

FOR LEASE



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

All units have grade level overhead loading doors; common area loading dock on the east side of 9516 E. Montgomery

*stated rental rate assumes a 3 year lease term with 3% annual escalations

ARGONNE COMMERCIAL CENTER

9514-9516-9608 E. Montgomery
Spokane Valley, WA 99206

**View
Location**



SUITE 3

SUITE 24

Total SF:	±1,000	±2,400
Office SF:	± 232	± 480
Warehouse SF:	± 768	± 1,920
Monthly Base Rent: (75¢/SF/Mo)	\$750.00	\$1,800.00
Est. NNNs (25.4¢/SF/Mo)	\$254.00	\$609.00
Total Monthly Rent:	\$1,004.00	\$2,409.00
Availability:	Immediately	August 2024, possibly sooner

OFFICE LOCATIONS

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

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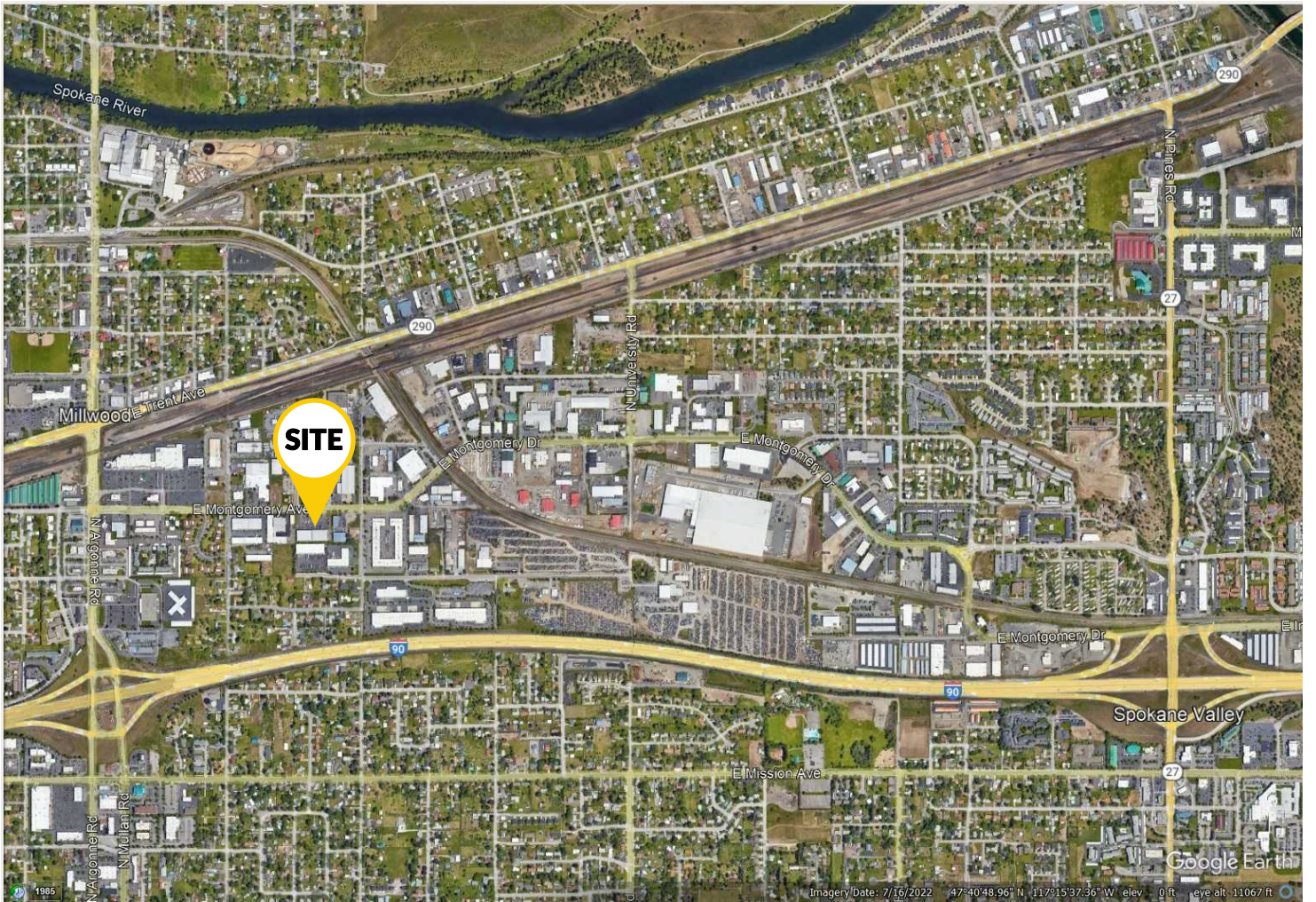
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601 W. MAIN AVENUE,
SUITE 400
SPOKANE, WA 99201

