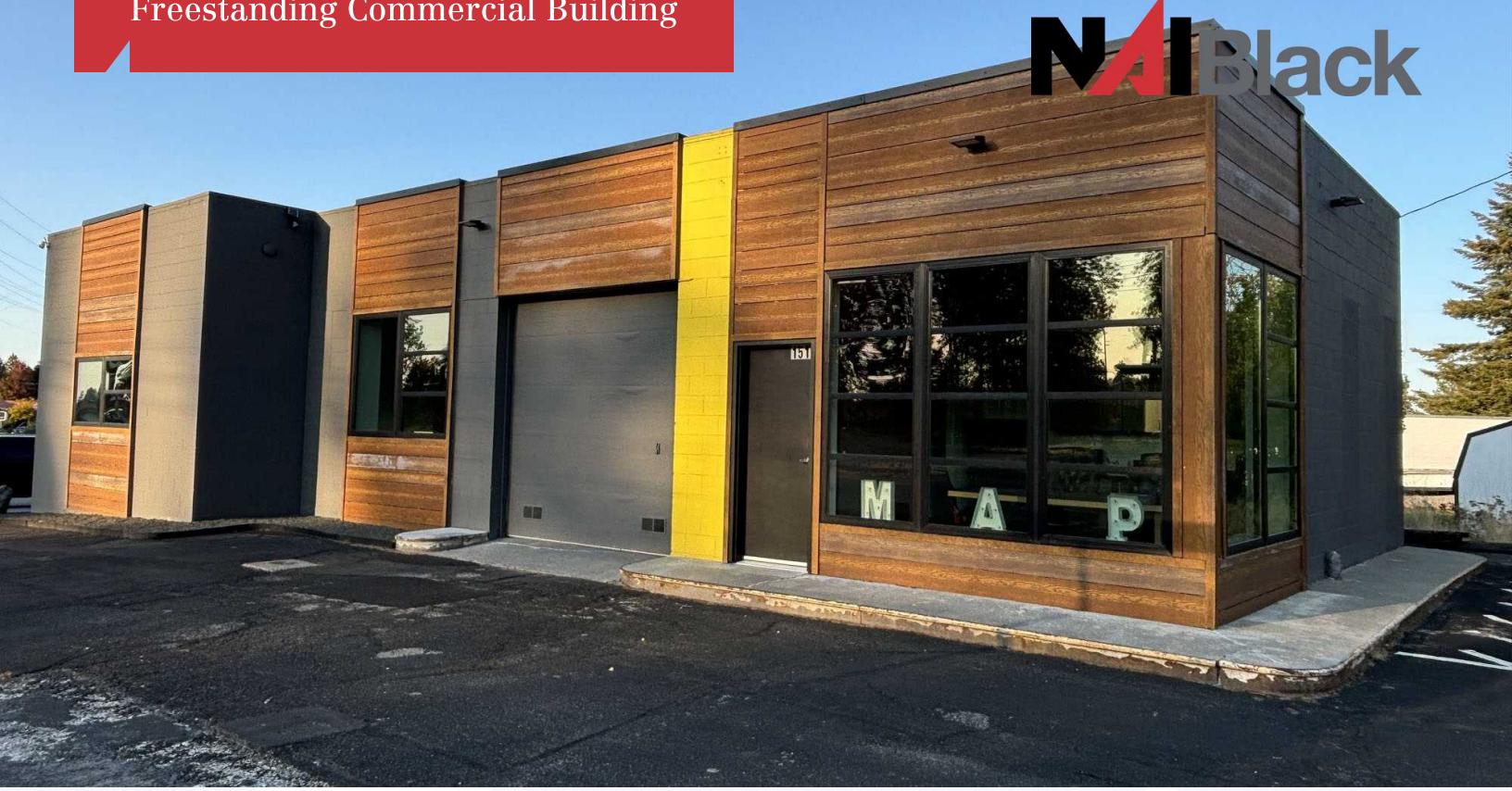


For Lease  
Freestanding Commercial Building

**NAI**Black

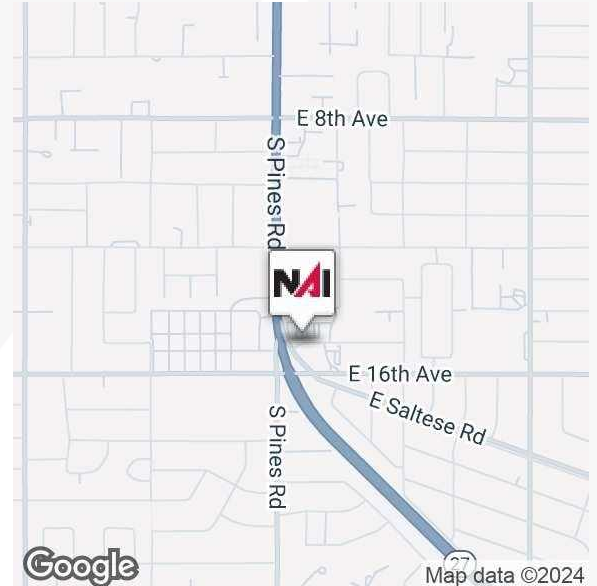


## 1511 South Pines Road

Spokane Valley, Washington 99216

### Property Description

- Building Size: 1,961 SF ±
- Lot Size: 13,563 SF ±
- Complete Rebuild/Remodel Inside & Outside in 2021 by Mercier Architecture
- Open Concept
- Multiple Roll-Up Doors
- Break Area with Sink
- Conference Room
- NNN Expenses Estimated at \$2.50 PSF Annually



**Lease Rate: \$17.50 SF/yr (NNN)**

For more information

**Jim Orcutt**

O: 509 622 3558

[jorcutt@naiblack.com](mailto:jorcutt@naiblack.com)

