



\$10/SF +NNN PROMOTIONAL LEASE RATE!

Premium Liberty Lake Office Space For Lease

23321 E KNOX AVE LIBERTY LAKE, WA 99019

PRESENTED BY:

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

PROMO LEASE RATE: \$10/SF + NNN

PROMO TI BUDGET: \$10/SF OAC on 5YR min term

AVAILABLE: July 31, 2026

BUILDING SIZE: 27,436 SF

LOT SIZE: 1.69 Acres

EST. NNN: \$7.27/SF

YEAR BUILT: 2002

ZONING: C2

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

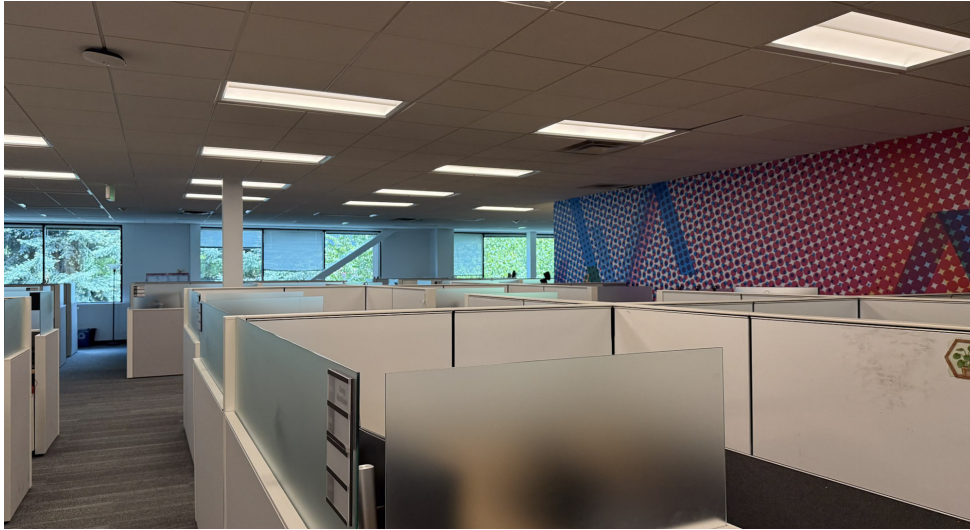
PROPERTY OVERVIEW

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

INTERIOR BUILDING PHOTOS



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

CITY INFORMATION



LOCATION DESCRIPTION

Located in a dynamic commercial pocket of Liberty Lake, this 27,436-square-foot, two-story building sits on a spacious 73,616-square-foot lot, constructed in 2002, and is zoned for versatile business use, including technology and professional services. Its location provides easy access to major transportation routes, connecting businesses to Spokane, Post Falls and Coeur D’Alene.

LOCATION DETAILS

ACCESS:	Direct on/off I-90 access
NEARBY COMMUNITIES:	Minutes from Spokane, Post Falls, And Coeur D’Alene
THE AREA:	Surrounded by retail, light industrial, and professional offices

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

ABOUT LIBERTY LAKE

Liberty Lake is a small but rapidly growing city in Spokane County, Washington, sitting just over a mile west of the Idaho border. Officially incorporated in 2001, it functions as both a suburb of Spokane and a bedroom community for Coeur d’Alene, Idaho. The city covers about 6.14 sq mi of primarily flat valley floor, bordered by the Spokane River to the north and dotted with rolling hills to the south. As of the 2023 estimate, roughly 12,400 people call Liberty Lake home, with a median age of 37.4 and a median household income of about \$105,600—figures that reflect both its family-oriented community and relative affluence compared to nearby markets Data USA. Population growth has hovered around 3-4% annually, driven by expanding housing subdivisions and lakefront developments. Recreation and quality of life are major draws here. Liberty Lake Regional Park offers swimming beaches, sports fields, and playgrounds, while the Centennial Trail runs right through town, linking it to downtown Spokane and beyond. The city also hosts a popular summer Farmers Market and annual community events that foster a tight-knit, small-town vibe Liberty Lake. Residents enjoy top-rated public schools in the Central Valley School District, low crime rates, and a strong volunteer spirit—Liberty Lake even ranked second on a recent list of safest and most affordable West Coast cities New York PostNiche. Local businesses range from boutique retail and restaurants along Appleway Avenue to light industrial and office parks just off I-90, making for a varied local economy.

