

// OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

The property is a commercial office building constructed in 1997. The building encompasses a total area of 30,000 square feet and is situated on a 1.68-acre lot. Offering convenient access to and from I-90, abundant free parking, and is located approximately 7 minutes from both downtown Spokane and the airport.

PROPERTY FEATURES

- Office Space: 11,500 - 18,500 SF
- 66 Cubicles, 14 Privates Offices, a Copy/Supply Room, Breakroom, and 2 Training/Conference Rooms
- Available Space Can Be Demised
- Abundant Free Parking
- Modified Gross

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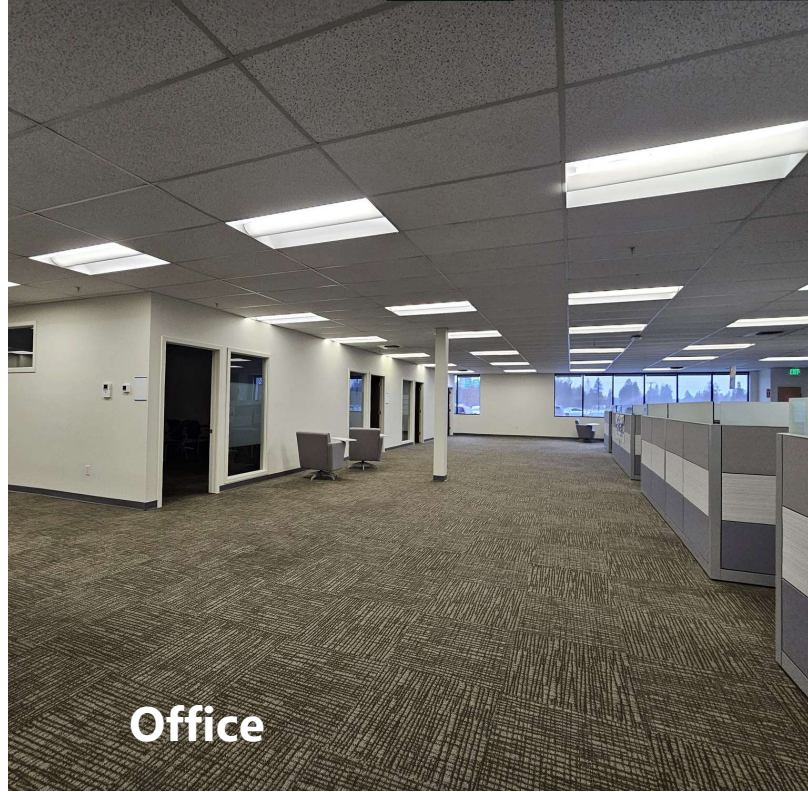
SPACES	LEASE RATE	SPACE SIZE		
Suite A	\$14.50 SF/yr	11,500 - 18,500 SF		
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES	
Total Households	5,052	31,283	145,404	
Total Population	10,738	69,474	350,502	
Average HH Income	\$52,464	\$51,265	\$56,303	