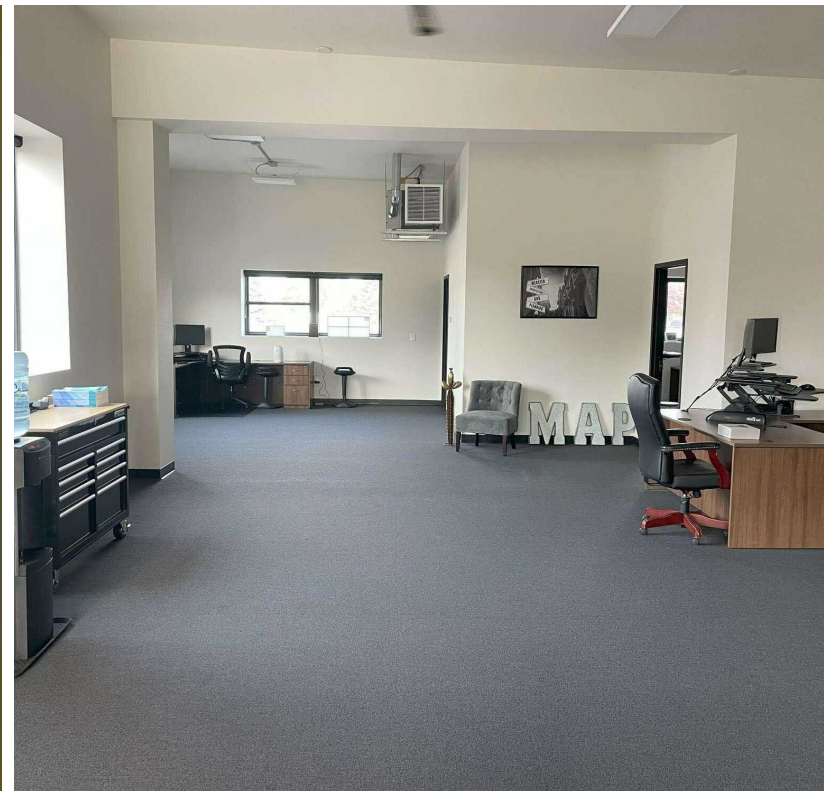
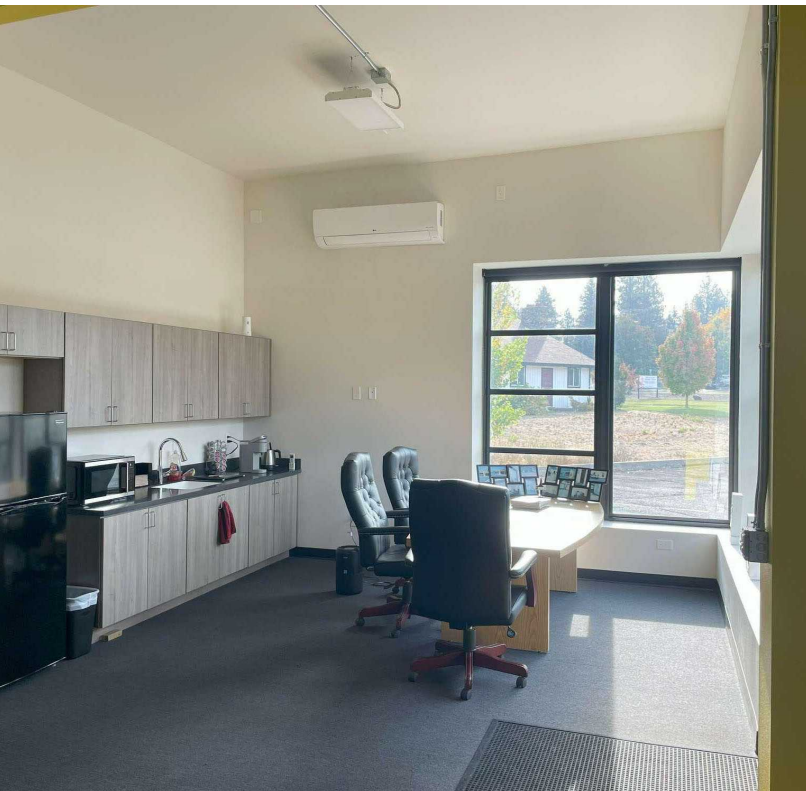
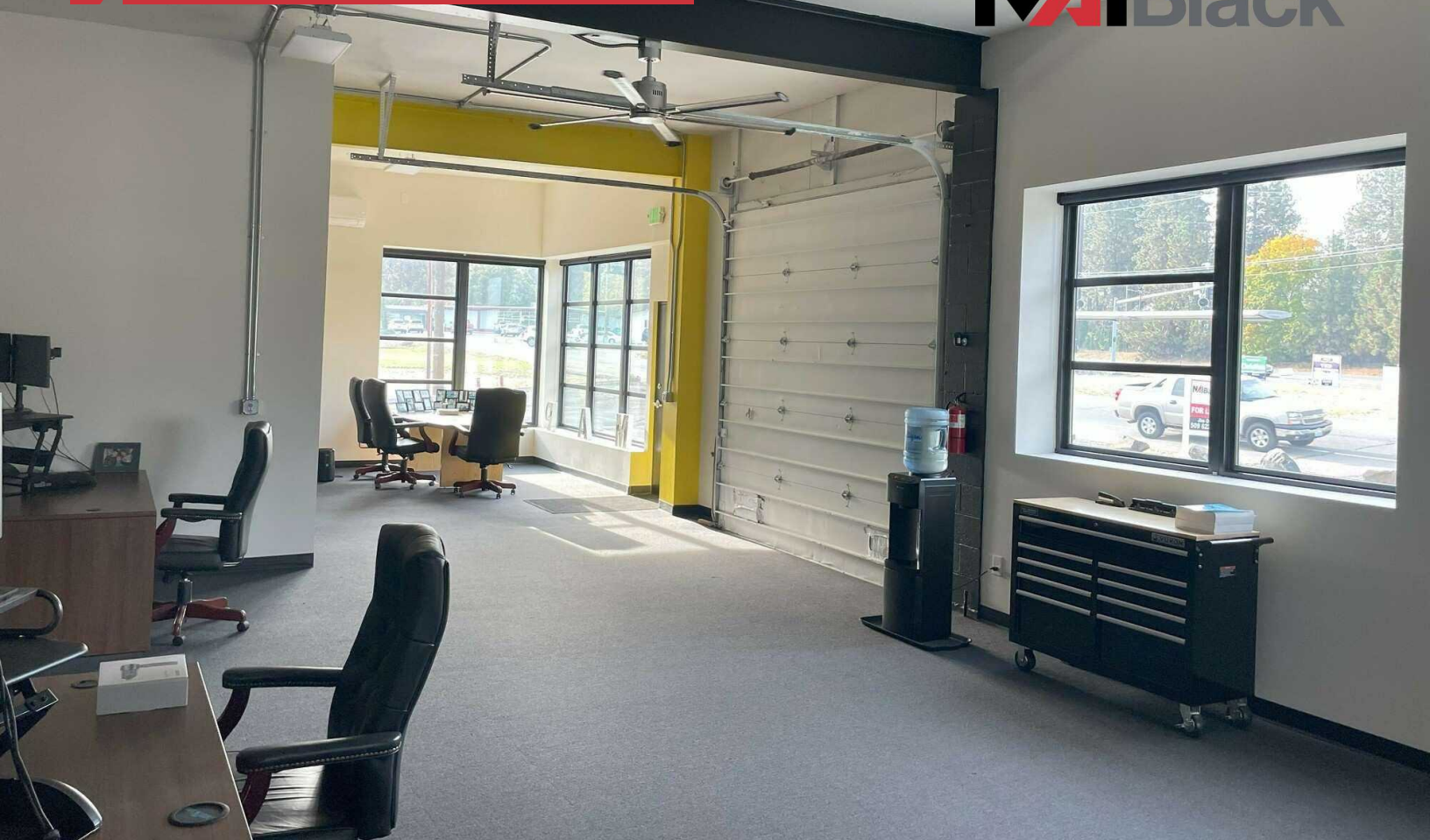
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801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
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**MERCIER ARCHITECTURE & PLANNING**  
1511 SOUTH PINES ROAD  
SPOKANE VALLEY, WA 99206

