



\$10/SF +NNN PROMOTIONAL LEASE RATE!

Premium Liberty Lake Office Space For Lease

23321 E KNOX AVE LIBERTY LAKE, WA 99019

Liberty Lake, WA 99019

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

PROMO LEASE RATE: \$10/SF + NNN

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

AVAILABLE: August 31, 2026

BUILDING SIZE: 27,436 SF

LOT SIZE: 1.69 Acres

EST. NNN: \$7.27/SF

YEAR BUILT: 2002

ZONING: C2

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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



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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.

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

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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.

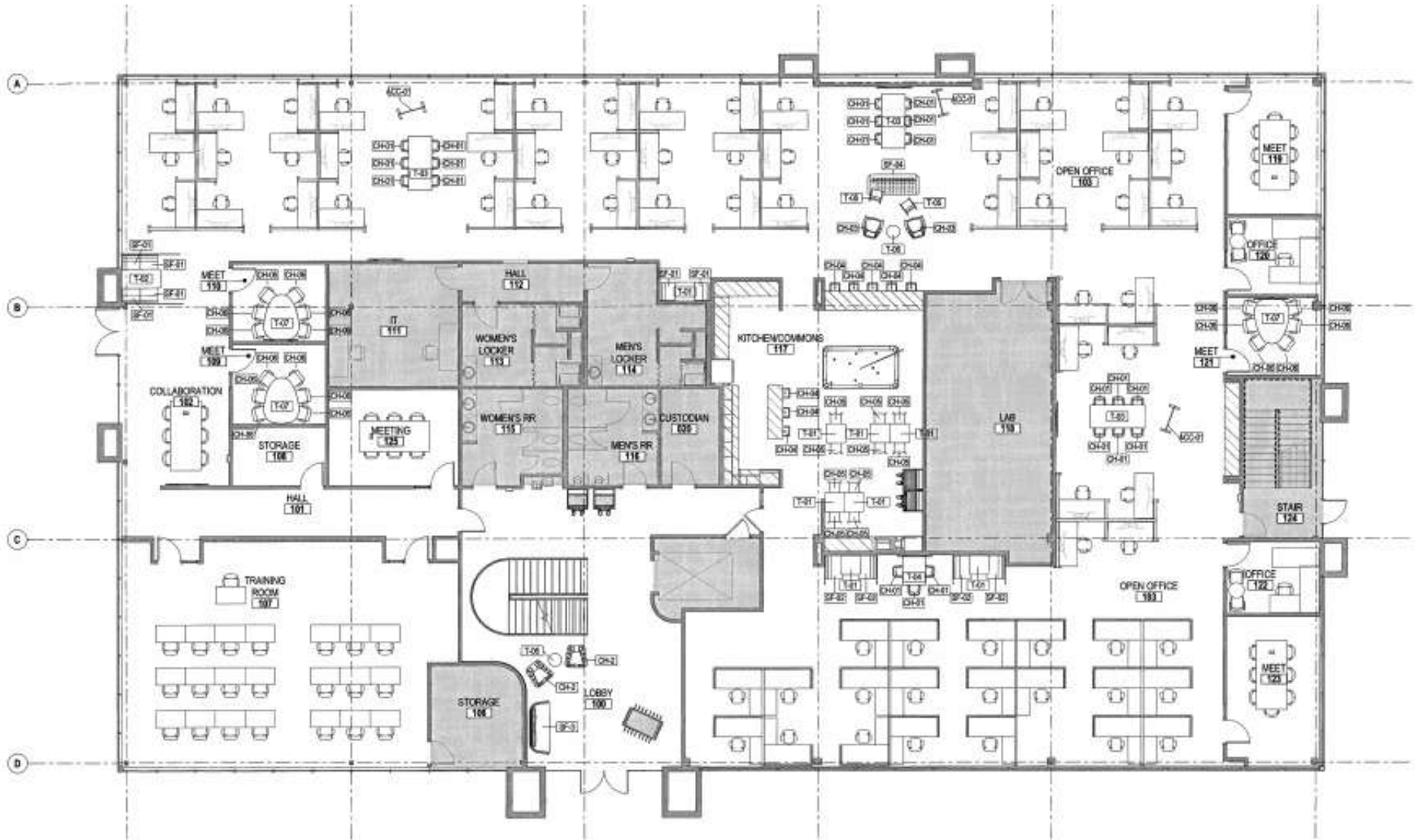
RETAILER MAP



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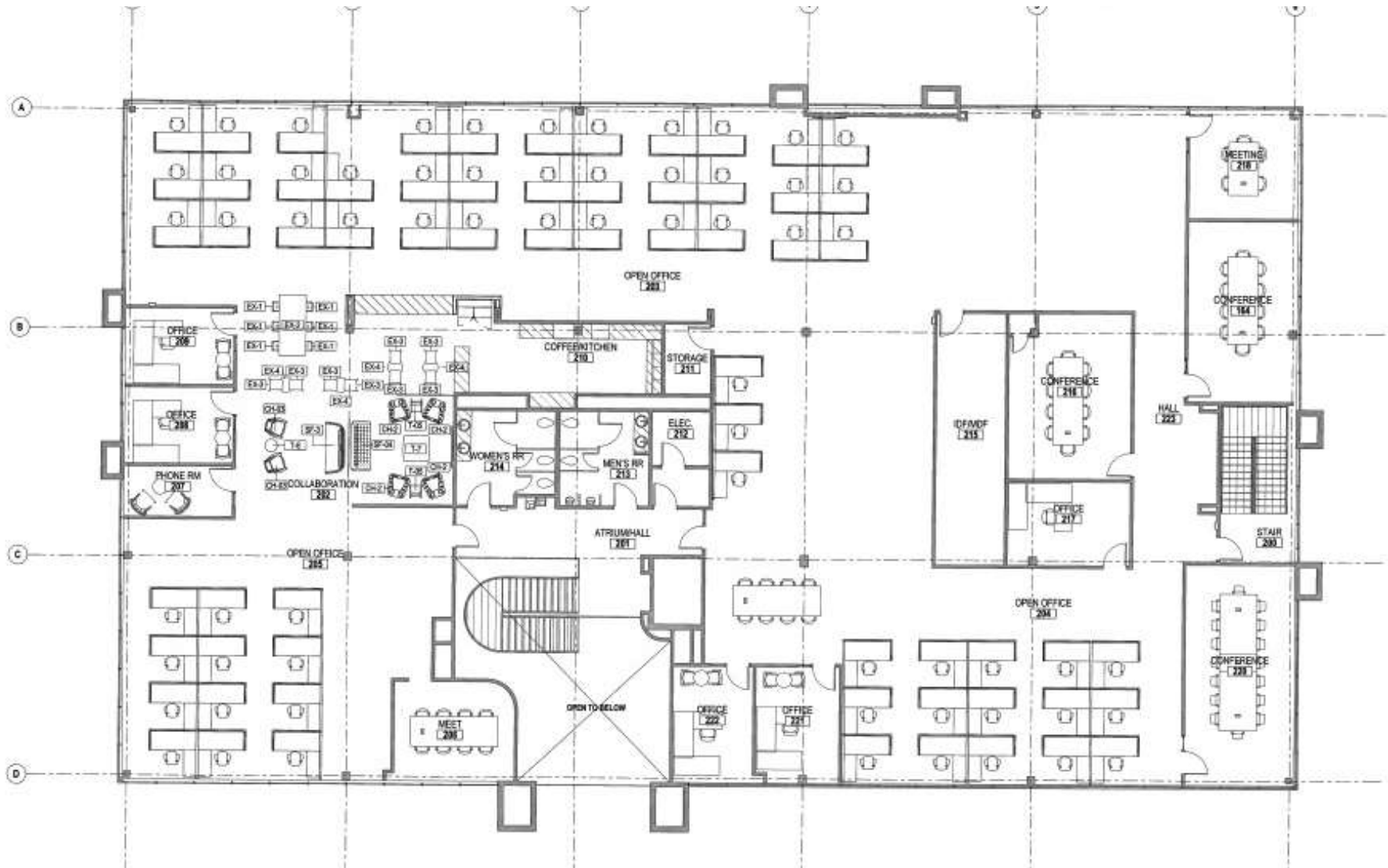
LEVEL 1 FLOOR PLAN