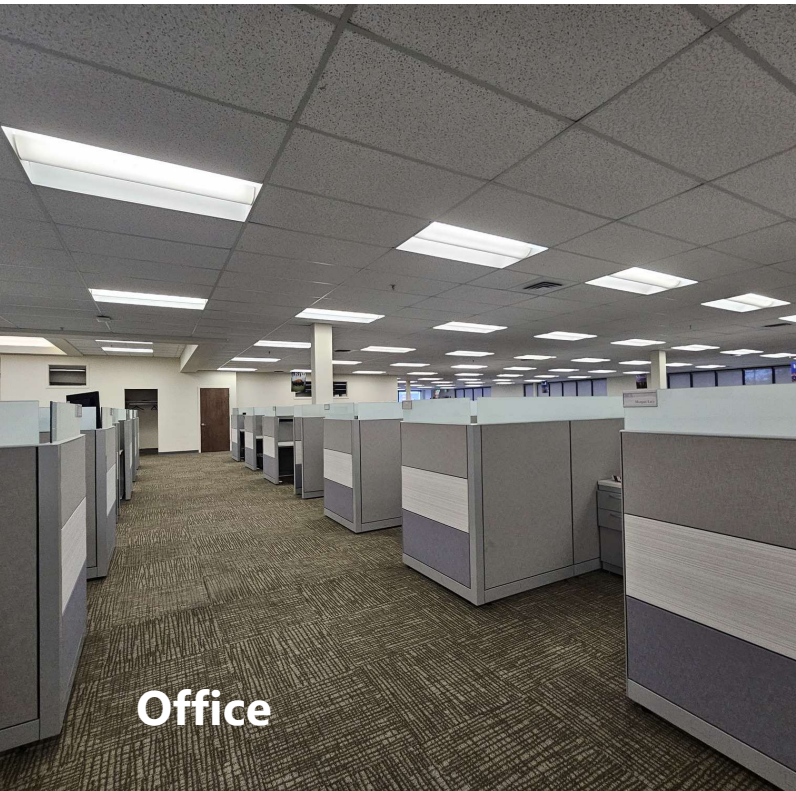
// ADDITIONAL PHOTOS



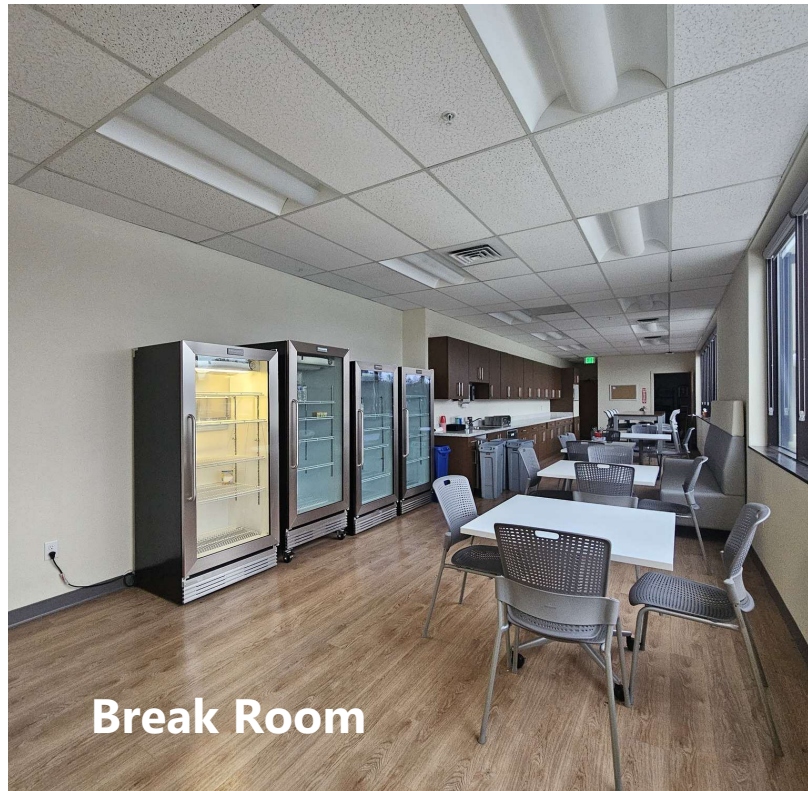
Copy/work room



Office



Office



Break Room