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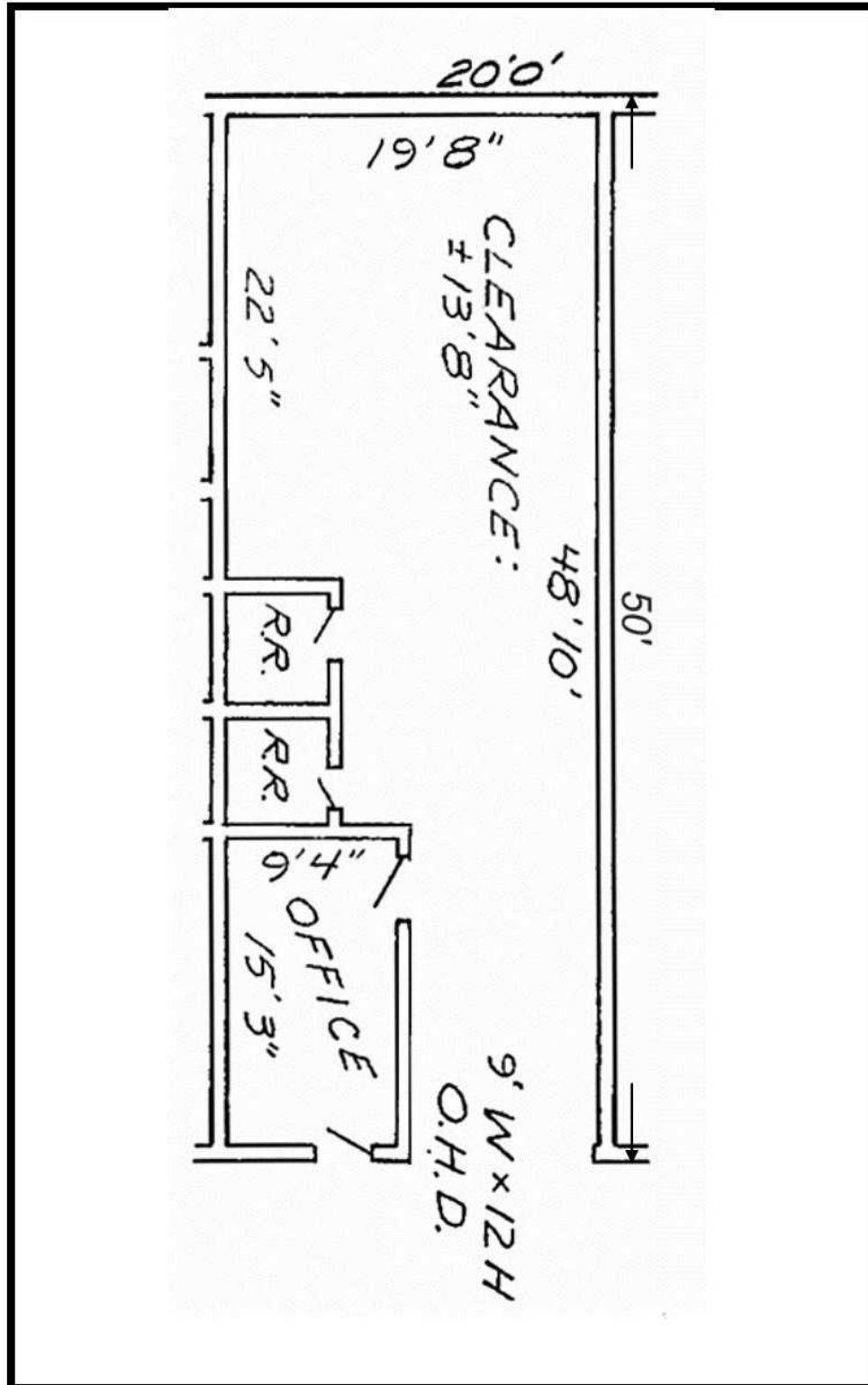
FLOOR PLAN

