

FOR LEASE



MONTGOMERY BUSINESS PARK

9922 E. Montgomery Ave
& 10021 E. Knox Ave
Spokane Valley, WA 99206

OFFICE / WAREHOUSE AVAILABLE

PROPERTY DETAILS

- Lot Size: ±7.07 acres
- Building Size: ±95,680 SF
- Built in 1976
- Montgomery corridor between North Argonne Road & North Pines Road

[VIEW LOCATION](#)



CRAIG SOEHREN, BROKER

509.755.7548 craigs@kiemlehagood.com

ERIK NELSON, SIOR, BROKER

509.755.7514 erik.nelson@kiemlehagood.com

**KIEMLE
HAGOOD**

MONTGOMERY BUSINESS PARK

9922 E. Montgomery Ave &
10021 E. Knox Ave
Spokane Valley, WA 99206

SUITE #9

AVAILABLE SPACE: ±3,267 SF

◦Main Floor: ±2,143 SF
(±1,065 SF Warehouse)

◦Mezzanine: ±1,124 SF

LEASE RATE: \$2,705 | MO, NNN

- Office / Warehouse
- One (1) 12'w x 14'h grade overhead door

SUITE #14

AVAILABLE SPACE: ±3,143 SF

◦Main Floor: ±2,078 SF
(1,168 SF Warehouse)

◦Mezzanine: ±1,065 SF

LEASE RATE: \$1,905 | MO, NNN

- One (1) 12'w x 14'h grade overhead door

SUITE #17

AVAILABLE SPACE: ±2,670 SF

LEASE RATE: \$2,670 | MO, NNN

- Two (2) 8'w x 10'h dock doors
- One (1) 12'w x 14'h grade overhead door



AVAILABLE SUITES

Solid Fill = OFFICE

Striped Fill = WAREHOUSE

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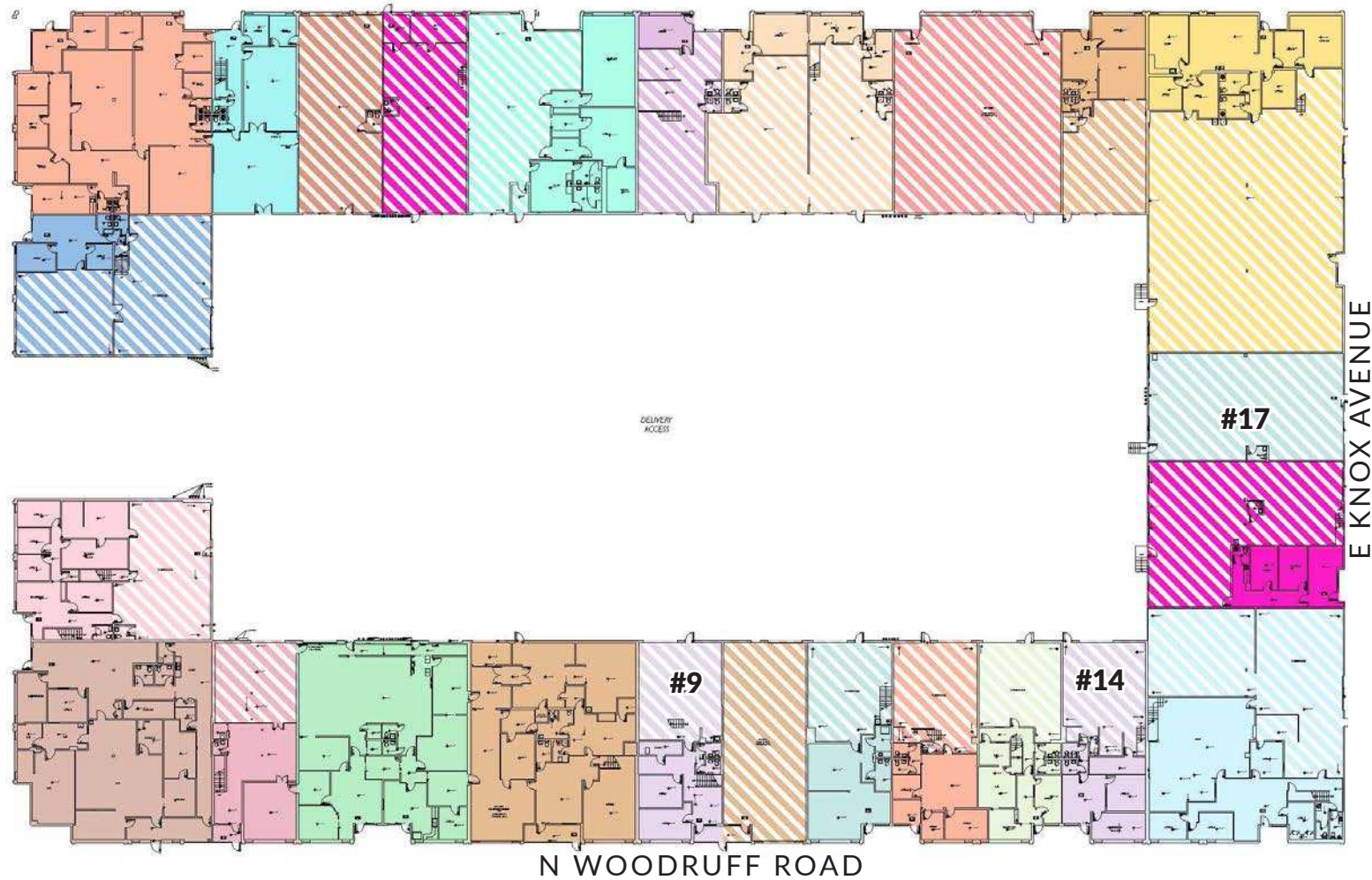
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NEW EXTERIOR PAINT QUARTER 2 - 2024