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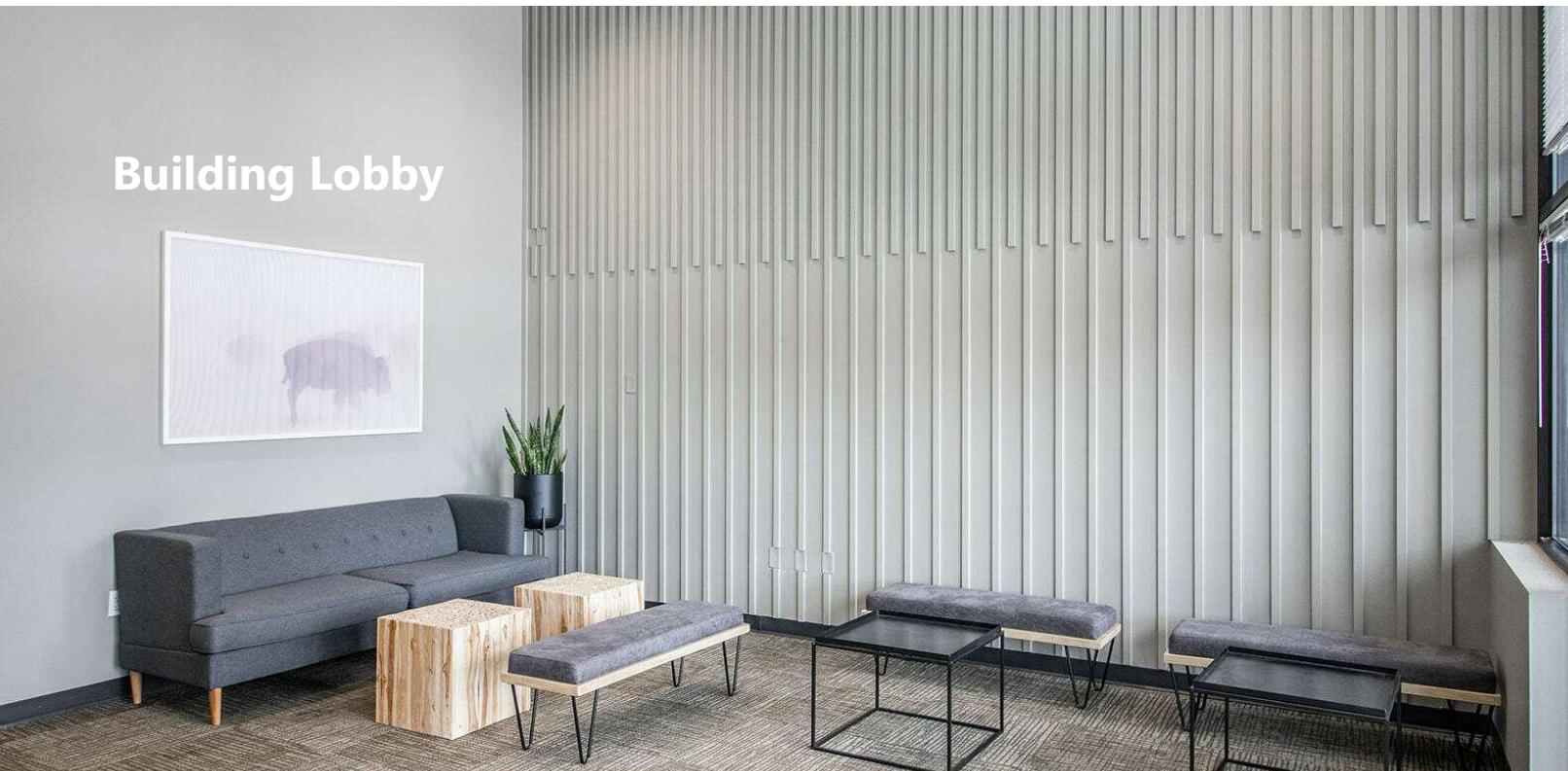
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// ADDITIONAL PHOTOS



