

BYRD  
REAL ESTATE  
GROUP



**FOR LEASE**

**\$1.10 psf**

**Modified Gross**

Retail/Office  
or Warehouse

**11811 E 1<sup>ST</sup> AVE  
SPOKANE VALLEY**

CMU Zoning  
Parcel # 45211.0306,  
.0307 & .0308

**+/- 6,352 SF AVAILABLE**

**CONTACT**

US NOW



Doug Byrd 509.216.6575  
Sharon Reynolds 509.326.8080



Doug@ByrdRealEstateGroup.com  
Sharon@ByrdRealEstateGroup.com



1912 N Division, Ste 201  
Spokane WA 99207

- SUITE 2 +/- 3,429 SF
- SUITE 4 +/- 2,923 SF
- 2 RESTROOMS (1 ADA)
- WIDE-OPEN - COULD BE USED FOR MANY PURPOSES
- PLENTY OF PARKING
- TENANT PAYS THEIR UTILITIES

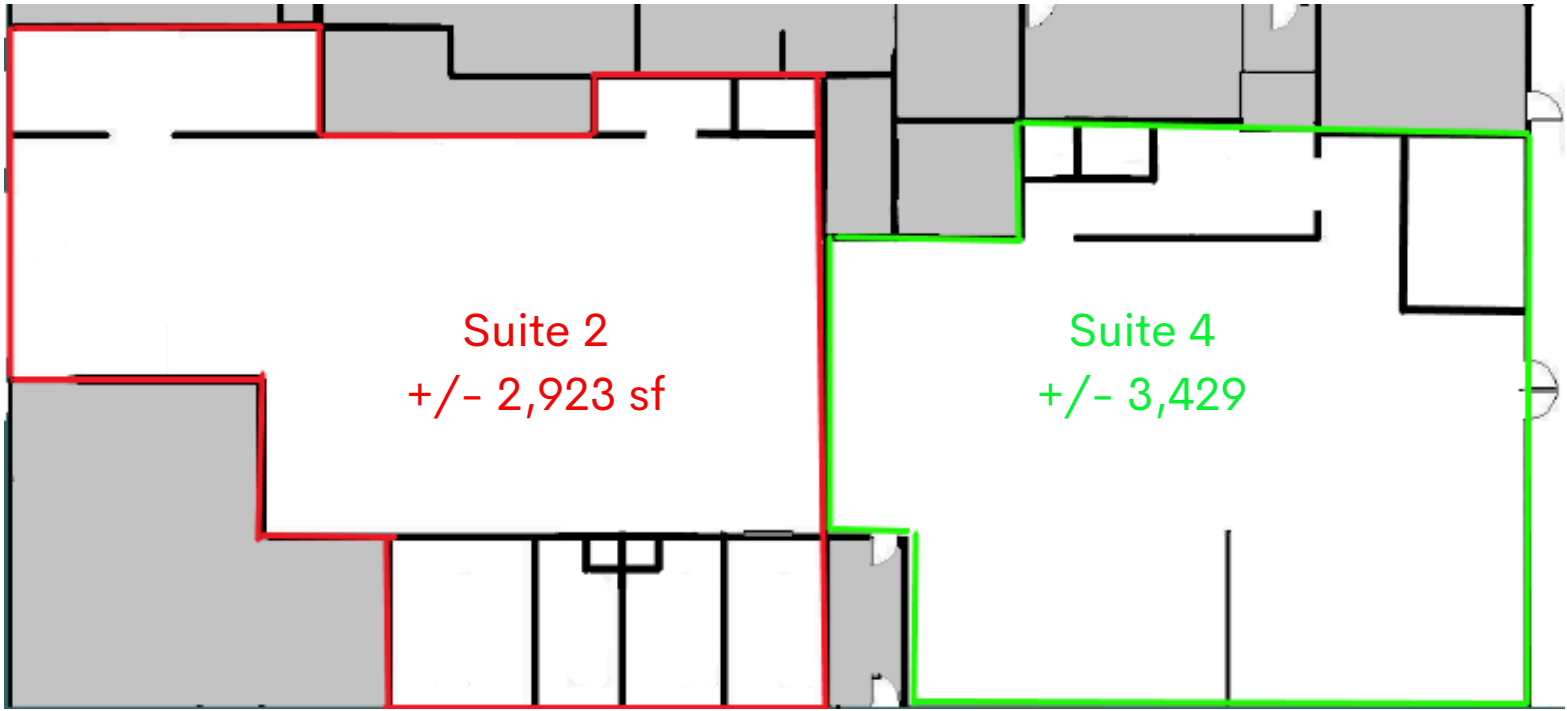
[www.ByrdRealEstateGroup.com](http://www.ByrdRealEstateGroup.com)

