



AVAILABLE SUITE

SUITE A

Lease Rate: \$26.00 PSF, NNN

NNN Expense: \$6.25 PSF

Suite Size: ±4,125 RSF

BUILDING DETAILS

- Class A Medical Office Building
- Constructed in 2010
- Parking: ±50 Stalls
- Fully Sprinklered
- Established South Hill Location
- Excellent Location on Signalized Intersection
- Signage Available
- Free Parking
- Neighborhood Tenants Include:
 - Starbucks
 - Snap Fitness
 - REMEDY Gastropub
 - Grand Corner Dental

GRAND CORNER PROFESSIONAL BUILDING

3707 S Grand Boulevard
Spokane, WA 99203

View
Location



RICHARD FOX, BROKER

509.755.7580

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FLOOR PLAN

3707 S Grand Boulevard
Spokane, WA 99203

SUITE A

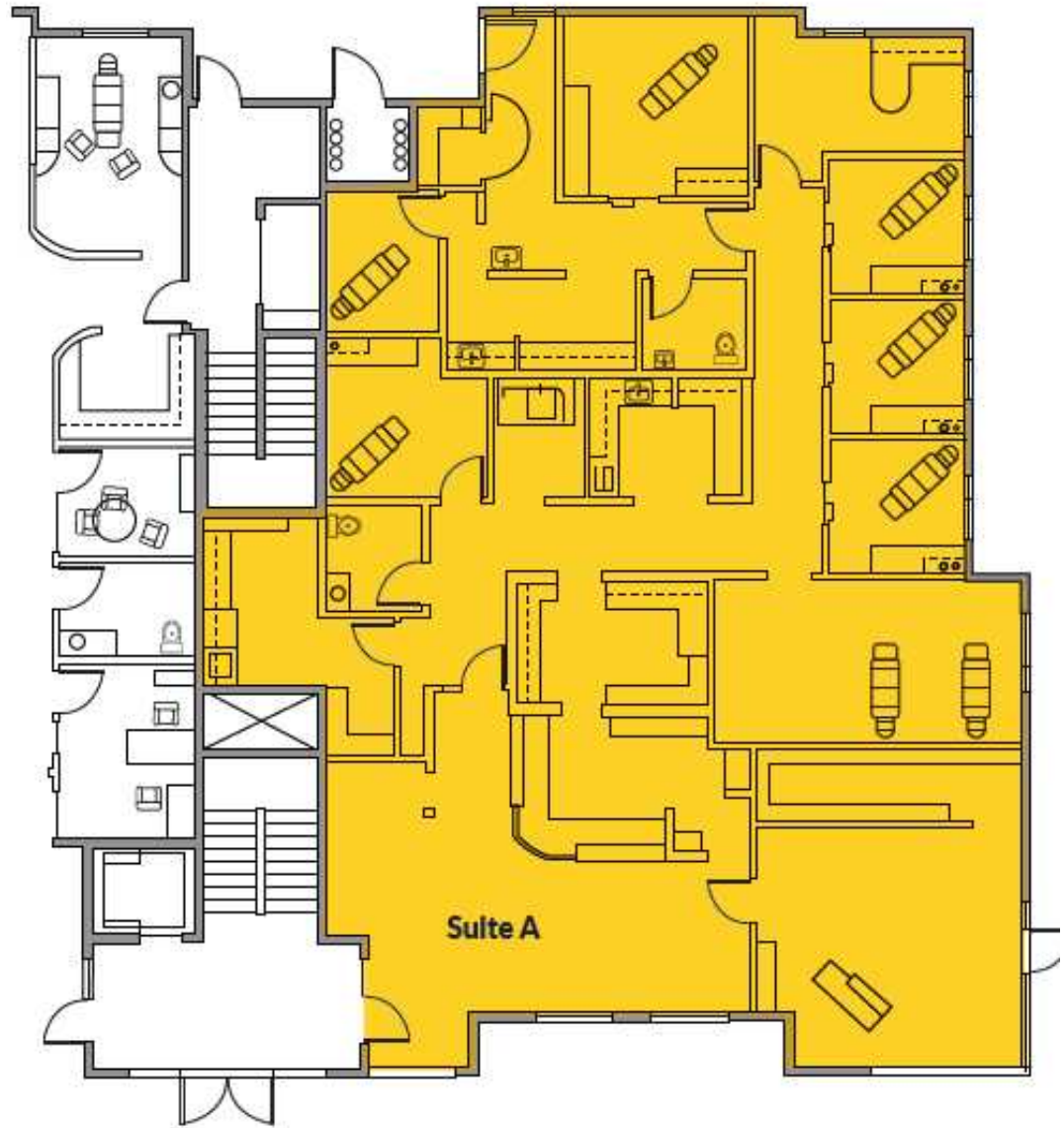
Lease Rate: \$26.00 PSF, NNN

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Suite Size: ±4,125 RSF

SUITE HIGHLIGHTS

- Reception
- Work Room
- PT Area
- Nurses Station
- X-Ray Room
- Medicare Certified
- Surgery Suite
- 4 Treatment/Exam Rooms
- 2 ADA Restrooms
- Diagnostics Room
- Private Office