SUITE 3

ARGONNE COMMERCIAL CENTER

9608 E. Montgomery Ave.,
Spokane Valley, WA 99206

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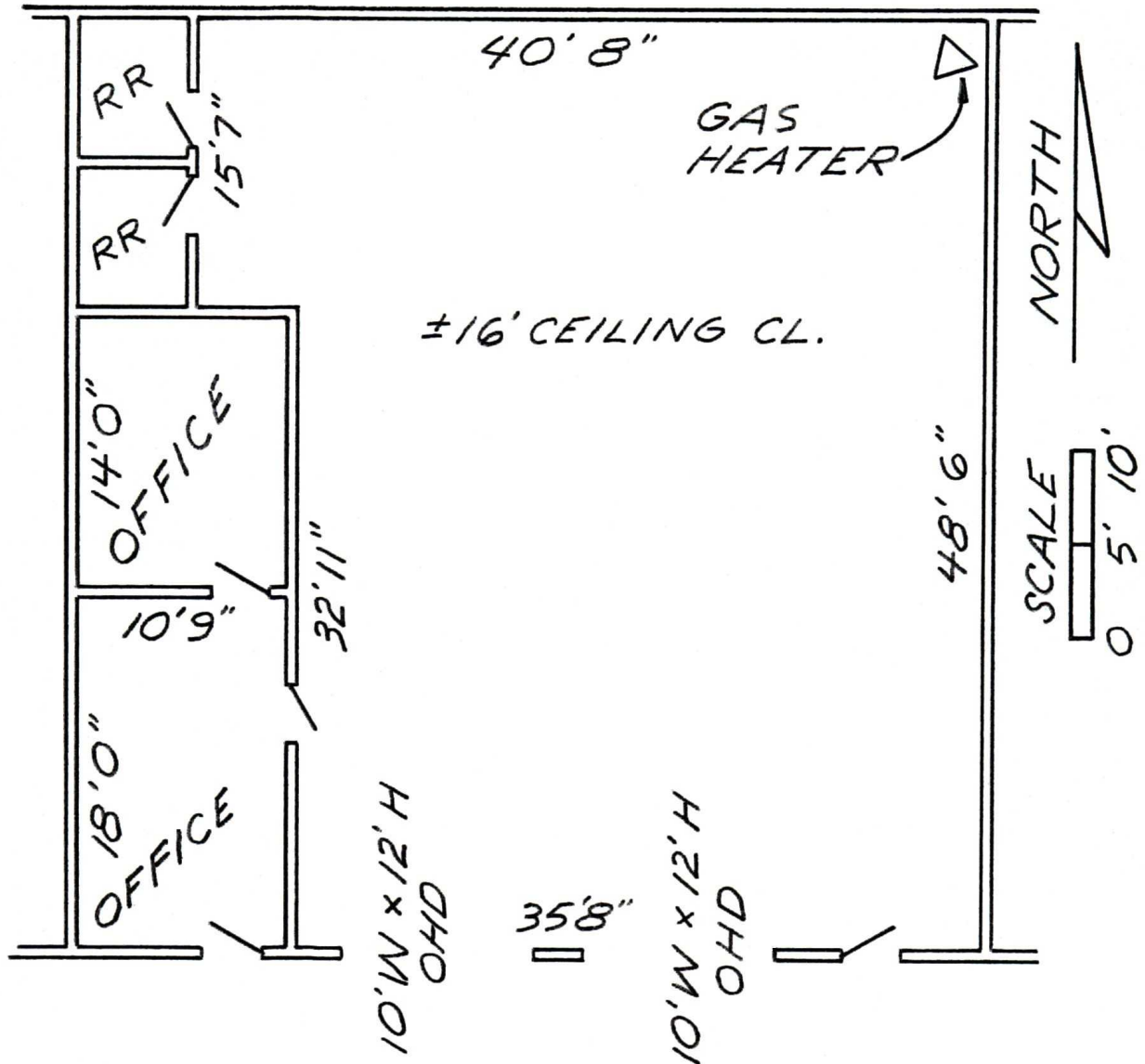
FLOOR PLAN

SUITE 24

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