

# OFFICE / INDUSTRIAL BUILDING

# FOR LEASE



## LEASING OPPORTUNITY

1760 EAST TRENT AVENUE - SPOKANE, WA 99202

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**KIEMLEHAGOOD**



# PROPERTY DETAILS

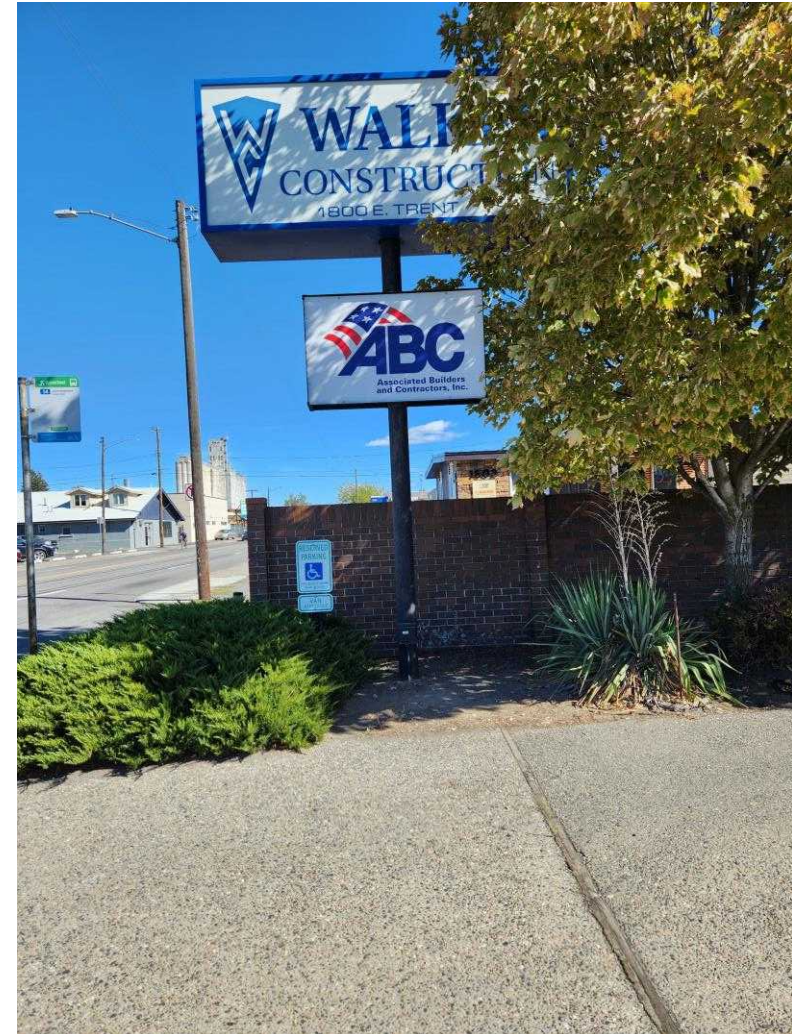
OFFICE / INDUSTRIAL BUILDING **FOR LEASE**  
1760 E Trent Avenue | Spokane, WA 99223

**Lease Rate:** \$12.00 PSF, NNN  
**Total Available SF:** ±6,000  
**Divisible SF to:** ±5,000  
**Available:** February 1<sup>st</sup>, 2025

*PLEASE DO NOT DISTURB TENANT*

**Parcel #:** 35163.1714 (Portion of)  
**Zoning:** Heavy Industrial (HI)  
**Property Type:** Office / Industrial  
**Building(s):** One (1)+  
**Year Built:** 1979  
**Floors:** 2  
**Land SF:** ±47,112 SF (Portion of)

