

FOR LEASE

15701 E SPRAGUE AVE

Spokane Valley, WA 99037



Available Spaces

SPACE	RATE	SIZE	AVAILABLE
SUITE C	\$19 SF/YR	1,252 SF	NOW - NNN \$5.45 PSF
SUITE E	\$19 SF/YR	1,500 SF	NOW - NNN \$4.86 PSF

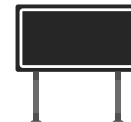
Demographics

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	29,158	49,231	103,807
TOTAL POPULATION	72,279	123,659	264,535
AVERAGE HH INCOME	\$94,655	\$99,107	\$96,228

Highlights



Directly in front
of Fred Meyer



Monument
Signage



Ample
Parking



Close to Central Valley High
School & Liberty Lake

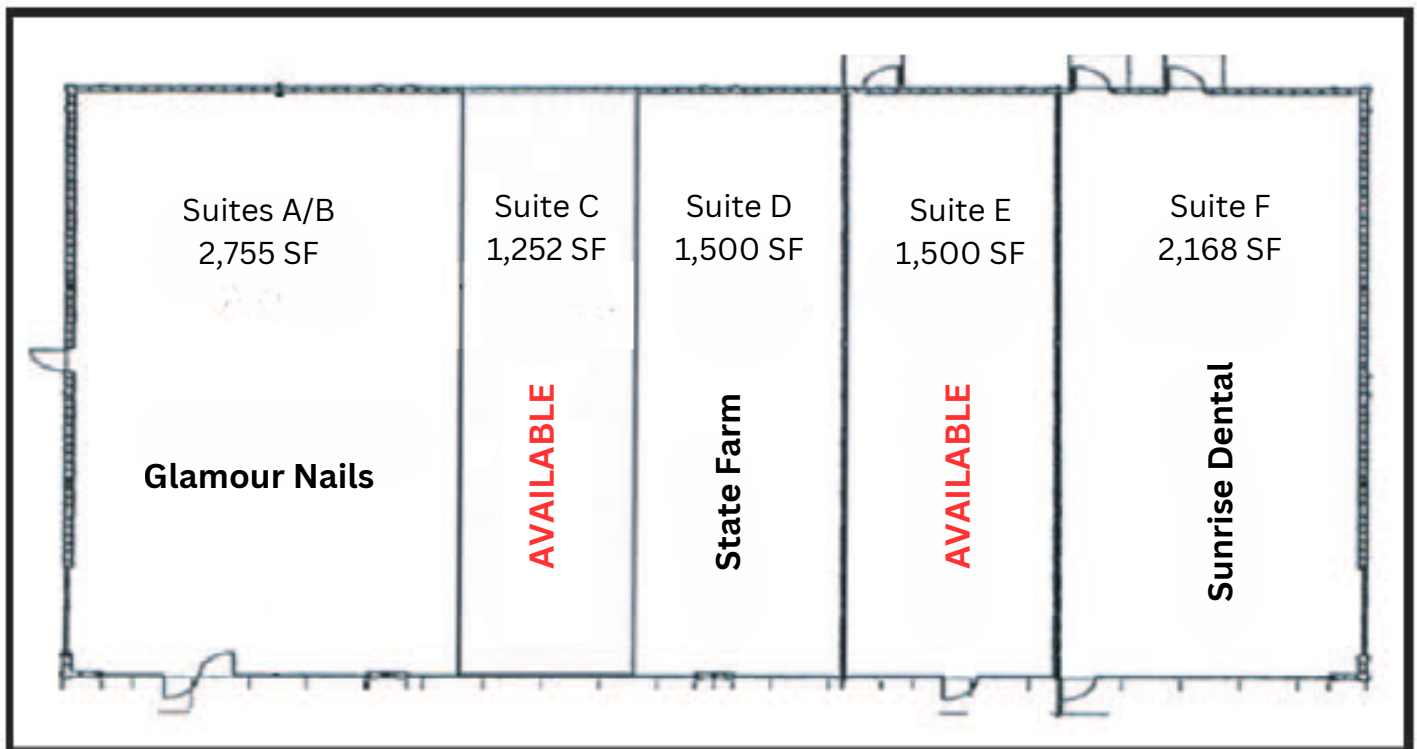


VPD - Sprague: 22,300
VPD - Sullivan: 34,500

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LOCATION OVERVIEW

Spokane, Washington



International Events

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.



Outdoor Activities



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



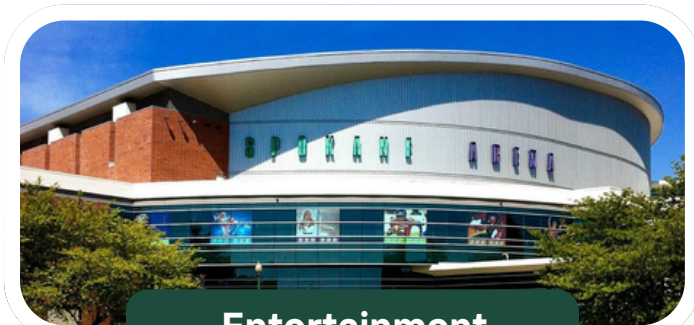
There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.



The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.



Entertainment

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AERIAL MAP

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Highlights

- Warehouse SF Breakdown Option:
 - Manufacturing: 40,353 SF
 - Lab/Proofing: 14,438 SF
 - Office: 11,172 SF
- Prime Spokane Valley Location near Mirabeau Park and Centennial Trail
- Tenant Improvements Negotiable
- Secured Access/Controls
- 5:1 Parking Ratio
- Three Grade Level OHDs
- Four Dock Height Level OHDs
- 20' Clear Heights on Manufacturing Floor
- Building Amenities Include:
 - Basketball Courts
 - Shower Facilities
 - Break/Networking Space

Warehouse/Office Space

TOTAL SF:	65,963 SF
LEASE RATE:	\$0.70/SF/MO
LEASE TYPE:	NNN

2nd Floor Office Space

TOTAL SF:	2,992 SF
LEASE RATE:	\$28/SF/YR
LEASE TYPE:	Full Service

Demographics

	0.5 MILES	1 MILE	5 MILES
TOTAL HOUSEHOLDS	727	2,923	6,812
TOTAL POPULATION	1,602	6,596	15,078
AVERAGE HH INCOME	\$51,431	\$52,824	\$55,498