

# FOR SALE OR LEASE



## OFFICE BUILDING

8775 E Mission Avenue  
Spokane Valley, WA 99212

**CRAIG SOEHREN,  
BROKER**

509.755.7548

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**KIEMLEHAGOOD**

# OFFICE BUILDING

**FOR SALE OR LEASE**  
8775 E Mission Avenue  
Spokane Valley, WA 99212

**SALE PRICE: \$3,150,000**

**LEASE RATE: \$16.00 PSF, NNN**

Total Building SF: ±13,560 SF

Year Built: 2004

Parcel Numbers:

45074.0918 – Land:

○ Lot Size: ±33,750 SF

45074.0919 – Building & Land:

○ Building Size: ±13,560 SF

○ Lot Size: ±45,723 SF

- Tenant Improvements negotiable
- Freeway visibility and signage available
- Single/Multi-Tenant occupancy opportunity
- 97 parking stalls

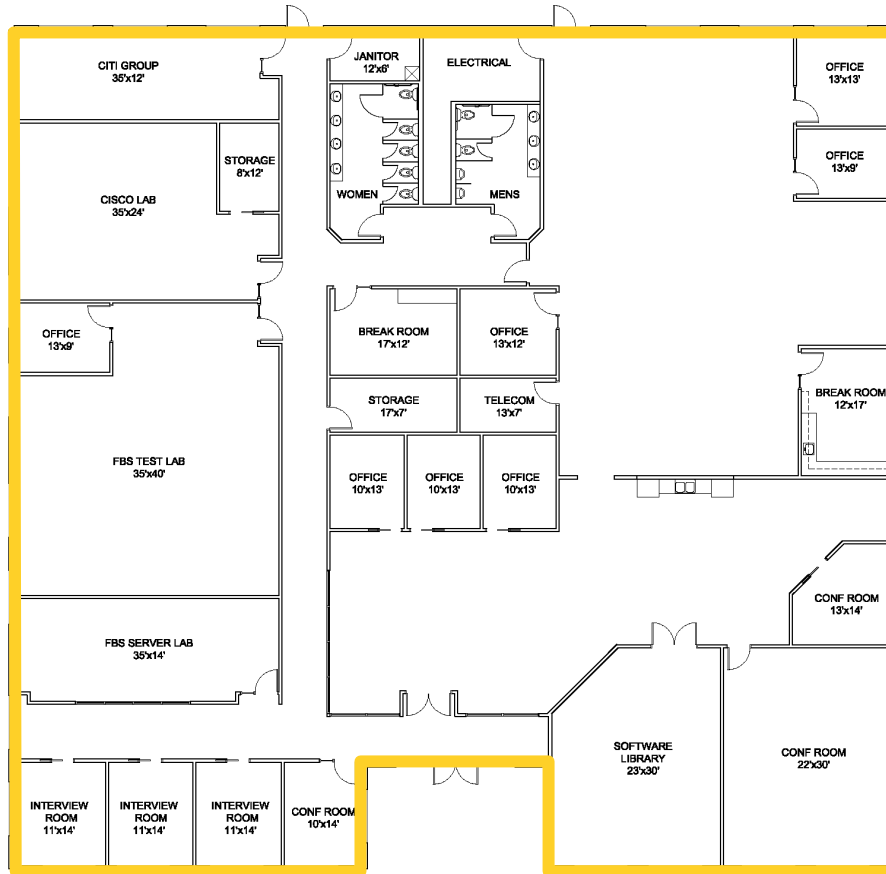


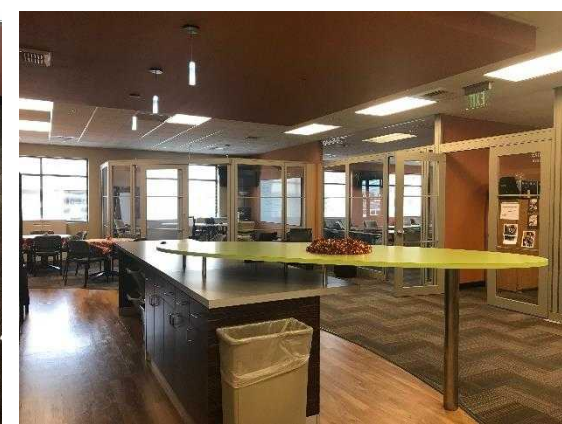
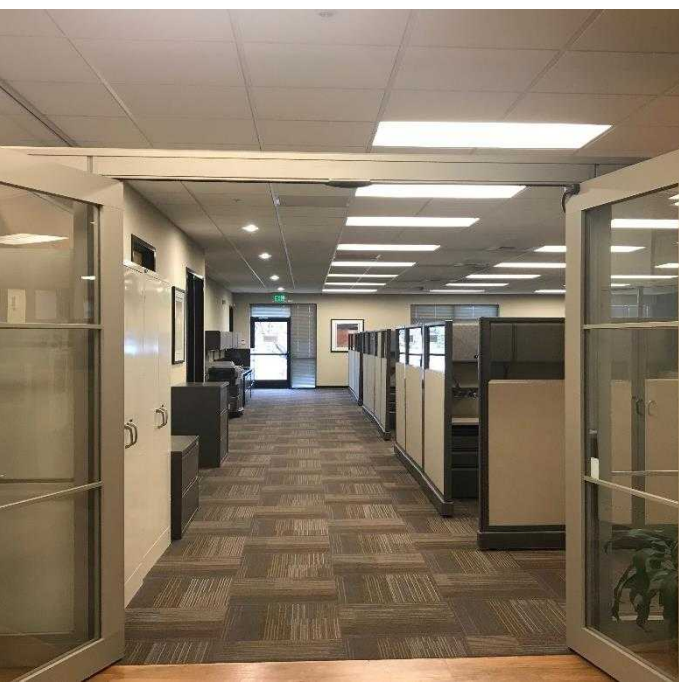
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SALE PRICE: \$3,150,000

LEASE RATE: \$16.00 PSF, NNN

TOTAL BUILDING SF: ±13,560 SF







Interstate 90 ±110,004 ADT

N Mullan Road  
N Argonne Road

**SITE**  
★

East Mission Avenue ±2,615 ADT

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For more information on this opportunity:

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