

FOR LEASE

SINGLE TENANT LIBERTY LAKE OFFICE BUILDING

Knox Lane III | Building 4

2780 N Eagle Lane | Liberty Lake, WA 99019

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

KIEMLEHAGOOD

JON HAGER, with Hager Realty Services, Inc

425.830.8165

jon@jhager.com

HAGER
REALTY SERVICES, INC.

PRIME LIBERTY LAKE LOCATION FOR LEASE

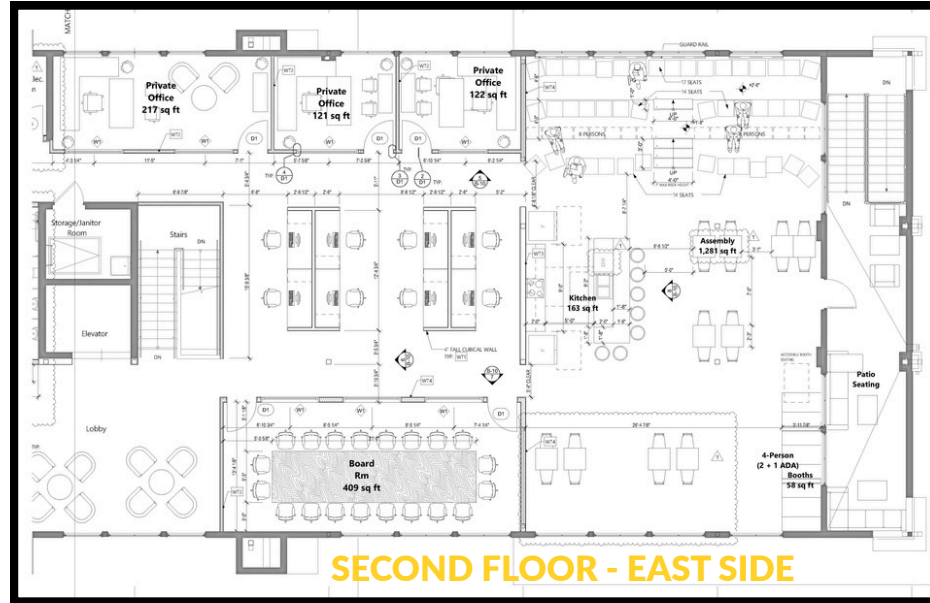
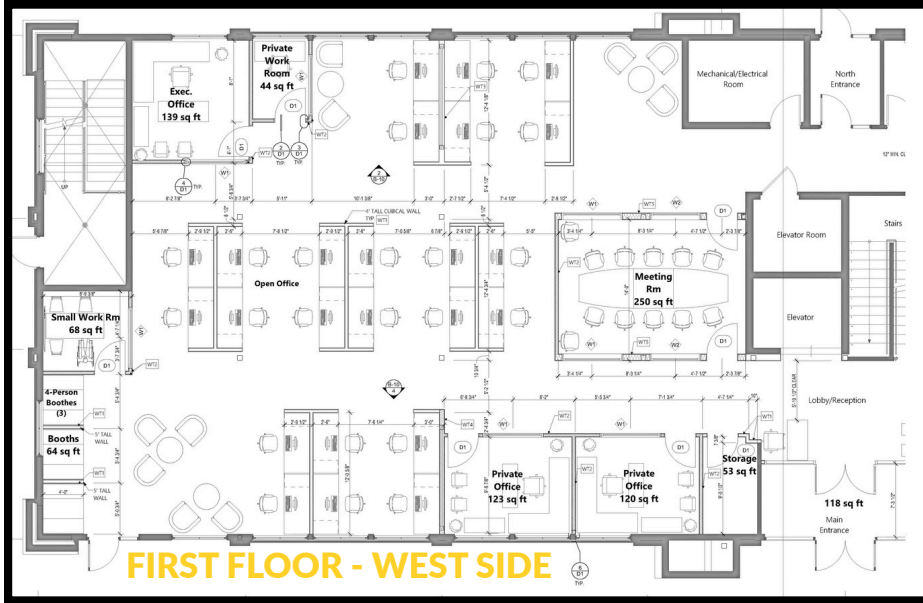
2780 N Eagle Lane
Liberty Lake, WA 99019
Knox Lane III | Building 4

