



### OFFERING SUMMARY

<b>PROMO LEASE RATE:</b>	\$10 SF/yr (NNN)
<b>PROMO T.I. BUDGET</b>	\$10/SF 5 YR Term
<b>AVAILABLE SF:</b>	27,436 SF
<b>EST NNN</b>	\$7.27/SF/YR
<b>BUILDING SIZE:</b>	27,436 SF
<b>CURRENT LEASE EXP.</b>	August 31, 2026
<b>YEAR BUILT:</b>	2002
<b>LOT SIZE:</b>	1.69 Acres
<b>ZONING:</b>	C2
<b>VIDEO:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

Located on I-90 in Liberty Lake, this fully renovated Class A office building offers open-plan floor plates with new high-efficiency HVAC, LED lighting and high-speed fiber. Ample surface parking and direct interstate access ensure easy commutes, while on-site conference rooms and break-out areas provide flexible workspace solutions. Ideal for companies seeking modern office space in a premier market.

### PROPERTY HIGHLIGHTS

- Ample on-site surface parking (136 Stalls) or five (5) car parks per thousand
- Building is currently used as a single Tenant building but can easily convert to multi Tenant
- Meticulously maintained landscaping and common areas create a turnkey, professional setting
- Boasting prime frontage on I-90, the building delivers great visibility to thousands of daily motorists.
- Class A Office Space, existing furnishings can be made available
- Flexible interior: conference rooms, break-out lounges, private offices

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# FLOOR PLANS



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