Conference Room



Building Lobby

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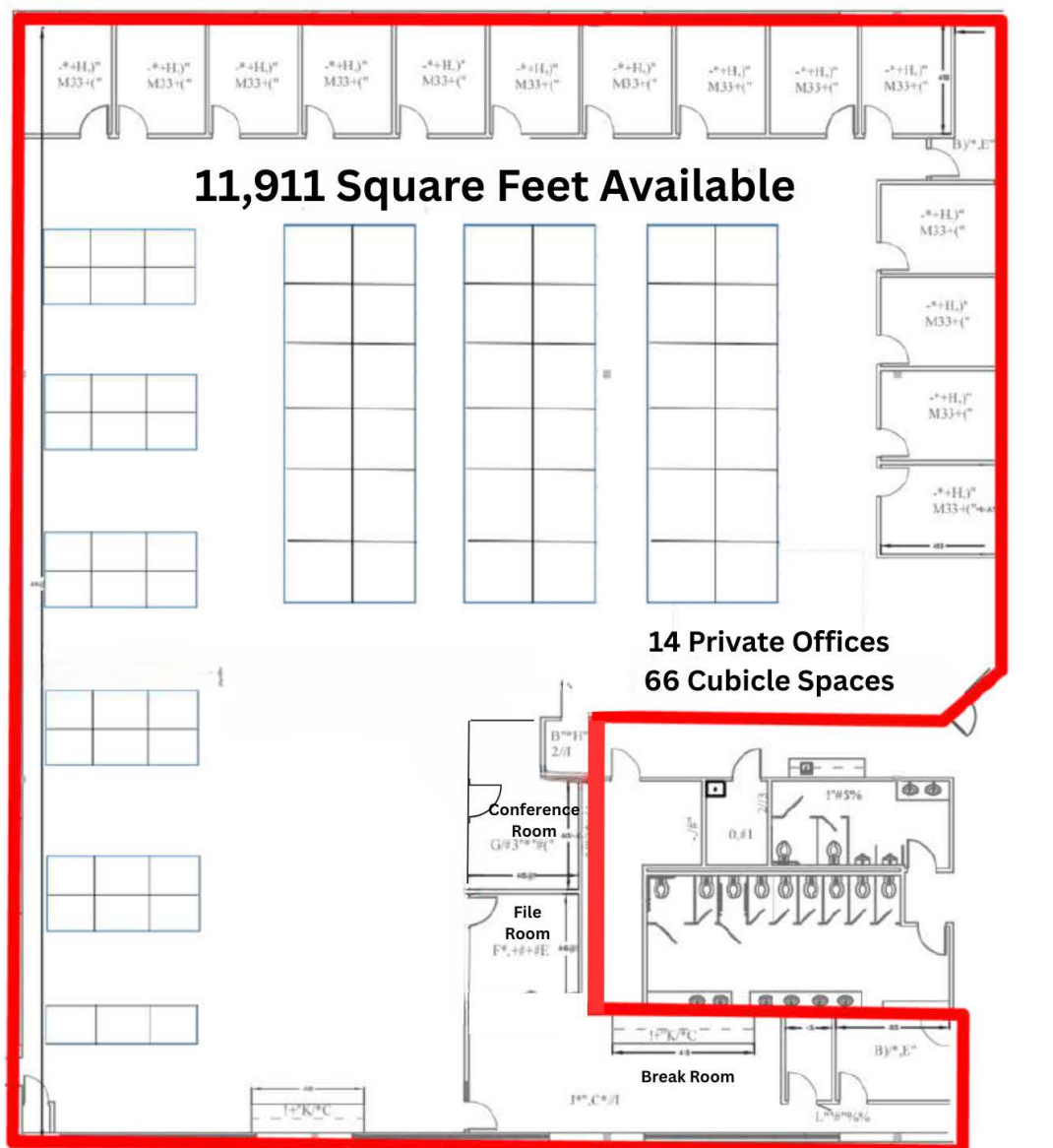
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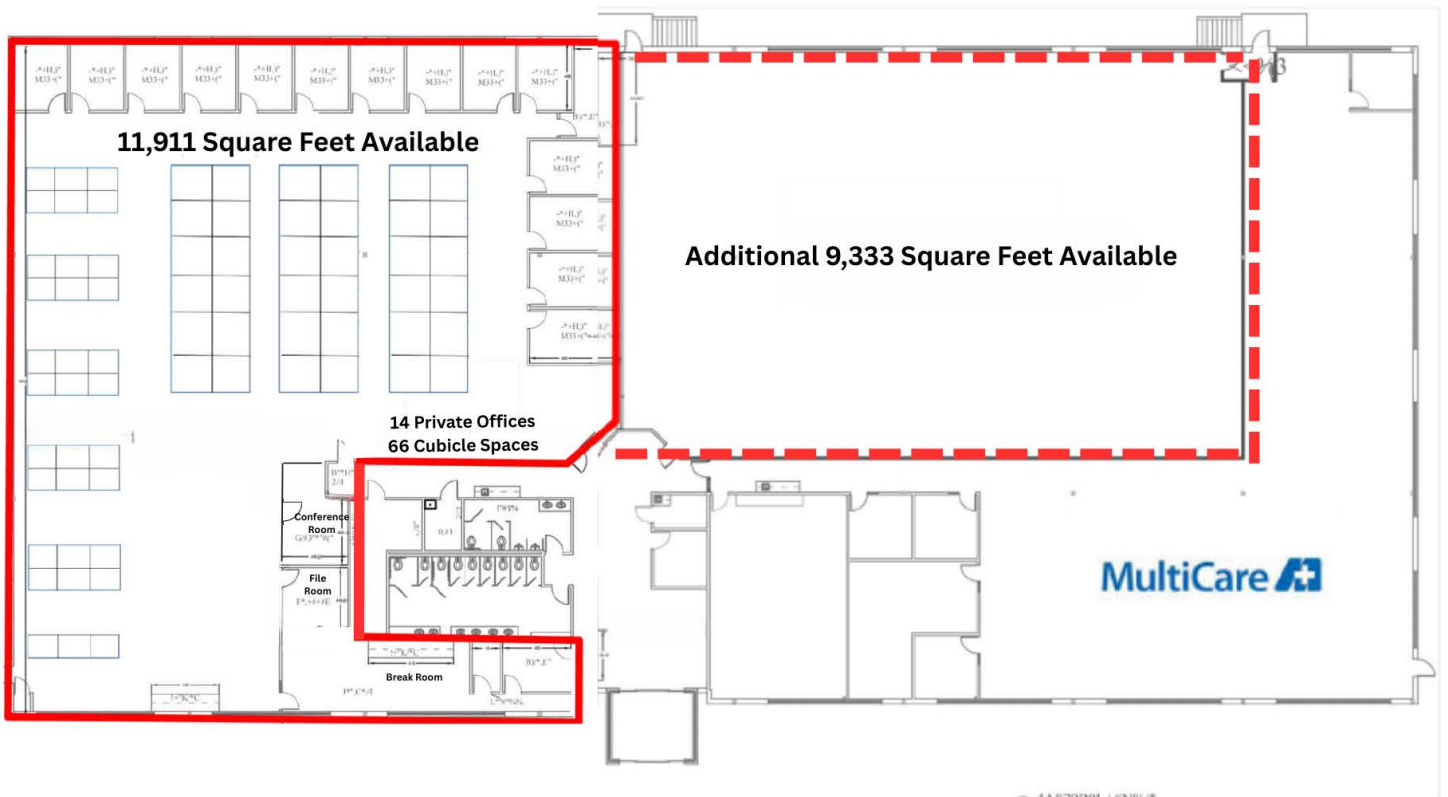
// FLOOR PLAN