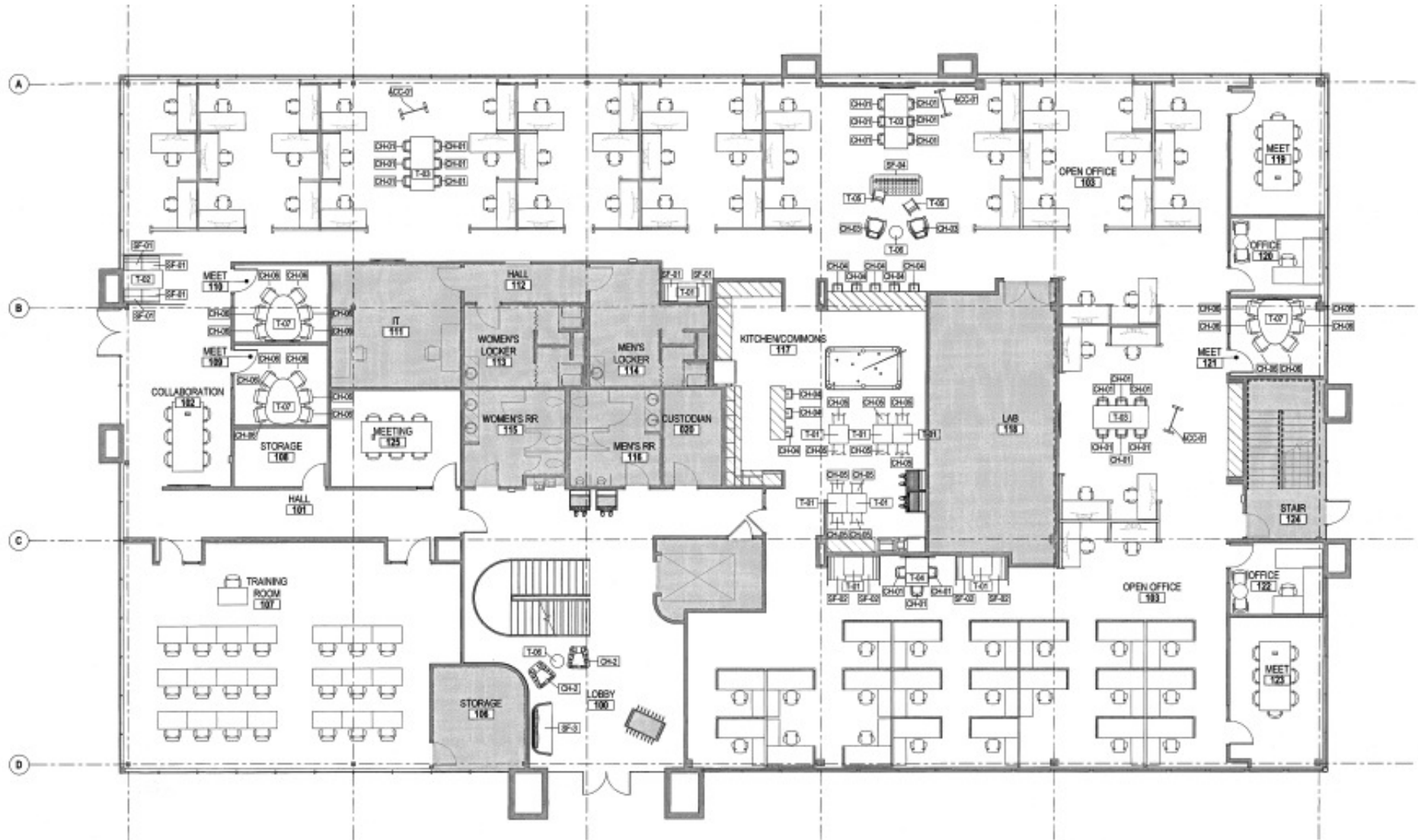
RETAILER MAP



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

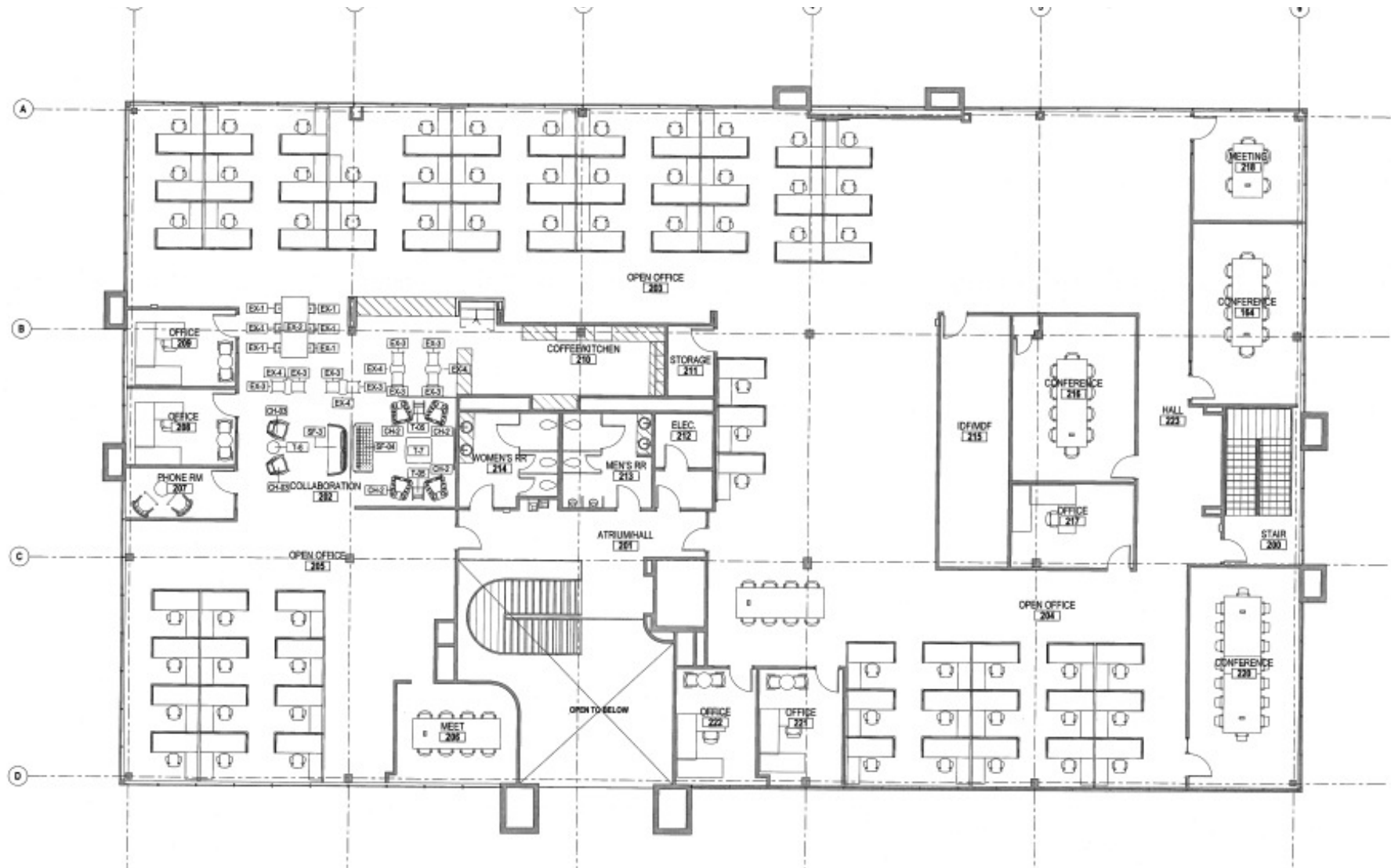
LEVEL 1 FLOOR PLAN



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

LEVEL 2 FLOOR PLAN



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	20	95	5,745
AVERAGE AGE	45	45	40
AVERAGE AGE (MALE)	43	43	39
AVERAGE AGE (FEMALE)	46	46	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	8	37	2,132
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$110,800	\$107,171	\$137,142
AVERAGE HOUSE VALUE	\$555,589	\$573,635	\$618,952

2020 American Community Survey (ACS)



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

MEET THE TEAM



GUY D. BYRD, SIOR

Designated Broker

Direct: 509.321.2000 **Cell:** 509.953.5109
guy.byrd@svn.com

WA #17968 // ID #DB35767



DANNY PATTERSON

Advisor

Direct: 509.209.7455
danny.patterson@svn.com

WA #114652

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com

DANNY PATTERSON
Advisor
danny.patterson@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

GUY D. BYRD, SIOR

Designated Broker

C: 509.953.5109

guy.byrd@svn.com

DANNY PATTERSON

Advisor

danny.patterson@svn.com