

FOR SUBLEASE



LOCATION: On the Montgomery corridor between Argonne Road and Pines Road I-90 Interchanges.

SITE: A portion of a multi-tenanted site which consists of ±137,425 SF.
Parcel #s: 45083.0172, 45083.0173, 45083.0163.

ZONING: I, Industrial, per City of Spokane Valley

UTILITIES: Modern Electric services electric; Avista Utilities services gas; units are separately metered and tenant pays utility charges & garbage

All square footage is approximate. All critical measurements should be verified.
Total rentable area in 3 buildings: 56,974 SF

SUITE 9

Total SF: ±1,100

Office SF: ± 141

Warehouse SF: ± 959

Loading: One (1) grade overhead door 9'W x 12' H

Heat: Electric heat, serviced by Modern Electric

Monthly Base Rent: \$825.00
(75¢/SF/Mo)

Est. NNNs \$279.00
(25.4¢/SF/Mo)

Total Monthly Rent: \$1,104.00

3% annual base rent escalations beginning 10/1/2024.

Availability: Through September 30, 2026. Longer term may be available with Landlord

ARGONNE COMMERCIAL CENTER

9608 E. Montgomery, Suite #9
Spokane Valley, WA 99206

View
Location



TRACY POFF
509.755.7588

tracy.poff@kiemlehagood.com

TRACY LUCAS
509.755.7558

tracyl@kiemlehagood.com

601 W. MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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KIEMLEHAGOOD.COM

Tracy Poff
 509.755.7588
 tracy.poff@kiemlehagood.com

Tracy Lucas
 509.755.7558
 tracyl@kiemlehagood.com

Mark Lucas
 509.755-7524
 mlucas@kiemlehagood.com

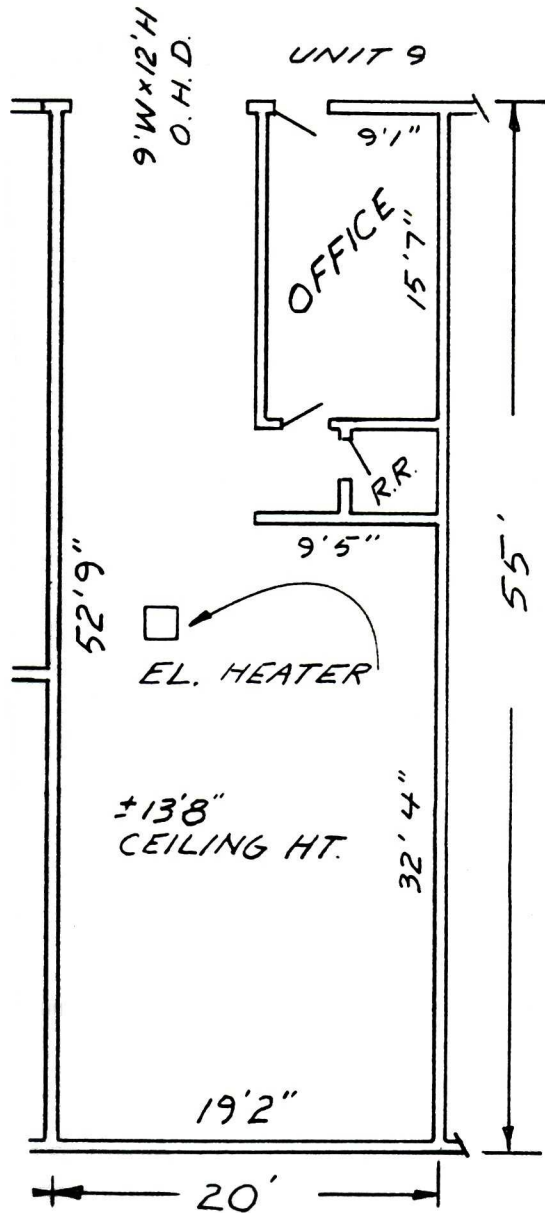
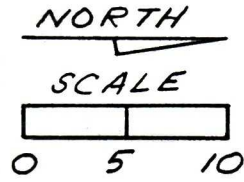
FLOOR PLAN

SUITE 9

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Spokane Valley, WA 99206

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Tracy Poff | 509.755.7588 or tracy.poff@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com