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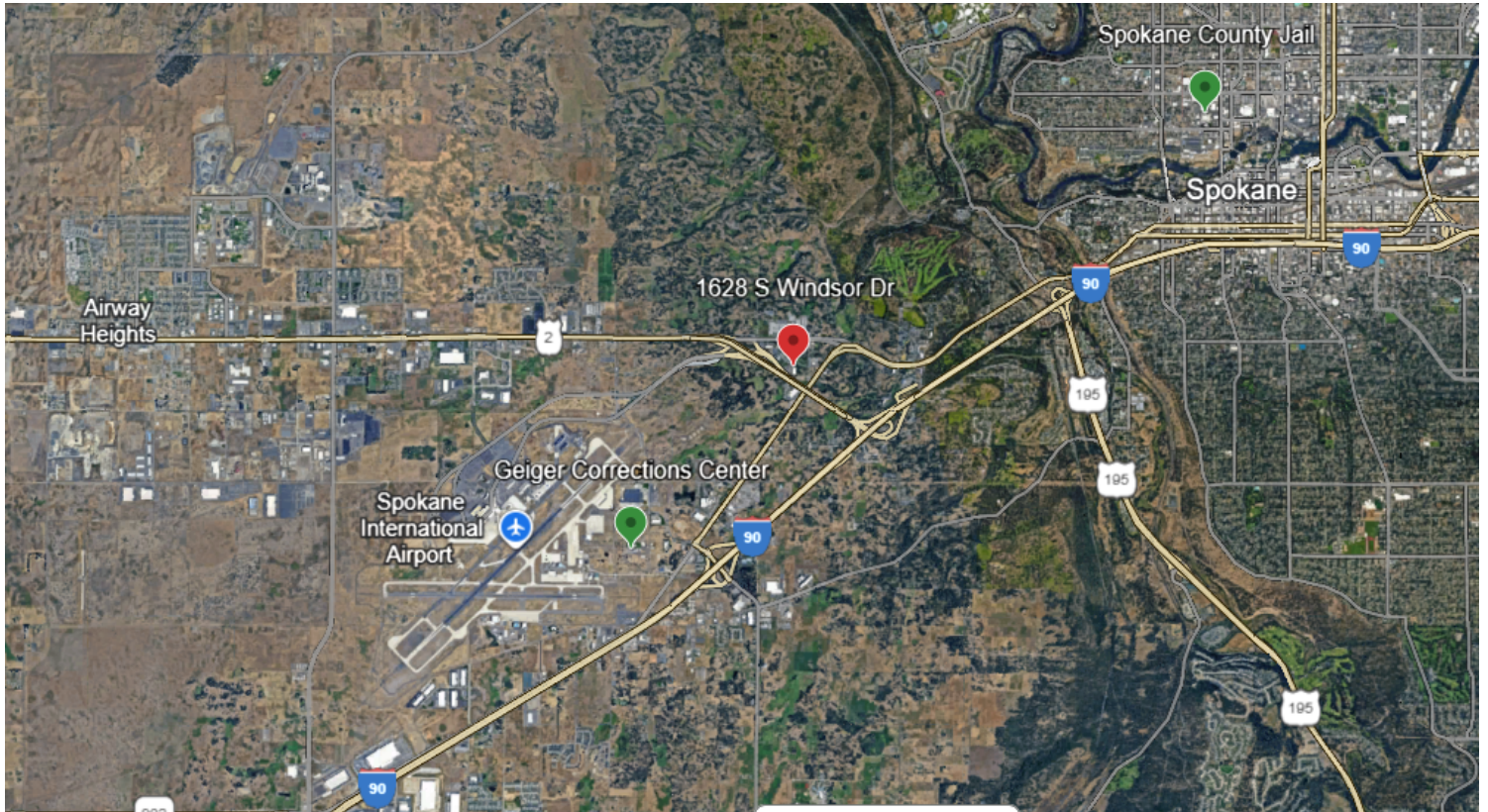
// SITE PLAN



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// LOCATION MAP



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