**MAP**  
ARCHITECTURE & PLANNING  
117 S. BERRY ST. SUITE 200  
SPOKANE, WA 99201

**REVISIONS**

#	DESCRIPTION	DATE

**PROJ. #** 2029  
**DATE:** 3.4.2021  
**FLOOR PLAN, SCHEDULE**

**MERCIER ARCHITECTURE & PLANNING**  
1511 SOUTH PINES ROAD  
SPOKANE VALLEY, WA 99206

**SYMBOLS & LEGEND**

WOOD STUD WALL  
PART TO REMAIN

**GENERAL NOTE**

ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE (IMC).

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

**01 ELEVATION**  
Scale: 1/4" = 1'-0"

**02 TYP. CASEWORK SECTION**  
Scale: 3/8" = 1'-0"

**GLAZING SPECS**

GLAZING SCHEDULE

MARKING	GLASS	UNIT	TYPE
W1	6-1/2	16	W1
W2	6-1/2	16	W2
W3	6-1/2	16	W3

**GENERAL DOOR AND FRAME NOTES:**

ALL DOOR AND FRAME WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).

ALL DOOR AND FRAME WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE (IMC).

ALL DOOR AND FRAME WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

ALL DOOR AND FRAME WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

ALL DOOR AND FRAME WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

**WINDOW ELEVATIONS**

**W1** 16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"

**W2** 16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"

**W3** 16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"  
16'0" x 6'6 1/2"

**FLOOR PLAN**  
Scale: 1/4" = 1'-0"

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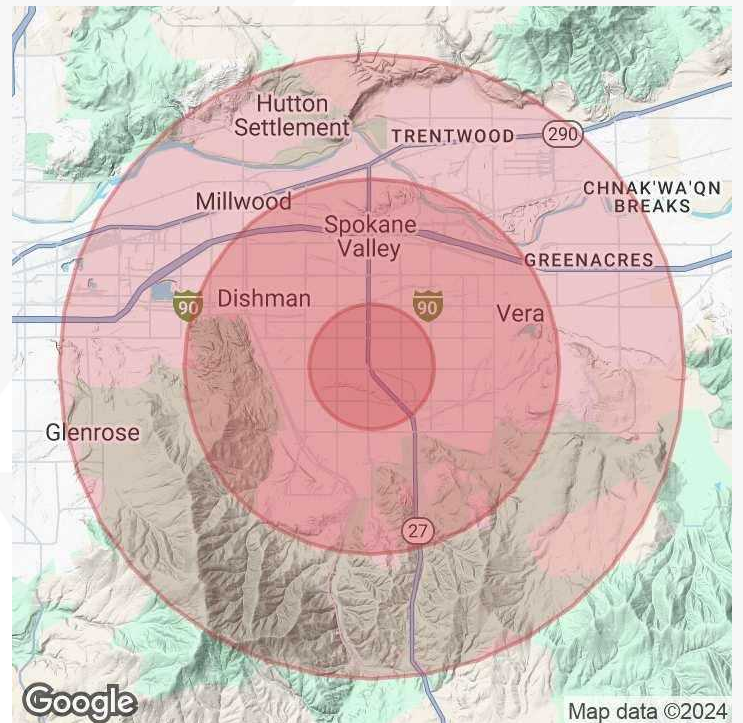


Population	1 Mile	3 Miles	5 Miles
Total Population	12,859	79,120	131,958
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,895	31,808	52,756
# of Persons per HH	2.59	2.44	2.47
Average HH Income	\$88,853	\$94,052	\$100,425
Average House Value	\$394,634	\$424,654	\$448,414

Demographics data derived from Esri forecast for 2024



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