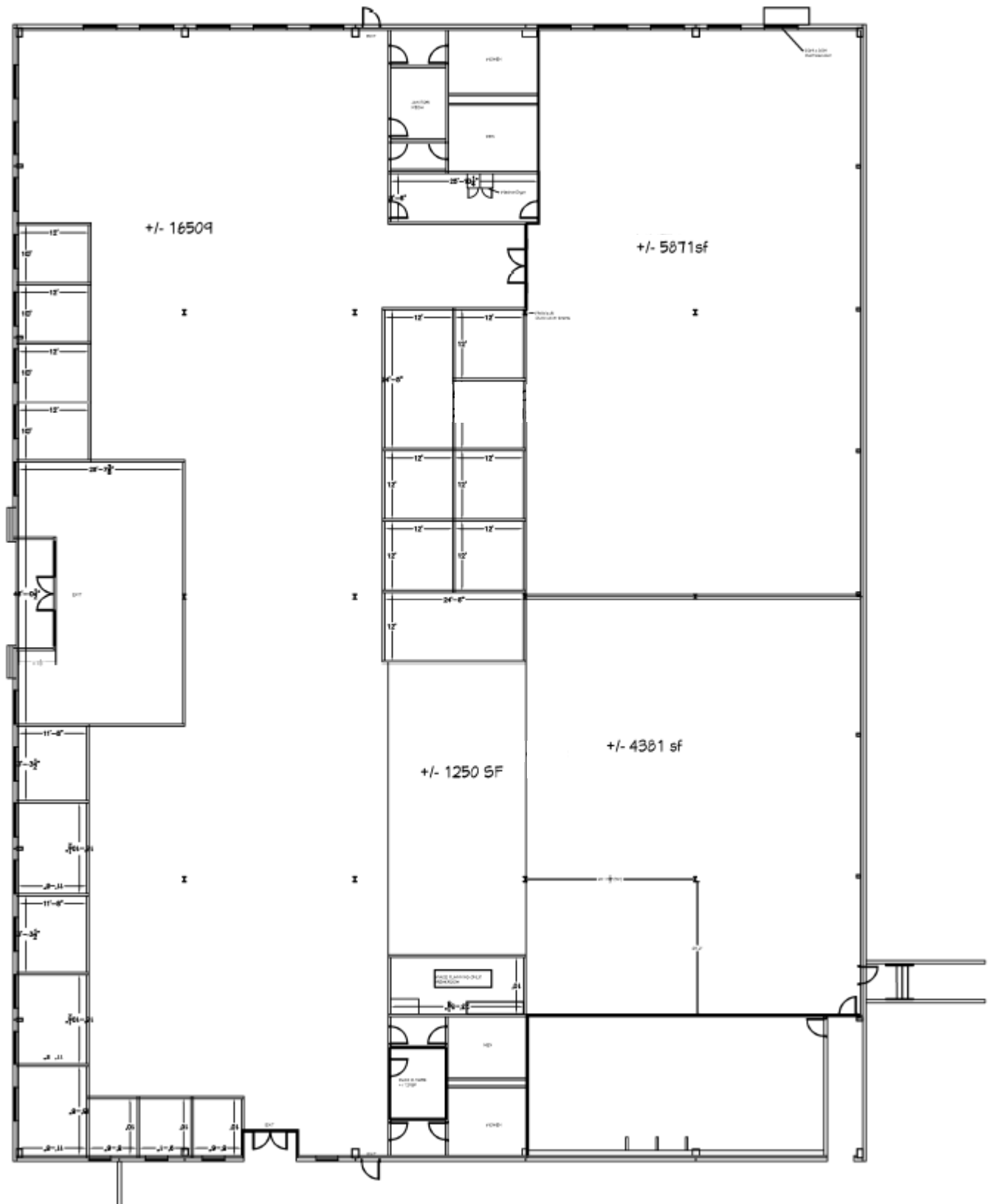
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FLOOR PLAN

2818 N Sullivan Rd., Suite 110
Spokane Valley, WA 99216



PHOTOS

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