

**FOR LEASE**



**WELCOME TO THE QUARRY CAMPUS**

4418 & 4420 E. 8<sup>TH</sup> AVENUE, SPOKANE VALLEY, WA 99202

**KIEMLE  
HAGOOD**

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REALTOR

# Quarry Master Plan – Phase II



## Tranquil & Serene Outdoor Environment

**Unique 50-acre business campus with incredible natural amenities, flexible buildings, and a gated entrance**

- Walking & biking trails
- Off street secured parking
- Close proximity to I-90

## Reclaimed Former Rock Quarry

- Restored
- Redeveloped
- Revitalized



# Phase II Construction

Coming Soon in 2022

## Space Size

- 2022 New Construction |  $\pm$  15,000 SF

## Rental Rate

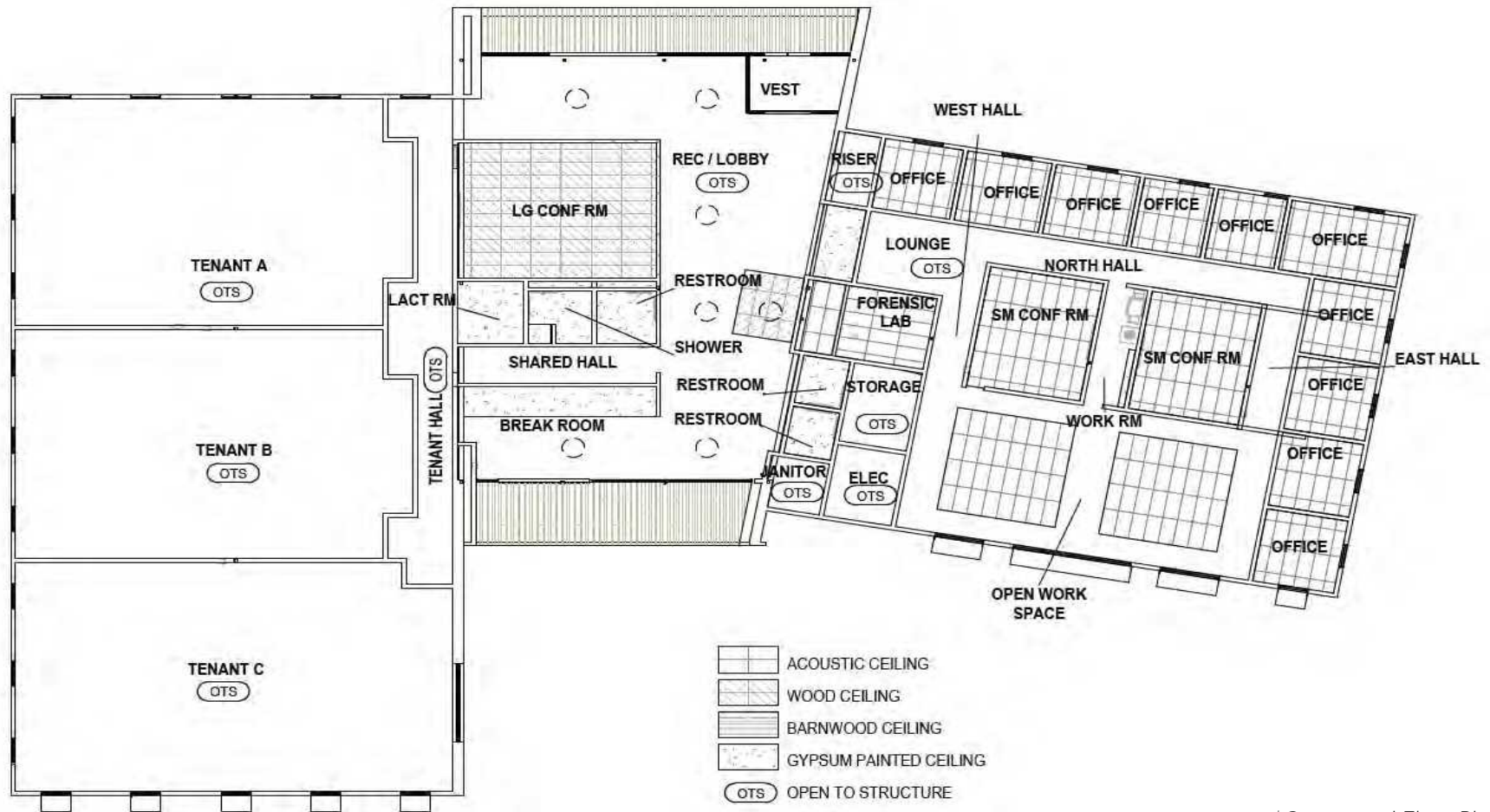
- Asking Rent | \$30 PSF (T.I.'s Negotiable)
- Lease Type | Modified Gross