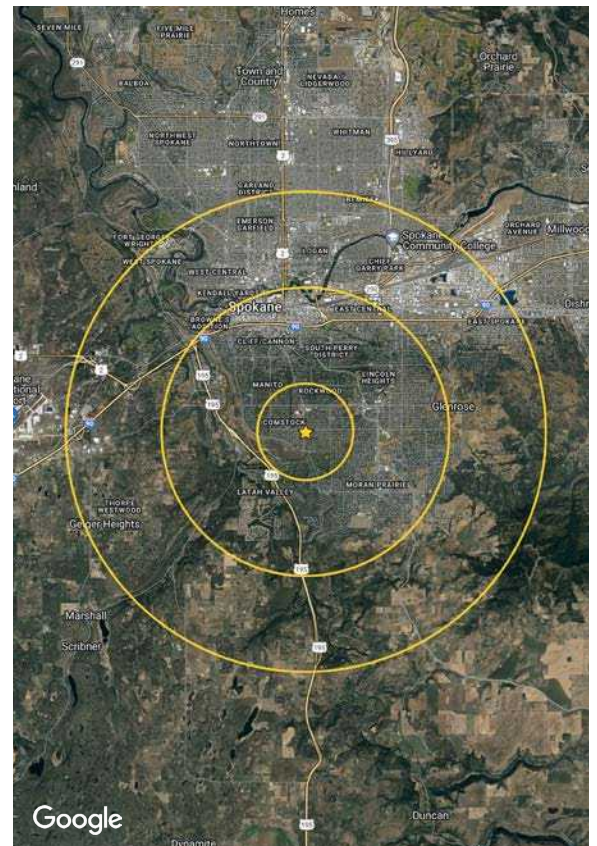
GRAND CORNER PROFESSIONAL BUILDING

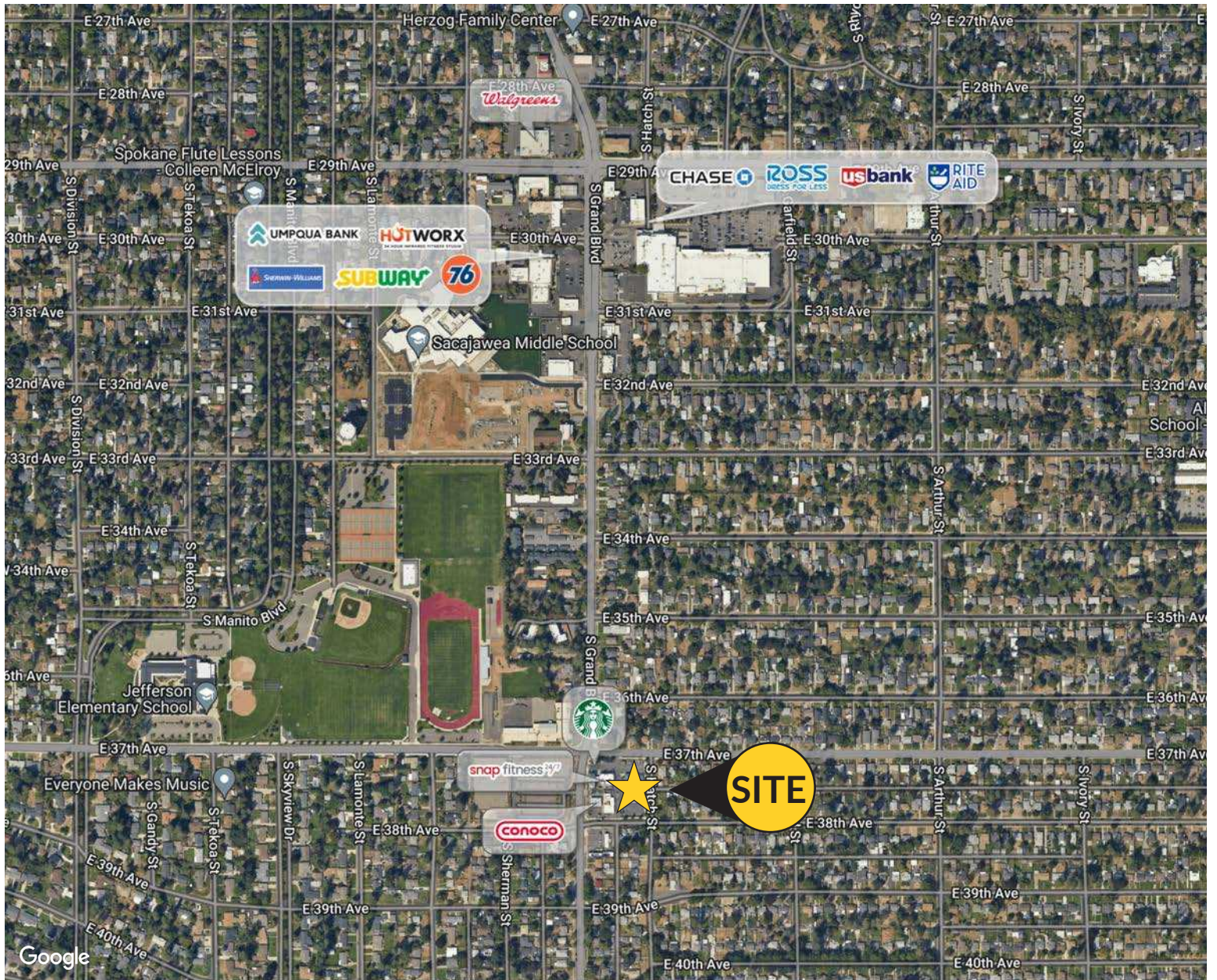


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Pop 2023	11,406	84,313	158,991
Average HHI	\$167,677	\$121,856	\$106,584
Median HHI	\$102,657	\$86,921	\$77,984
Median Age	43.1	41.1	37.7
Daytime Demos	5,153	74,567	143,103

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OFFICE LOCATIONS

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

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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REALTOR