**PRODUCING PROPERTY SOLUTIONS**

All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



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\*Floorplan not to scale

**Suite 2&4**  
**Could be combined**  
**+/- 6,352 sf**

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Suite 4  
+/- 3,429

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Suite 2  
+/- 2,923 sf



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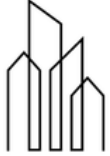


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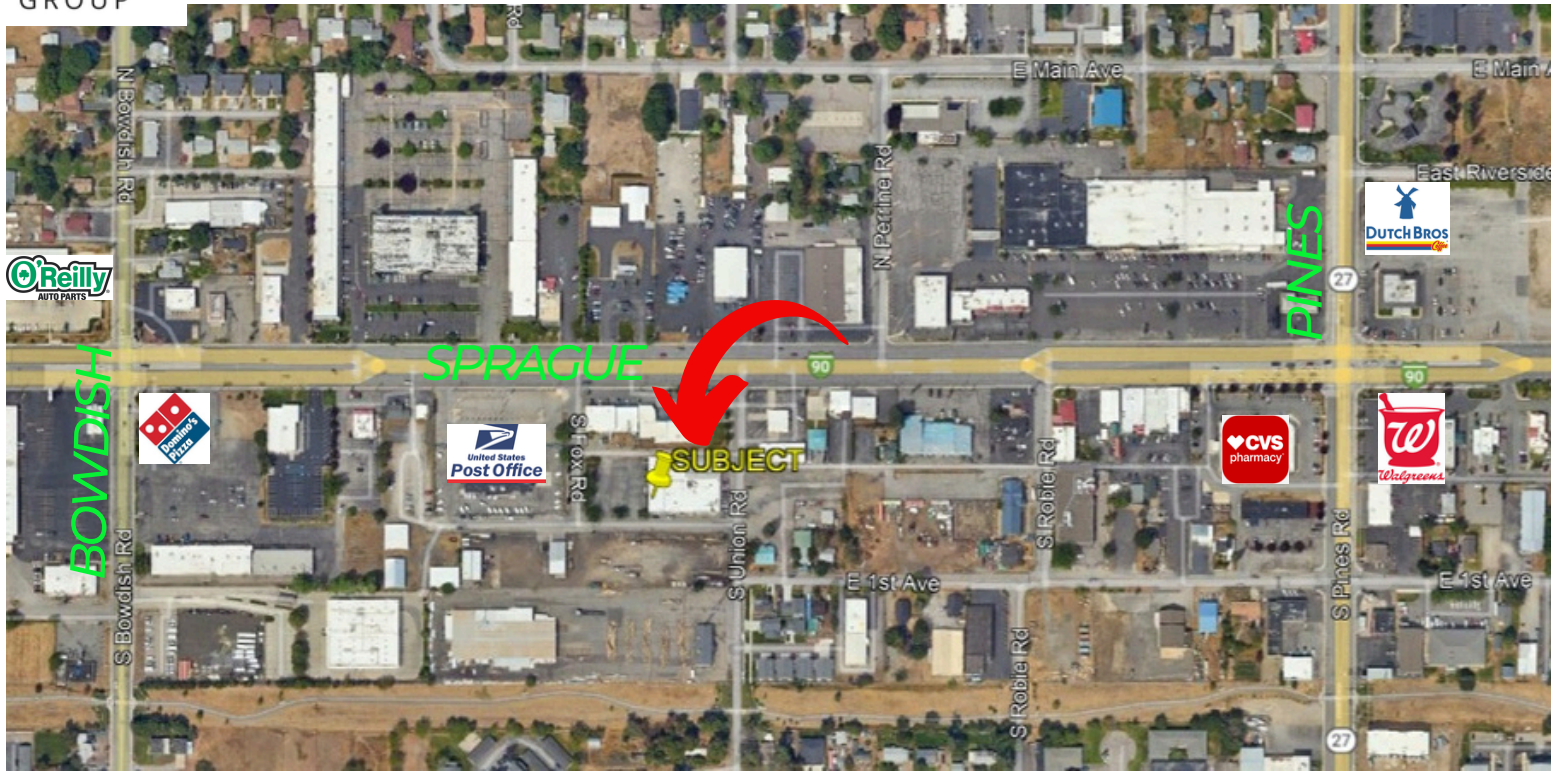
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