# Phase II Construction - Flexible Office Layout

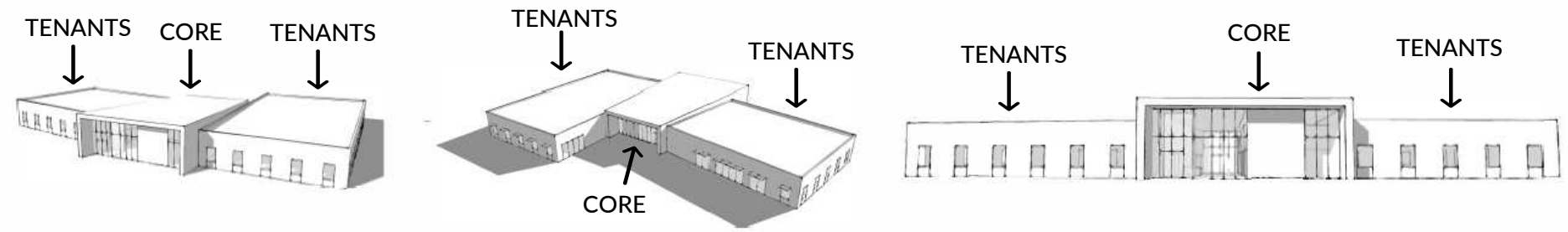


- Potential for 5 tenant spaces
- Very accessible layout
- Eco friendly sustainable design
- Nexus between high tech & natural resources

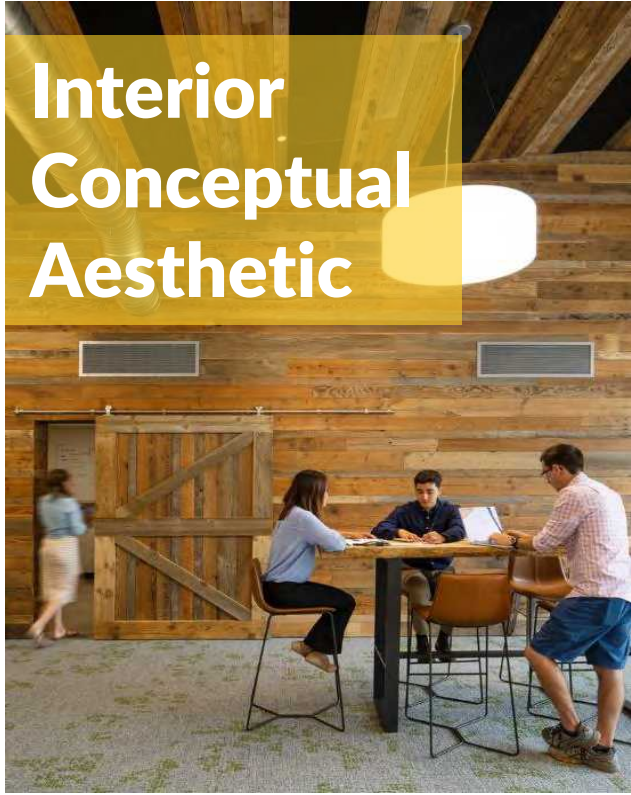


# Space Designed to Function

- Desire to excite employees to come in, collaborate, interact and attract new employees
- Lobby to provide an open atmosphere for social interaction and a welcoming presence
- Potential conference space for 250 – 300 people
- Close connection to outdoor amenities on campus – walk / run / bike / hike property



# Interior Conceptual Aesthetic





8th Avenue

Existing Building



SCD Building

New Construction Site

Carnahan Road







For more information on this opportunity.

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