

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 $\pm 137,425$ 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:	$\pm 1,000$	$\pm 2,400$
Office SF:	± 232	± 480
Warehouse SF:	± 768	$\pm 1,920$
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

TRACY POFF
509.755.7588

tracy.poff@kiemlehagood.com

TRACY LUCAS
509.755.7558

tracyl@kiemlehagood.com

MARK LUCAS, SIOR
509.755.7524

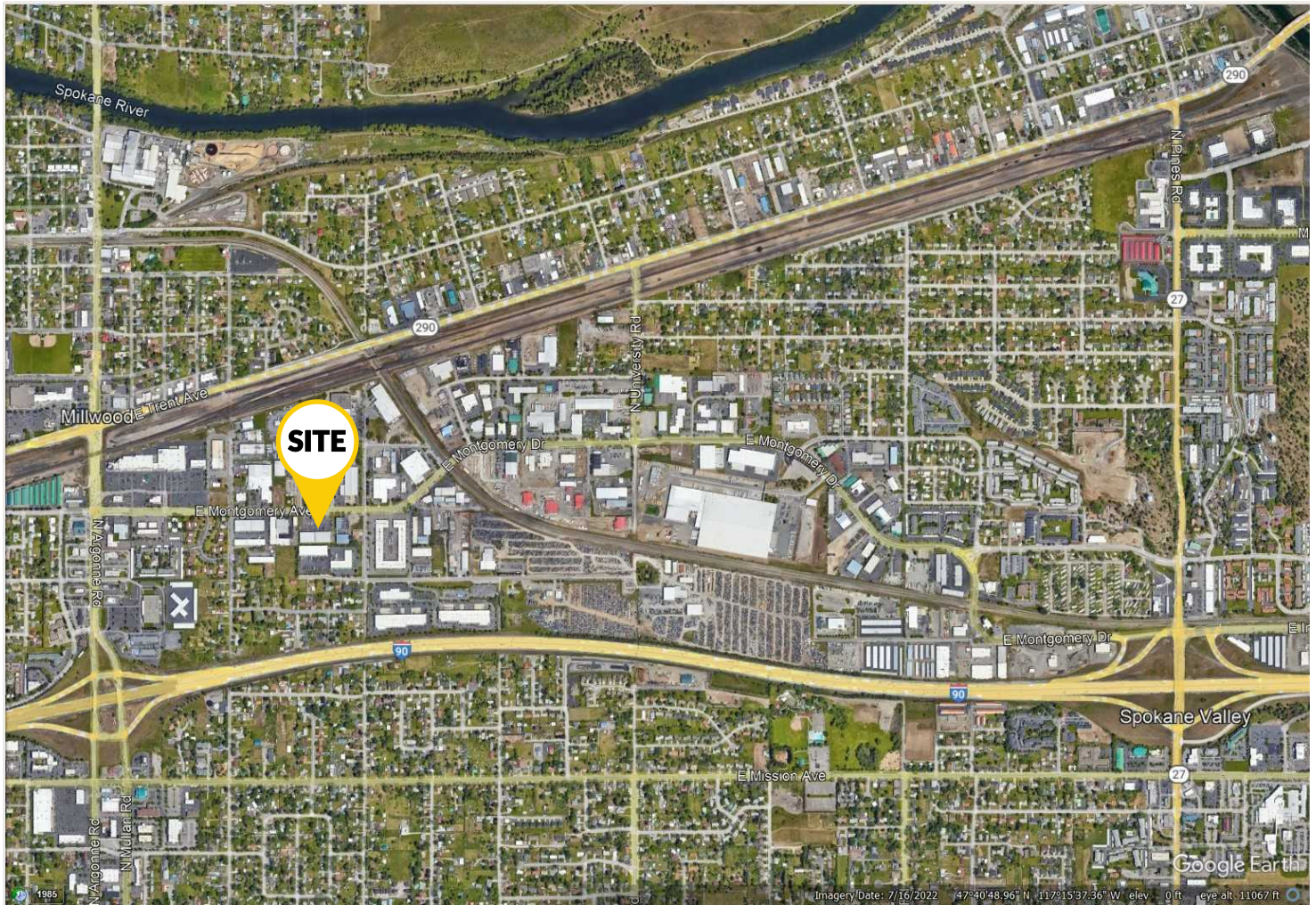
mlucas@kiemlehagood.com

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

**KIEMLE
HAGOOD**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 04/16/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\Montgomery E 9514-9608.PUB