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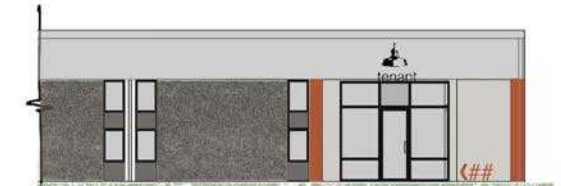
10021 E. Knox Ave | Spokane Valley, WA 99206

PAINT SCHEME RENDERINGS

- Signage on silver to be accent
- Black metal signage by other
- Black infill panel at windows
- Black window frames
- Suite numbering approximately 20" tall
- Main address approximately 36" tall
- Tenant signage approximately 18" tall
- Wayfinding chevron height to match signage and be 6" thick
- Exterior-grade paint to be used
- Accent behind main open corner address to wrap equal distance



MAIN OPEN CORNER



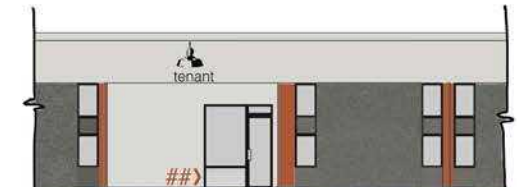
OPEN CORNER STOREFRONT



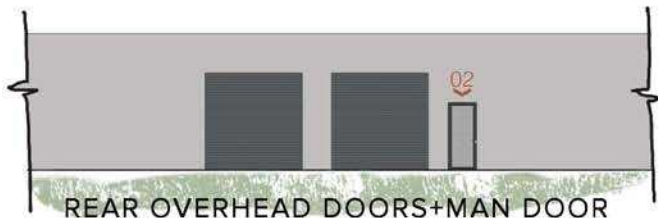
DOUBLE RECESSED SUITES



SINGLE RECESSED SUITE-TYPE 1



SINGLE RECESSED SUITE-TYPE 2



REAR OVERHEAD DOORS+MAN DOOR



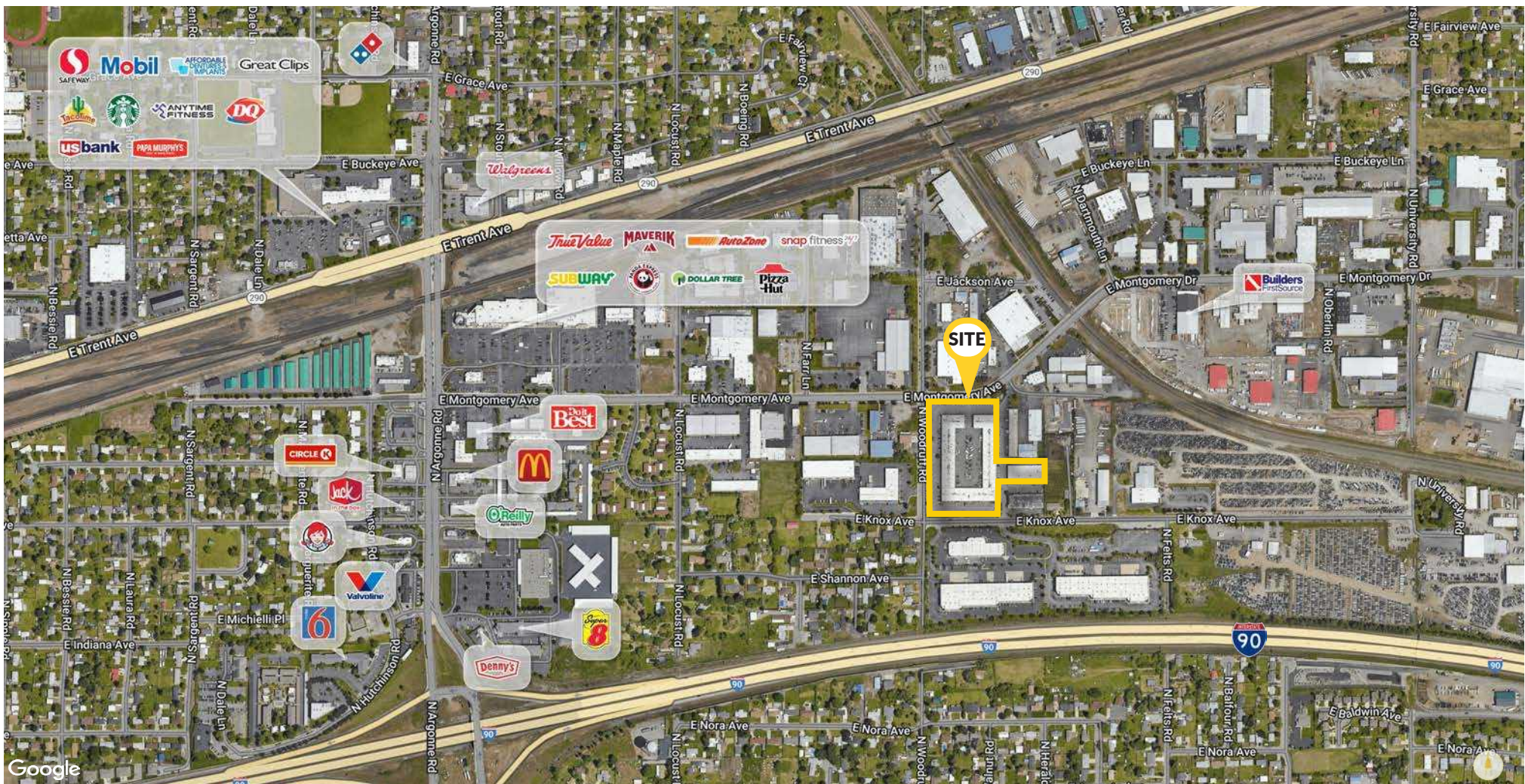
FRONT FLUSH OVERHEAD DOOR+
MAN DOOR



FRONT RECESSED OVERHEAD DOOR+
MAN DOOR



152 s jefferson ste 101 | info@upticstudios.com



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KIEMLE HAGOOD

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

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



REALTOR