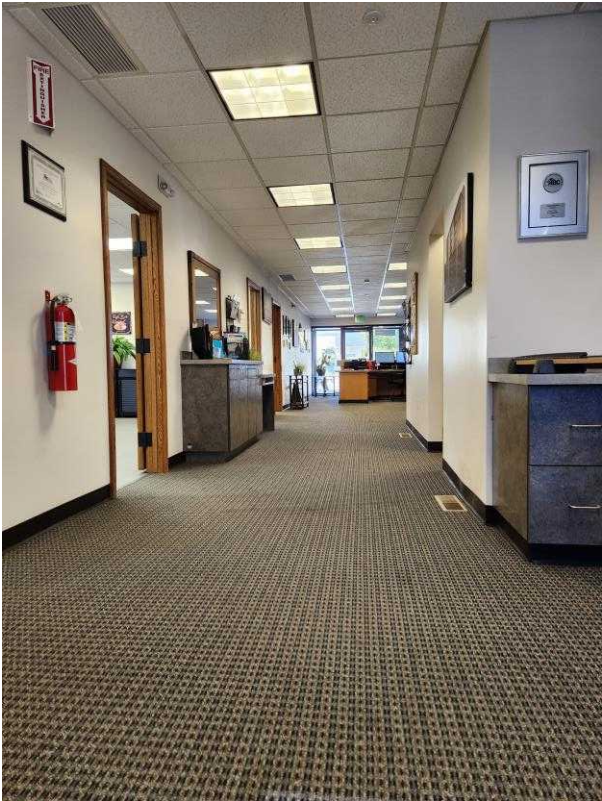
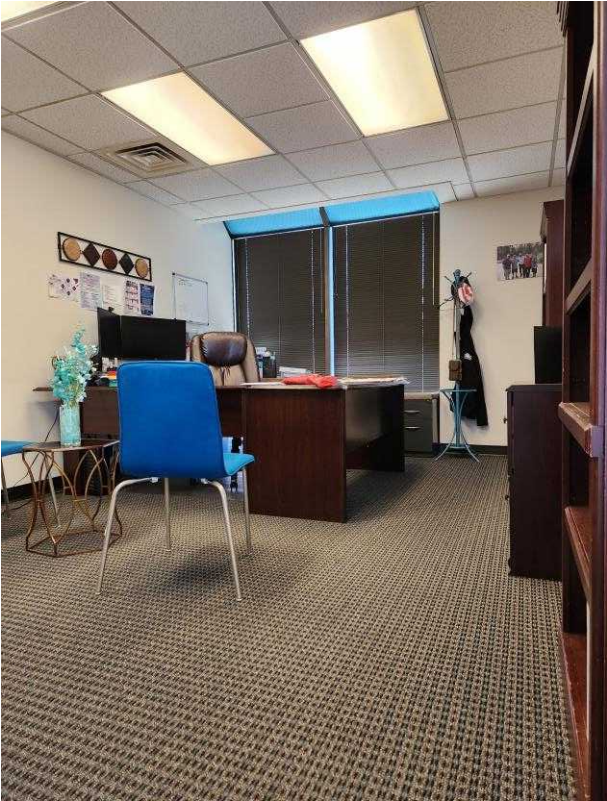
**±5,000 SF: Primary Building**  
**±1,000 SF: Training Room**  
**±6,000 SF: Total Square Feet**