ARGONNE COMMERCIAL CENTER |

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



Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated though this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

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

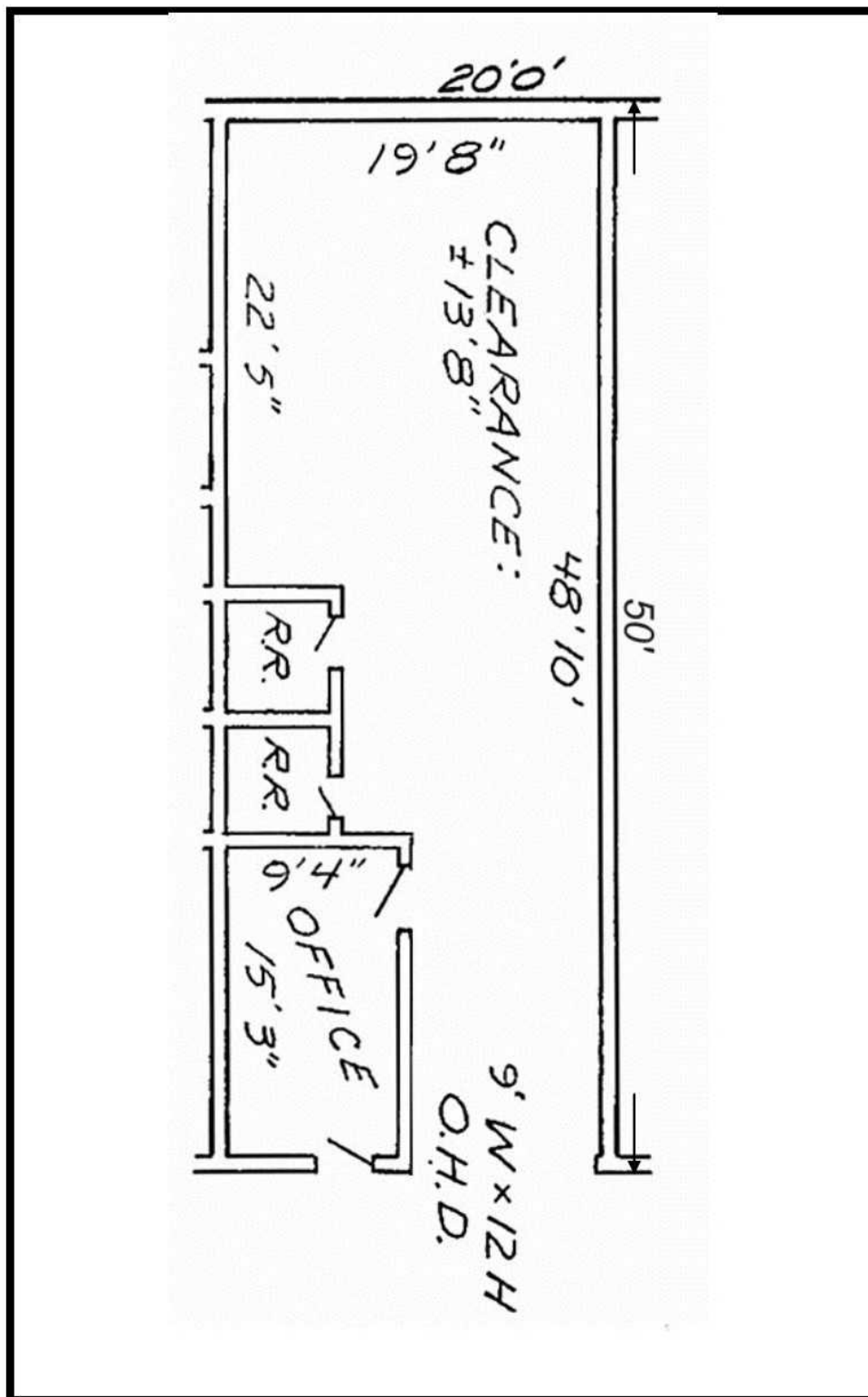
FLOOR PLAN

SUITE 3

ARGONNE COMMERCIAL CENTER

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

