

OFFICE OR RETAIL SPACE FOR LEASE

PRIVATE BASEMENT SUITES

12121 E. MISSION AVE. SUITE A & D
SPOKANE VALLEY, WA 99206



*Suite A & D are located in the basement and are ADA Accessible. Landlord will cover Tenant Improvements for Suite D only for tenant upon move-in, including new flooring, new paint, and a small office buildout if requested.

OFFERING SUMMARY

Lease Rate	\$1.00 SFT/MO/NNN
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Est. NNN	\$0.50/SFT/MO
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Suite A SFT	4,177 SFT
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Suite D SFT	1,700 SFT
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Total SFT	5,877 SFT
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Zoning	RC
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APN	45094.0137
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Available	Within 60 Days
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➡ **PROPERTY VIDEO - CLICK HERE**

STEVEN DAINES
SETH PETERSON

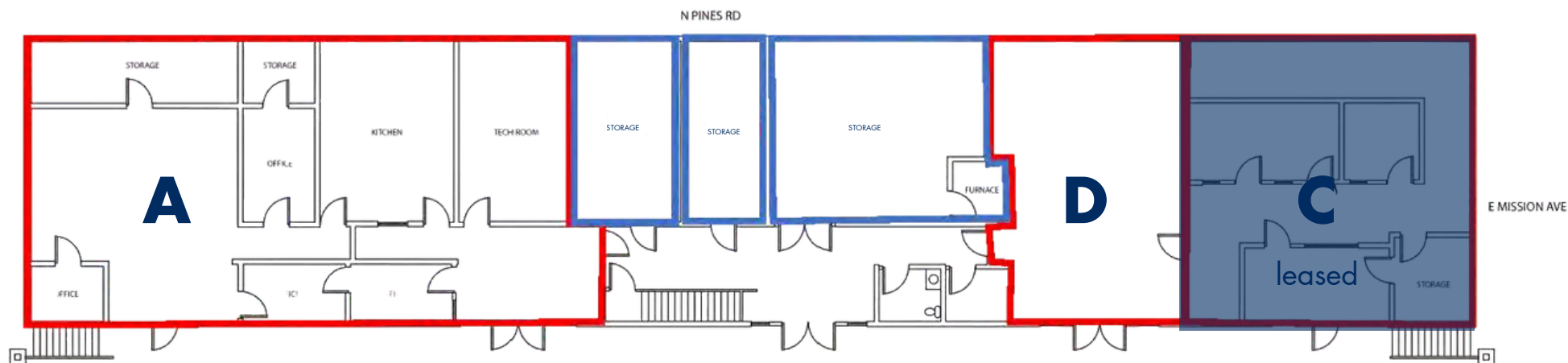
• 509.209.4920 • SETH@DAINESCAPITAL.COM

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Suite A

- 4,177 SFT
- Reception Area
- 4 Dedicated Offices
- 2 Storage Rooms
- Staff Break Room/Kitchen
- Server Room
- ADA Accessible
- Basement Suite

Suite D

- 1,700 SFT
- Current Open Floor Concept
- ADA Accessible
- Basement Suite

Landlord will cover Tenant Improvements for Suite D only for tenant upon move-in, including new carpet, new paint, and a small office buildout.