# PROPERTY PHOTOS

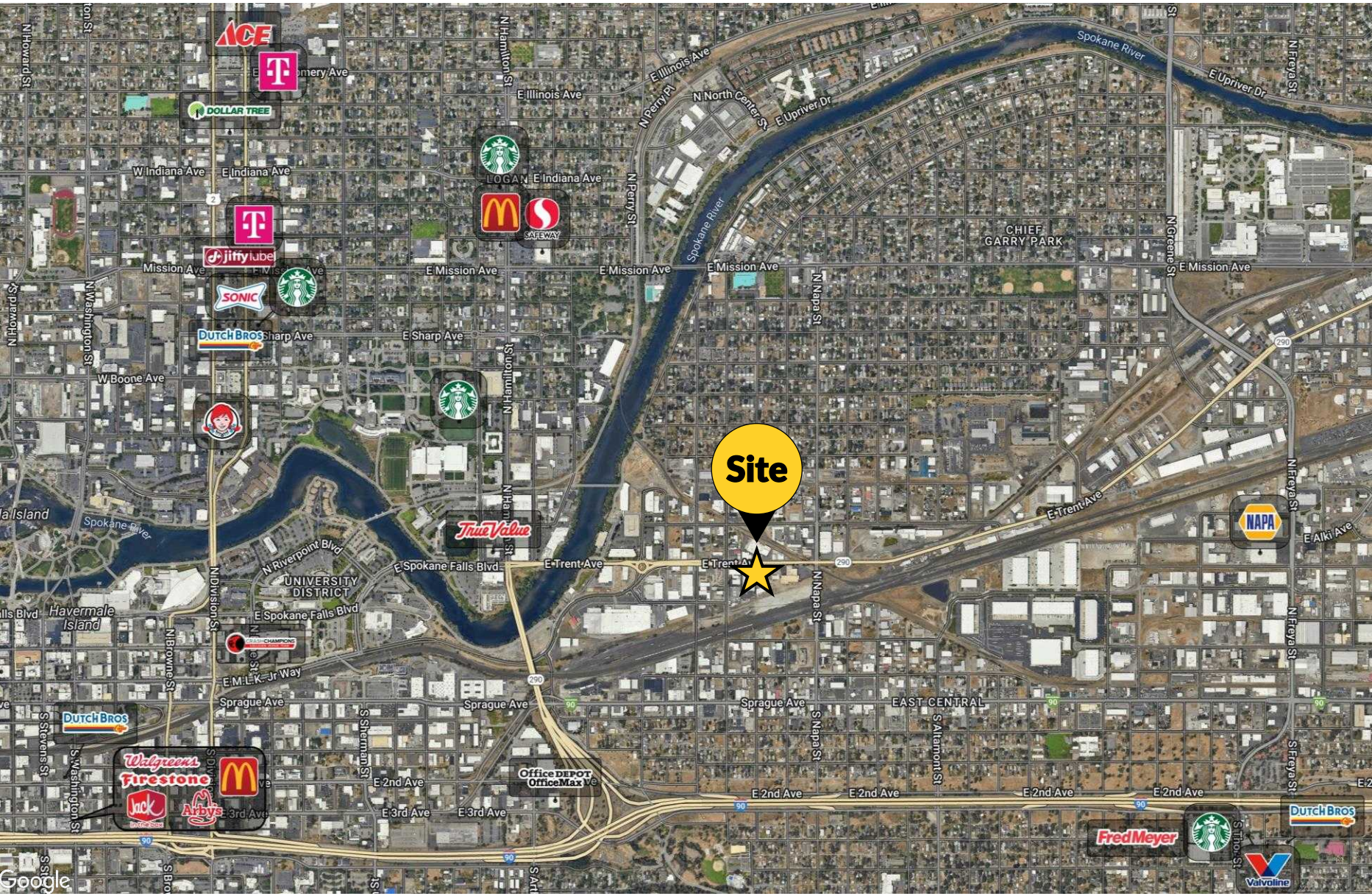
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# NEARBY RETAIL

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# DEMOGRAPHICS & TRAFFIC COUNTS

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|                      | 1MILE    | 3MILES   | 5MILES   |
|----------------------|----------|----------|----------|
| POPULATION 2024      | 12,785   | 126,650  | 241,235  |
| PROJ POPULATION 2029 | 13,148   | 128,009  | 241,964  |
| AVERAGE HHI          | \$72,245 | \$88,721 | \$98,327 |
| MEDIAN HHI           | \$49,972 | \$65,380 | \$71,891 |
| MEDIAN AGE           | 30.3     | 36.0     | 37.0     |
| DAYTIME DEMOS        | 12,839   | 126,670  | 195,879  |