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



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

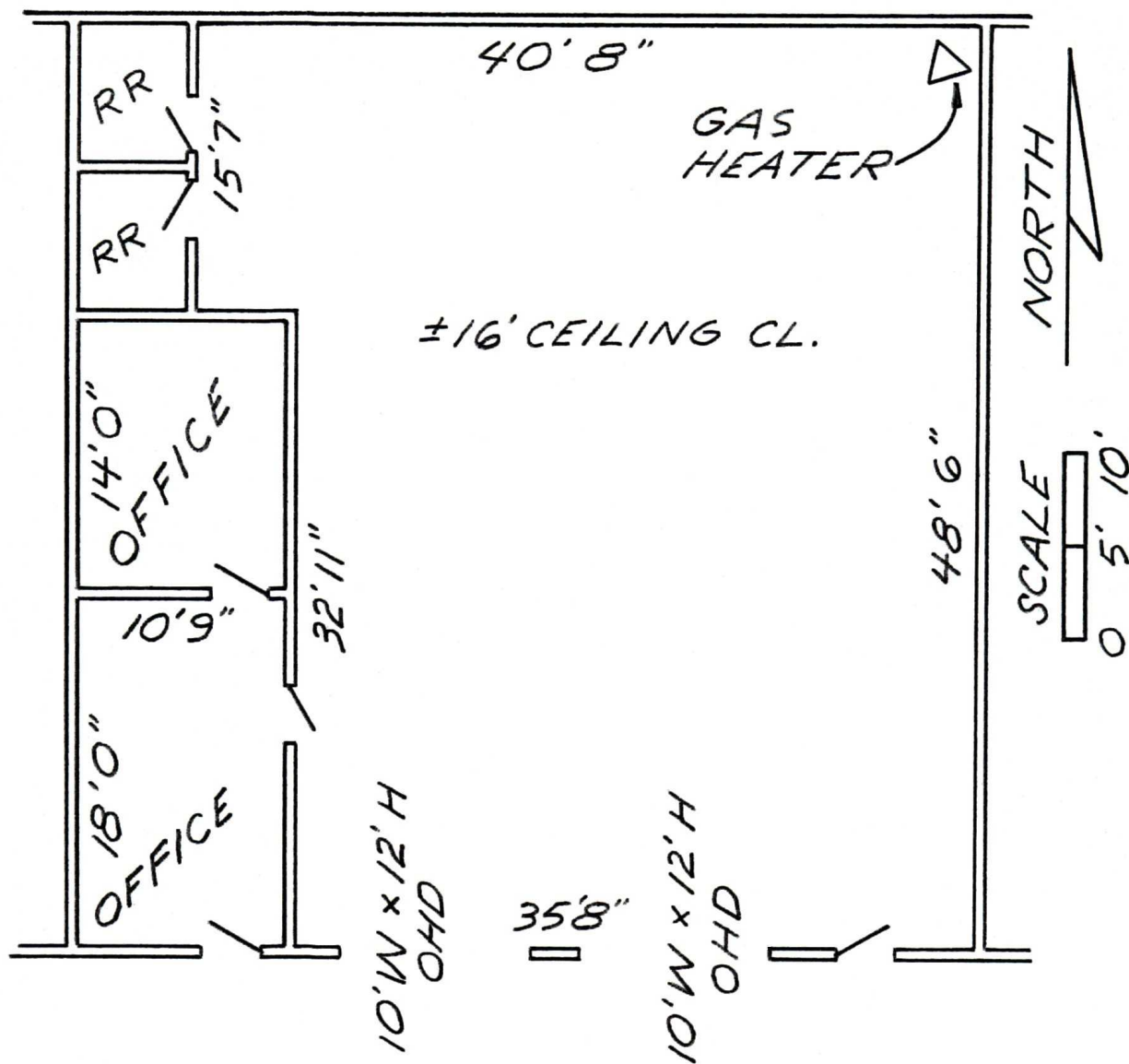
FLOOR PLAN

SUITE 24

ARGONNE COMMERCIAL CENTER

9514 E. Montgomery Ave.,
Spokane Valley, WA 99206

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



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