

# 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 |

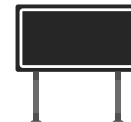
## Demographics

|                   | 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

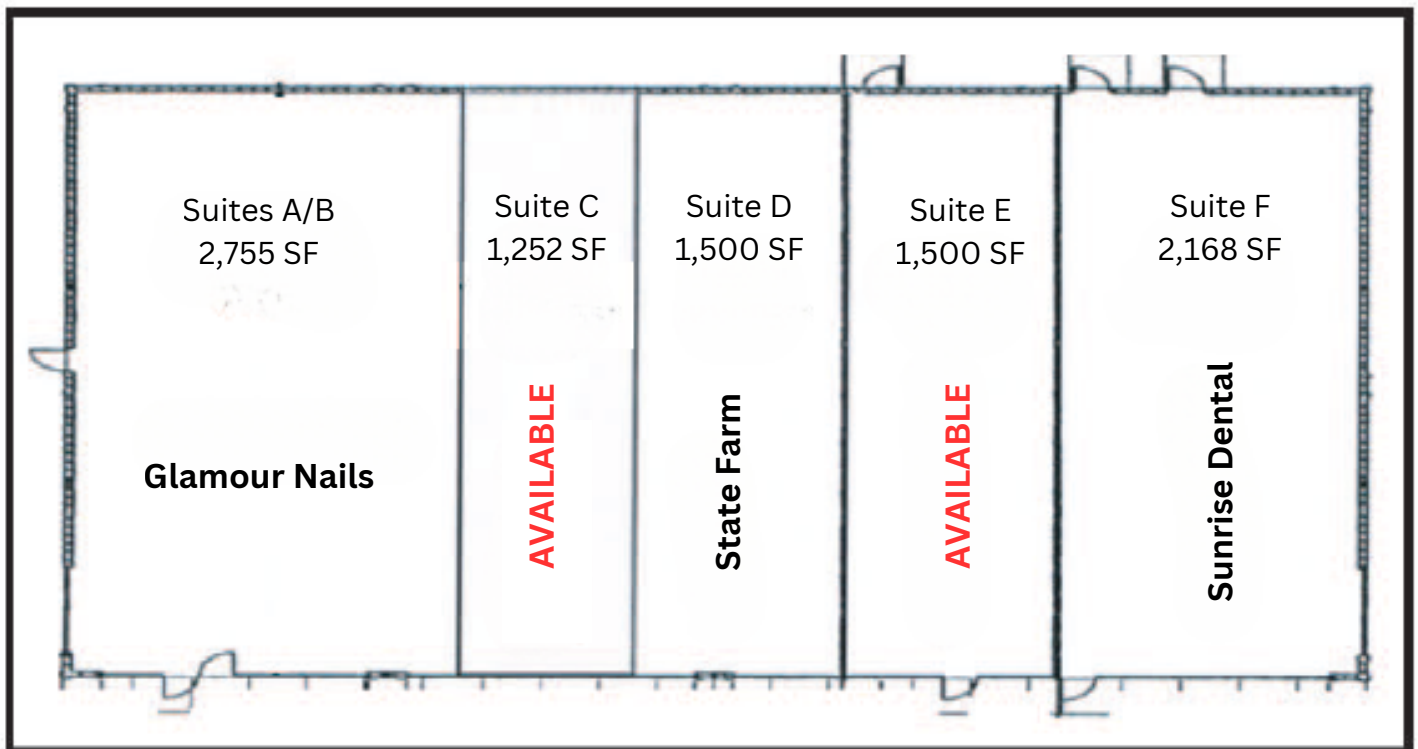


VPD - Sprague: 22,300  
VPD - Sullivan: 34,500

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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.



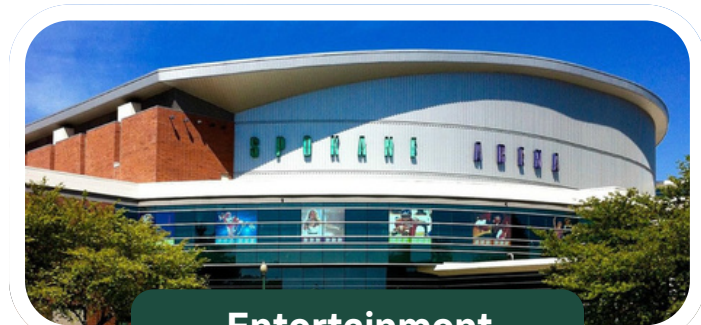
There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



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 |