## TRENT @ SITE

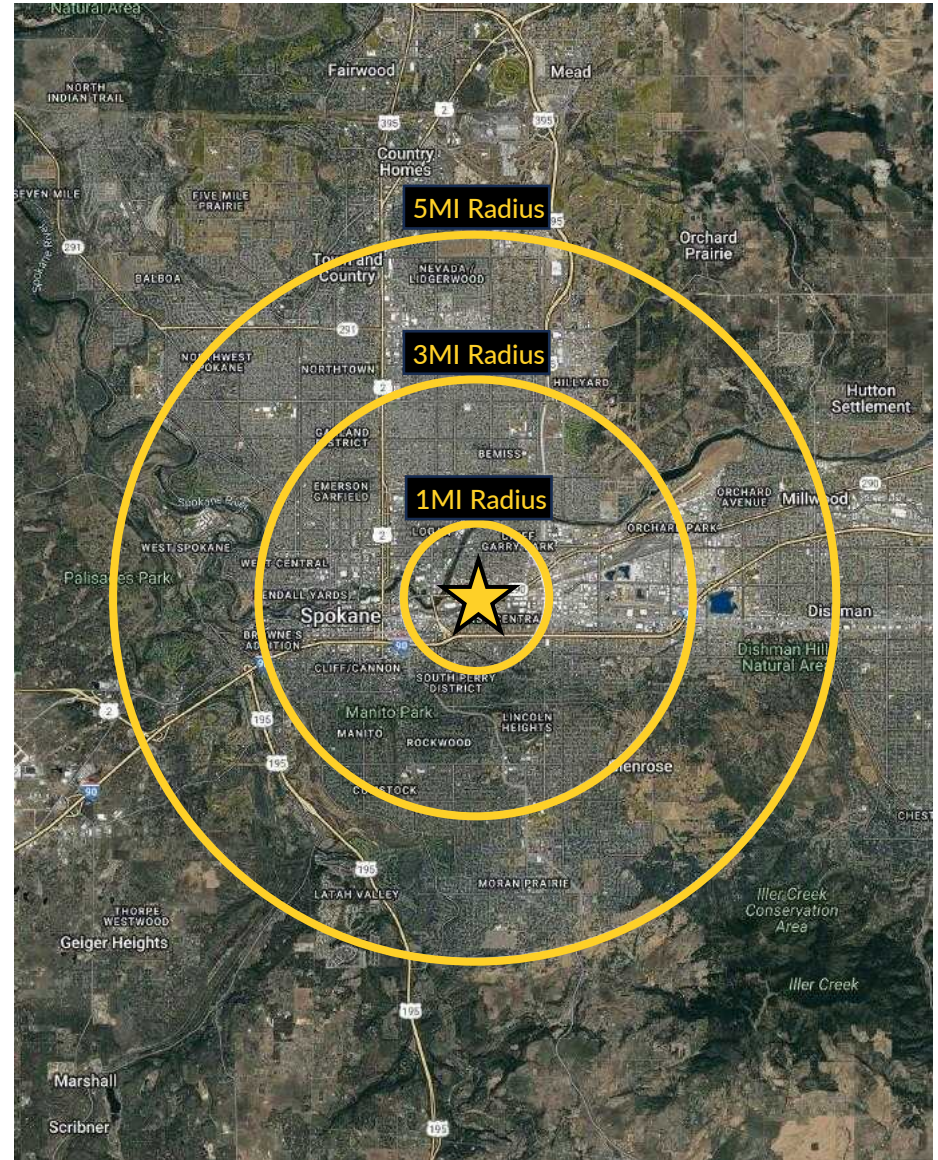
±6,916 ADT

## TRENT & MADELIA

±7,905 ADT

## TRENT & NAPA

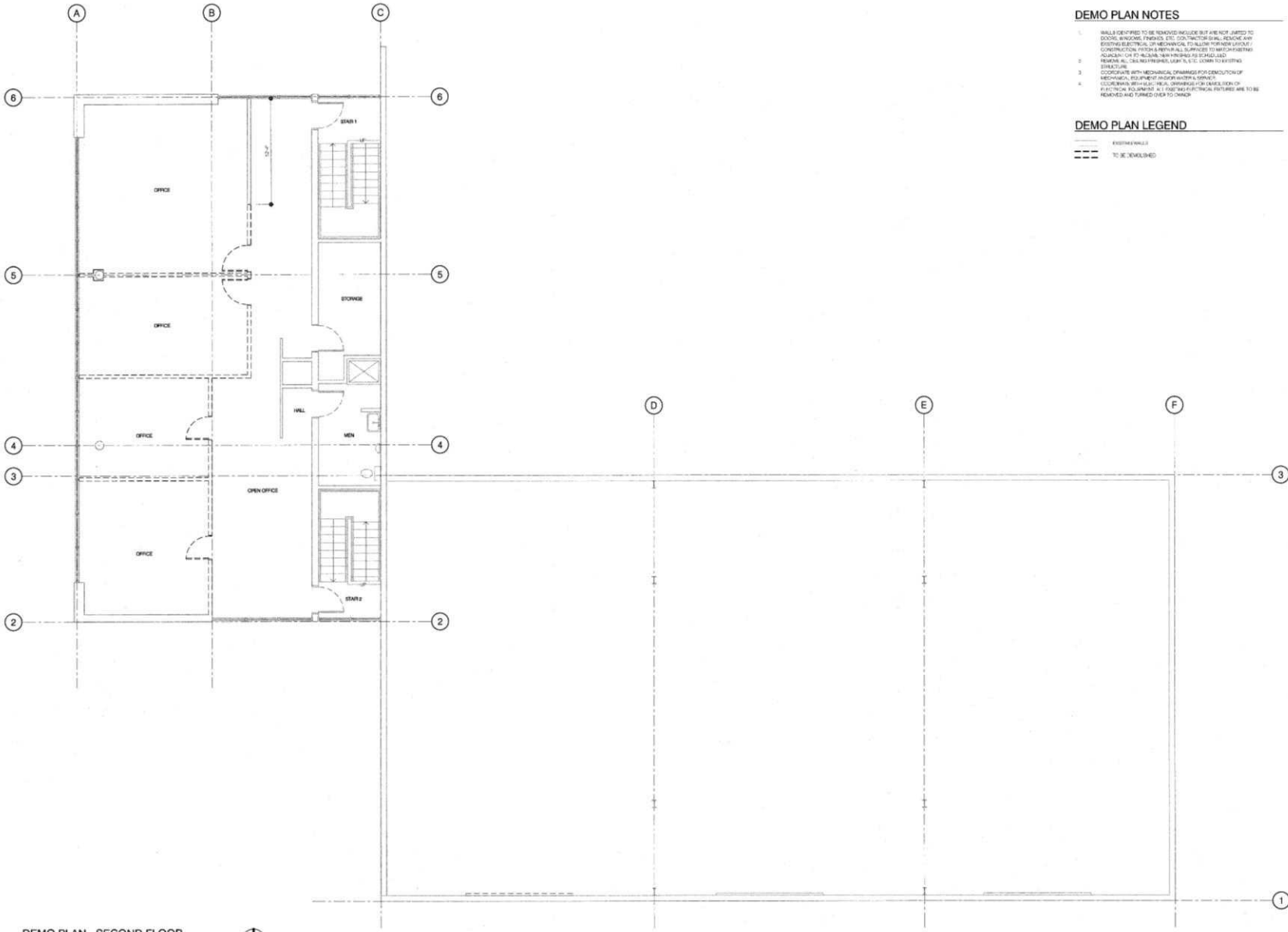
±7,092 ADT





# SECOND FLOOR

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### DEMO PLAN NOTES

1. WALLS IDENTIFIED TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO DOORS, WINDOWS, PARTIAL, ETC. CONCRETE WALL, REINFORCING, CONCRETE ELECTRICAL, OR MECHANICAL, EXHAUST FAN/ROOF EXHAUST, CONSTRUCTION FROM A REPAIR ALL SURFACES TO BE ON PRECAST SQUARE OR R2 ALUMINA-NEEN MINERAL FIBER GLASS LEAD
2. REMOVE ALL CEILING TRUSSES, JOIST, ETC. DOWN TO EXISTING STRUCTURE
3. COORDINATE WITH MECHANICAL DRAWINGS FOR DEMOLITION OF MECHANICAL EQUIPMENT AND/OR AIR HANDLING SYSTEMS
4. COORDINATE WITH ELECTRICAL, MECHANICAL OR CONSTRUCTION OF ELECTRICAL EQUIPMENT ALL FORMER ELECTRICAL FEATURES ARE TO BE REMOVED AND TURNED OVER TO OWNER

### DEMO PLAN LEGEND

- EXISTING WALL
- TO BE DEMOLISHED

**nystrom + olson**  
ARCHITECTURE  
602 W Riverside Ave., Suite 200, Spokane, WA 99201  
PH: 509.328.8464 | WEB: www.nostrom.com

| REVISIONS |             |      |
|-----------|-------------|------|
| #         | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |