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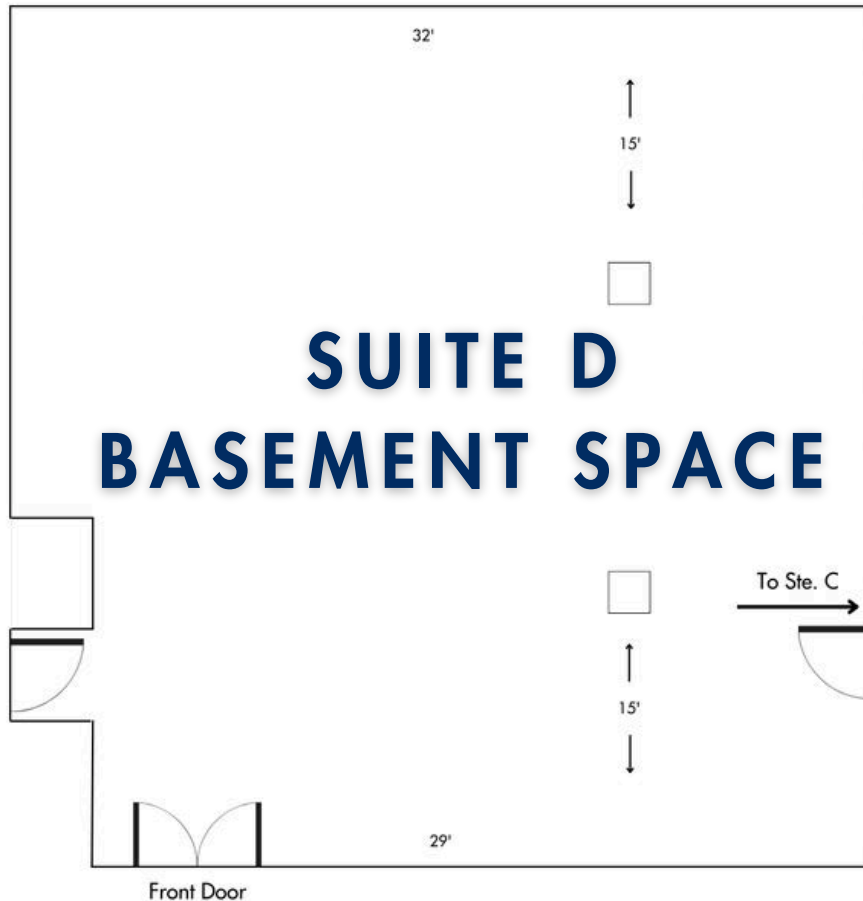
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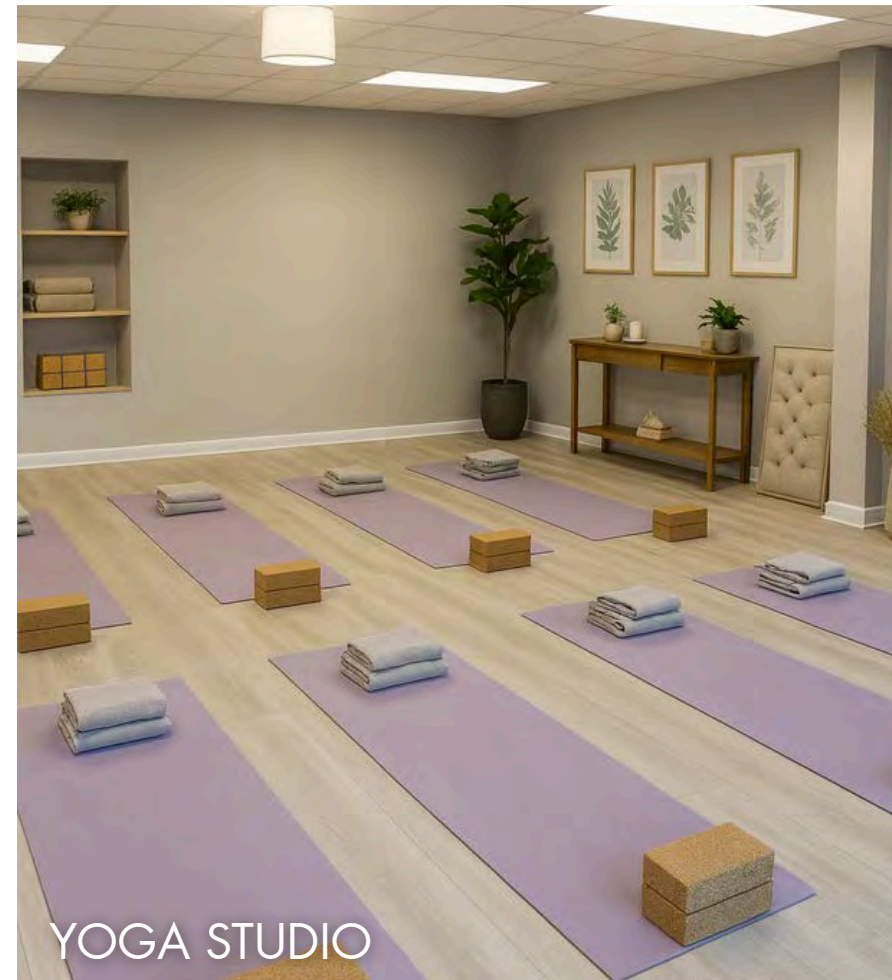
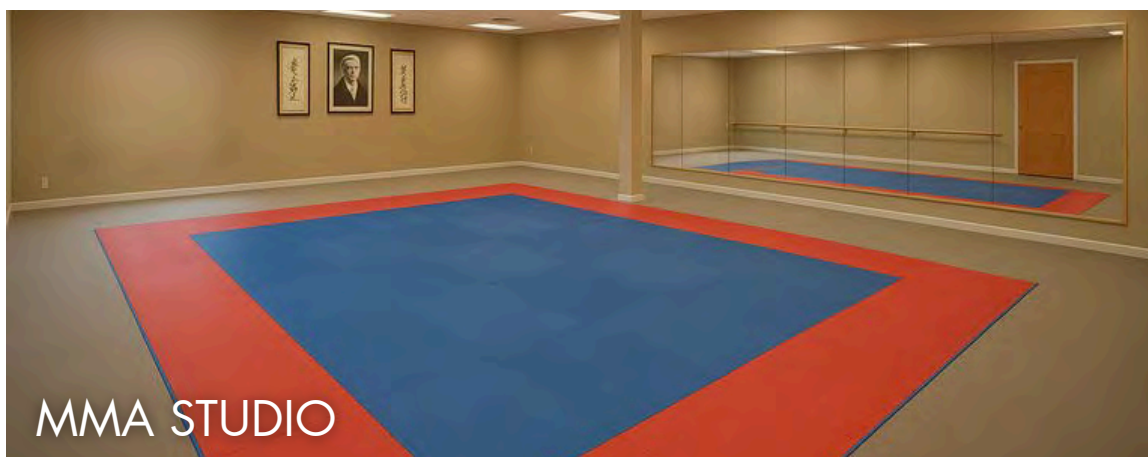
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CONCEPTUAL RENDERINGS