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LEVEL 2 FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

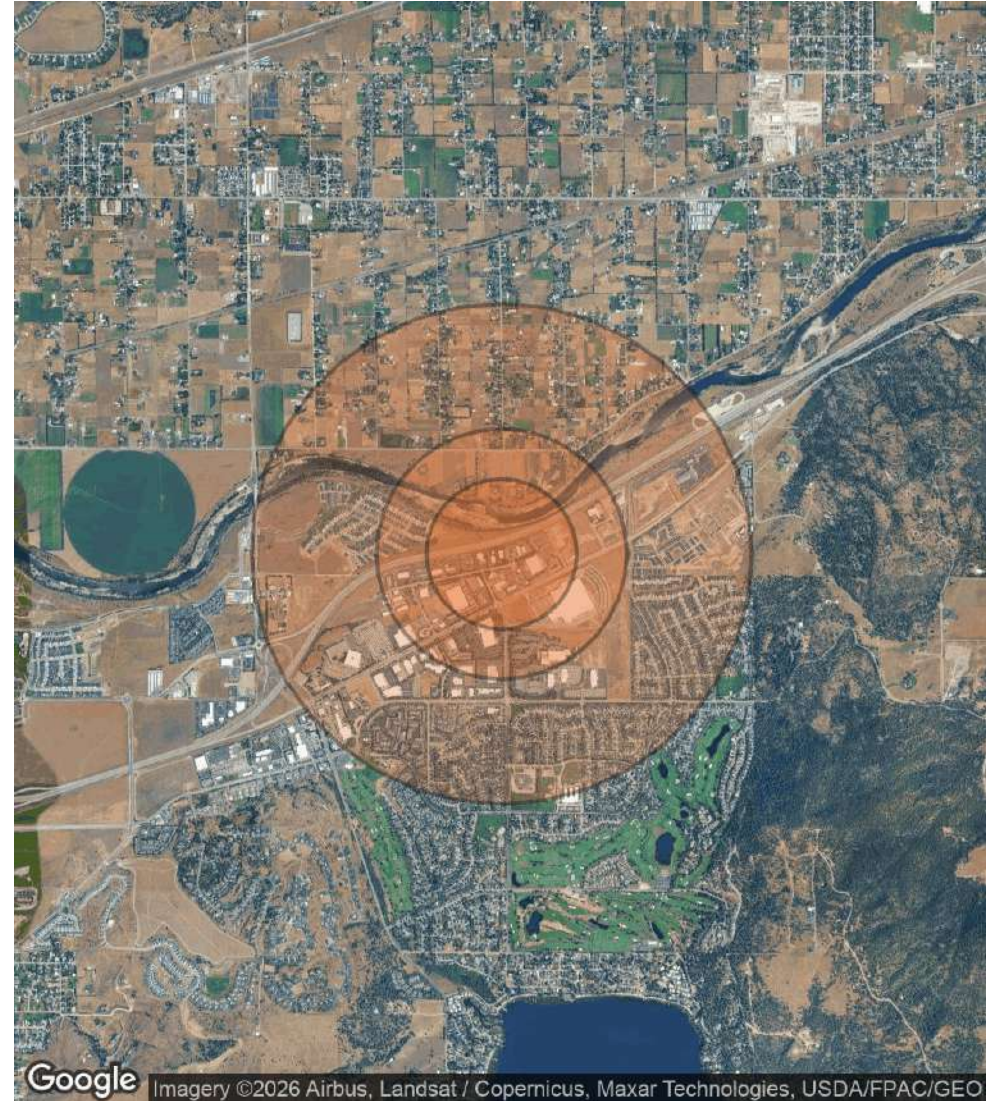
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	20	95	5,745
AVERAGE AGE	45	45	40
AVERAGE AGE (MALE)	43	43	39
AVERAGE AGE (FEMALE)	46	46	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	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)



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MEET THE TEAM



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