DEMO PLAN - SECOND FLOOR  
SCALE: 1/8" = 1'-0"  
\*FOR ILLUSTRATION PURPOSES ONLY

PROJECT:  
**WALKER / ABC TENANT  
IMPROVEMENT**  
1760 E. TRENT AVE.  
SPOKANE, WA 99202

PREP: P  
DRAWN: D  
CHECKED: C  
DATE: 11.11.14

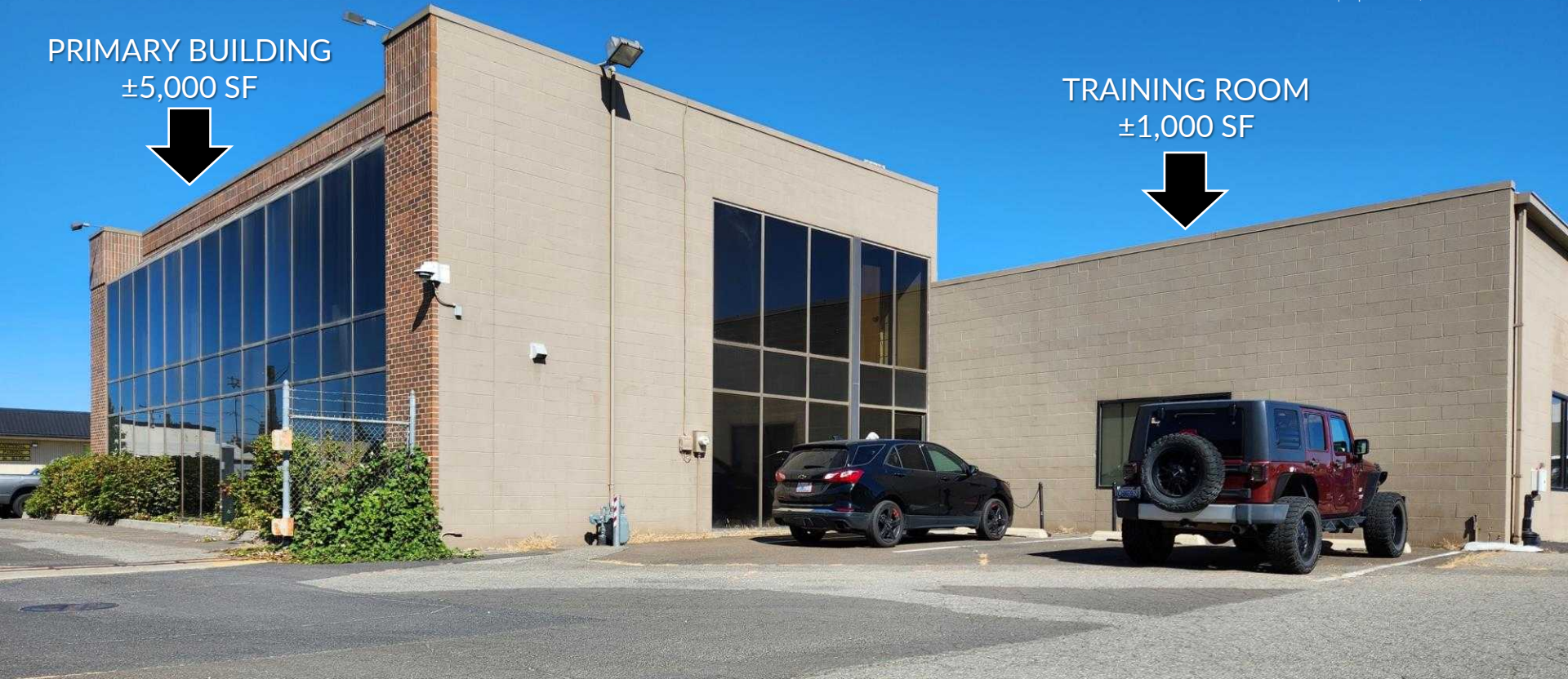
PERMIT SET  
**D2.2**  
SECOND FLOOR DEMO PLAN



PRIMARY BUILDING  
±5,000 SF



TRAINING ROOM  
±1,000 SF



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