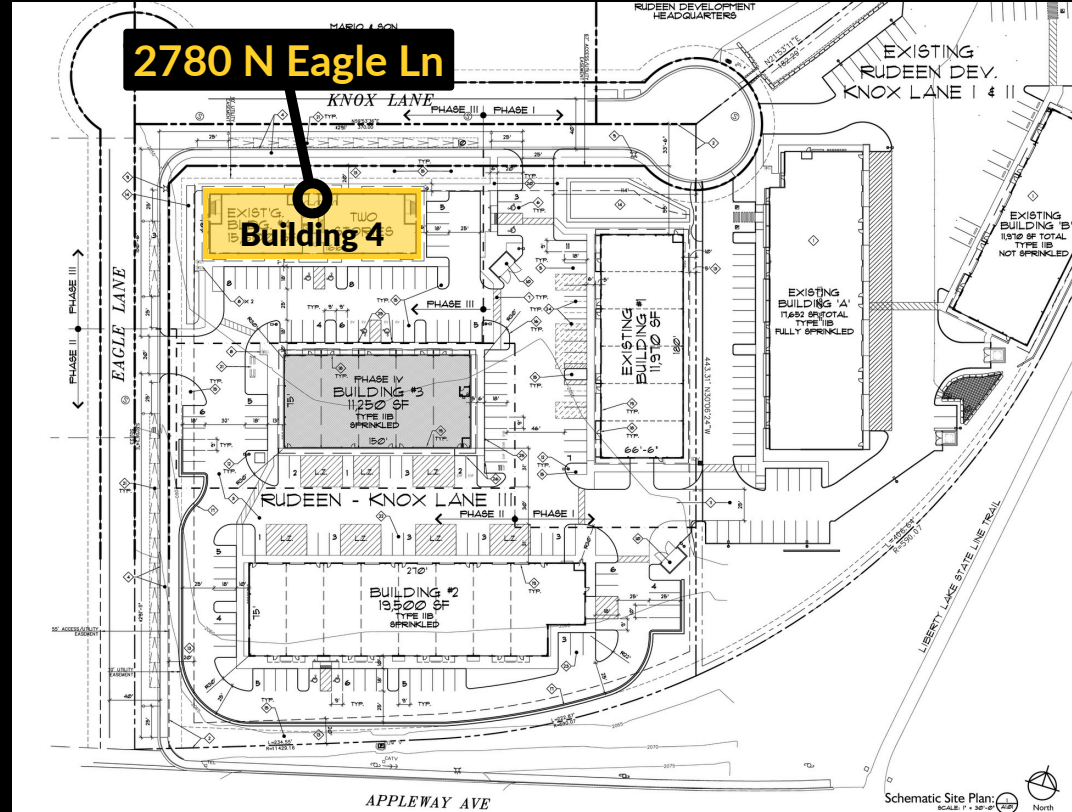
LEASE RATE		\$27,500 /Month (\$22.00 PSF /YR)
EST NNN RATE 2026		\$4.30 PSF
AVAILABLE		NOW
TOTAL BUILDING SF		±15,000 SF
YEAR BUILT		2023
ZONING		C1 - Liberty Lake
PARCEL NO.		55112.9077

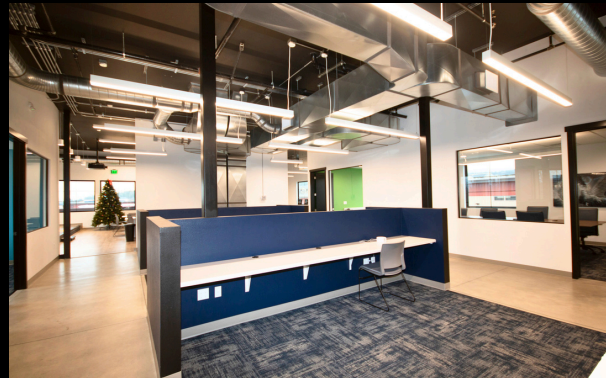
- Purchase of existing office furniture can be negotiated

Now available, this ±15,000 SF like new single tenant office building offers a high quality, modern workspace in a prime Liberty Lake location with convenient access to I-90. Constructed in 2023 with tenant improvements completed in 2024, the property is thoughtfully designed to support collaboration, productivity, and employee comfort. The layout includes 19 private offices, 5 small private work rooms, 3 open work areas, and 3 conference rooms, along with a well-appointed kitchen with a hood system, and cafeteria area. Two private patios and beautiful views further enhance the work environment, making this an exceptional opportunity for a tenant seeking a contemporary, move-in-ready office building in one of the region's most desirable submarkets.