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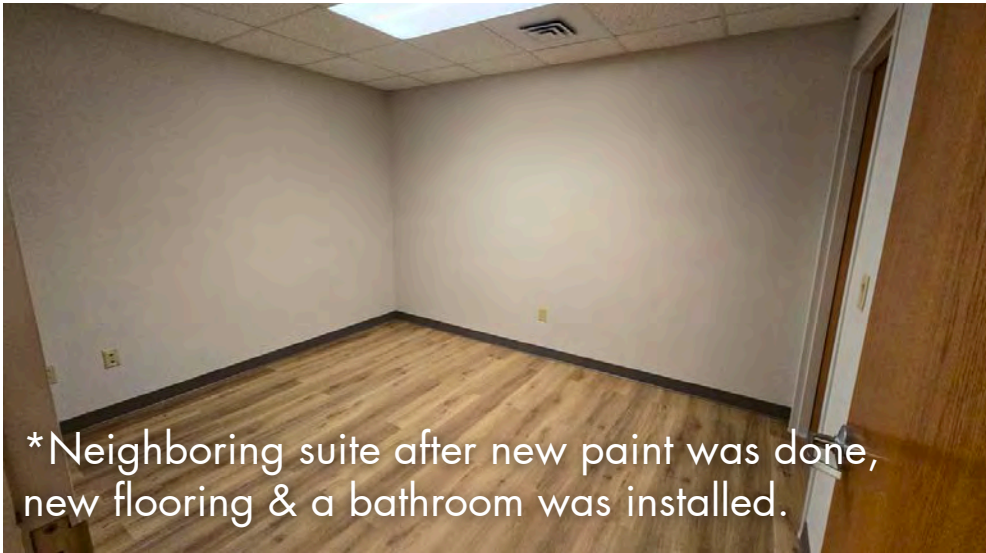
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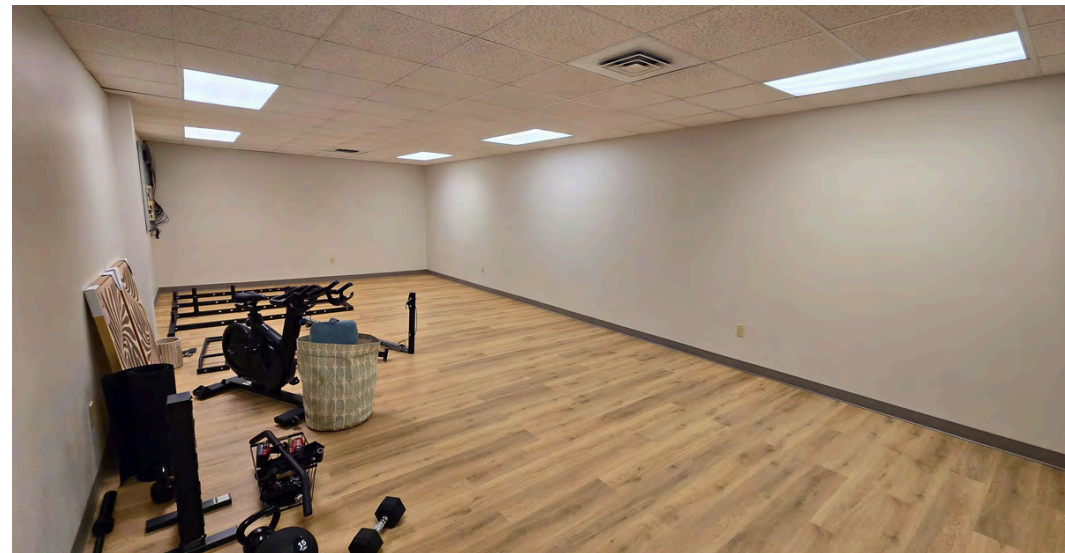
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*Neighboring suite after new paint was done, new flooring & a bathroom was installed.



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A wide-angle photograph of a concrete walkway leading from a building entrance towards a fenced area. The walkway is bordered by a large green bush on the left and a chain-link fence with trees on the right. The text 'BASEMENT SPACES & ADA ACCESSIBLE' is overlaid in white, bold, sans-serif font across the bottom of the image.

BASEMENT SPACES & ADA ACCESSIBLE



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DEMOGRAPHICS

1 MILE

3 MILE

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

Population

15,614

78,457

N. Pines Rd.

I-90 N

36,018

Households

6,943

32,095

N. Pines Rd.

E. Nora Ave. SE

37,931

Median Age

35

39

N. Pines Rd.

N. Pines Rd. E

91,435

Median HH Income

\$58,462

\$70,478

Daytime Employees

6,709

41,039

Population Growth '25 - '30

2.96%

1.98%

Household Growth '25 - '30

2.98%

1.97%

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