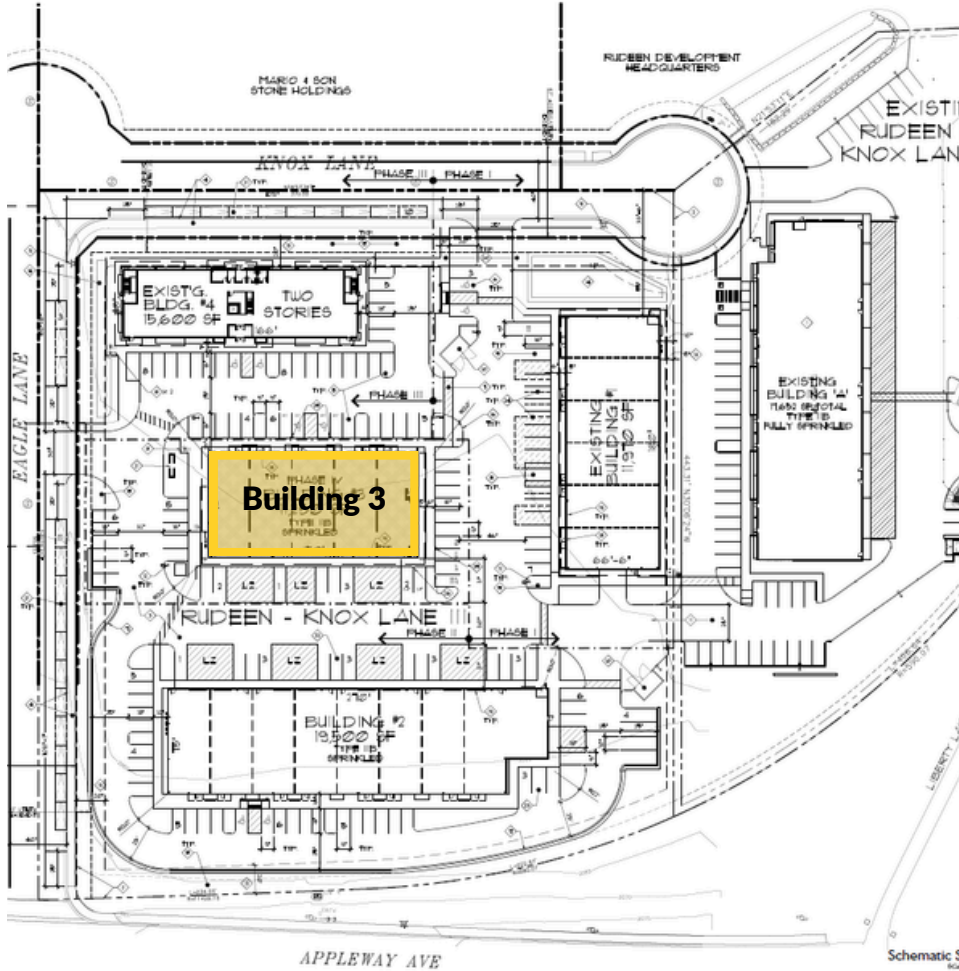






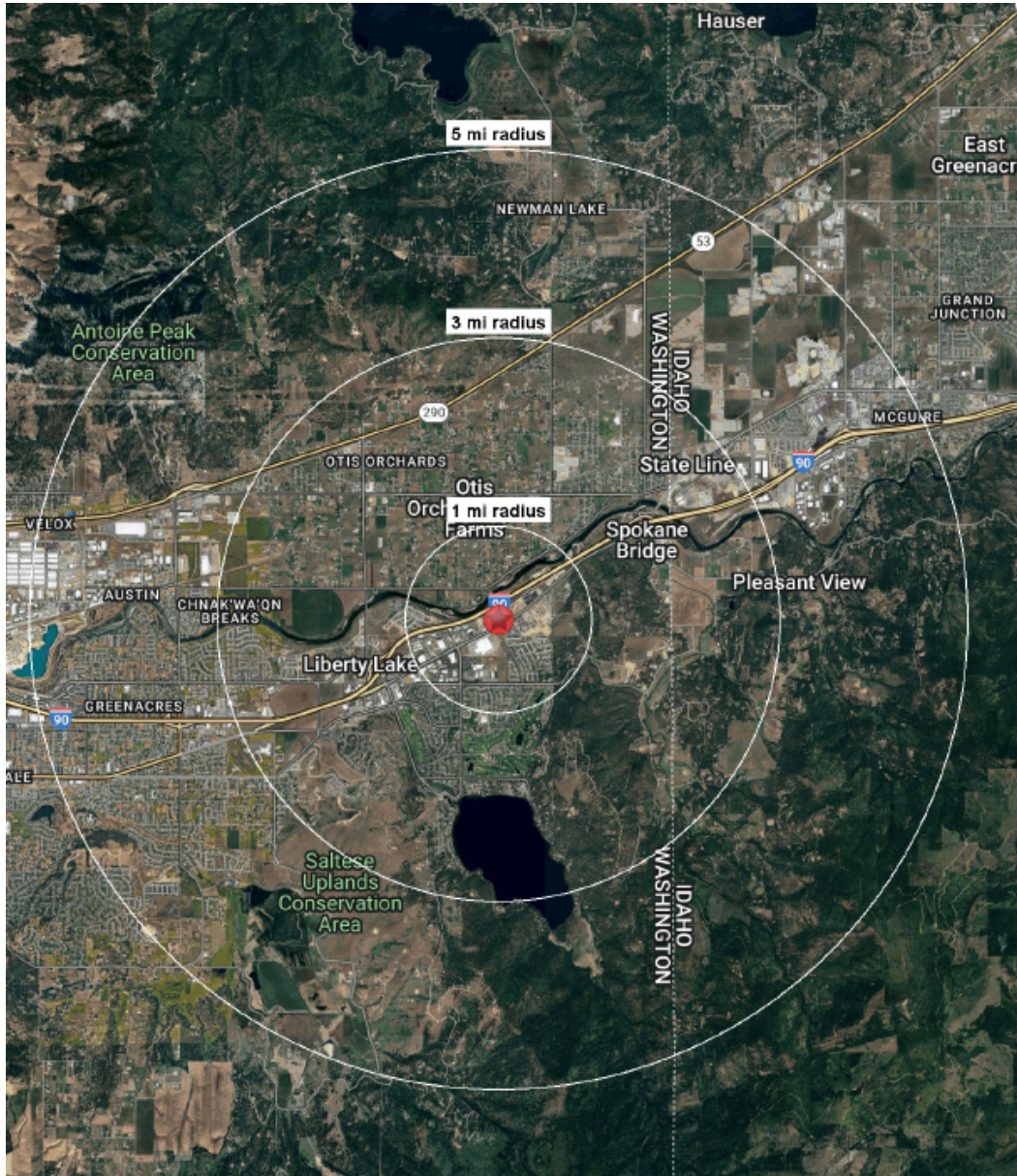






Coming Spring 2026
BUILDING 3
Warehouse Space for Lease
MULTIPLE ±2,250 SF UNITS
Contact List Agent for More Information





DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	4,197	22,020	49,568
Projected Pop 2030	4,244	22,629	52,377
Proj Ann Growth (25-30)	1.11%	2.77%	5.67%
Est Daytime Pop	4,422	14,371	31,037
2025 Average HHI	\$154,333	\$143,372	\$123,497
2025 Median HHI	\$123,084	\$108,044	\$94,477



DISTANCE & DRIVE TIMES

SPOKANE VALLEY, WA

±14 Minutes, ±9 Miles

SPOKANE, WA

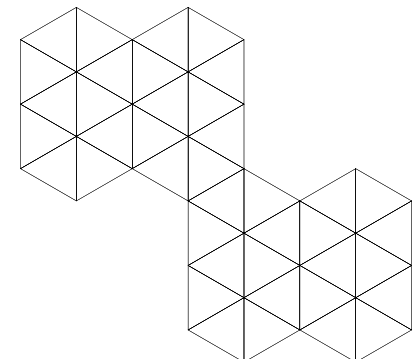
±22 Minutes, ±18 Miles

POST FALLS, ID

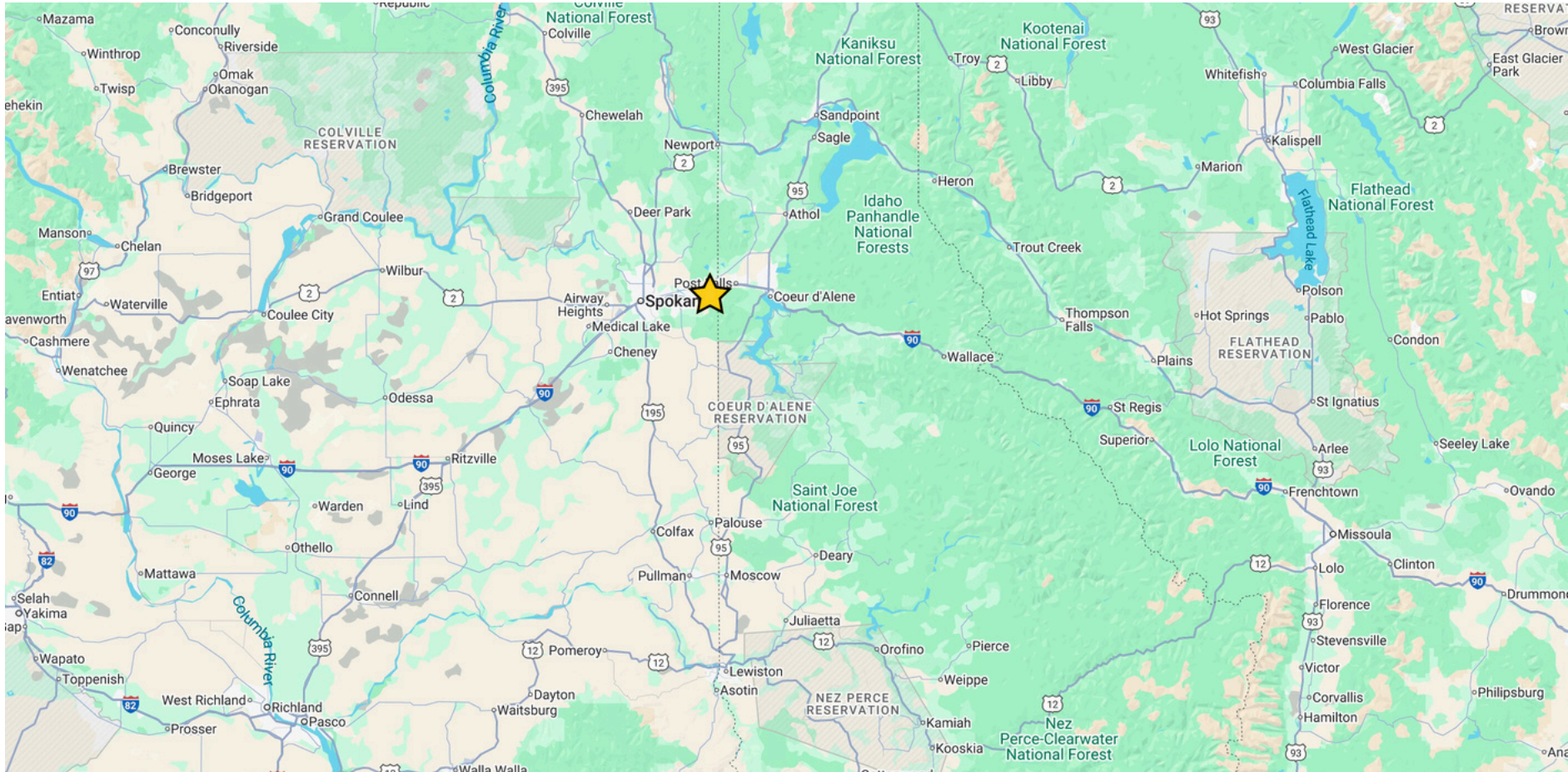
±11 Minutes, ±8 Miles

COEUR D'ALENE, ID

±22 Minutes, ±16 Miles







No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:
If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

KIEMLEHAGOOD

208.770.2589 | mary.kienbaum@kiemlehagood.com

MARY KIENBAUM



JON HAGER, with Hager Realty Services, Inc

425.830.8165 | jon@hager.com