

SPACE FOR LEASE



Argonne Village

9211 E. Montgomery Avenue
Spokane Valley, WA 99216

Over ±70,000 Vehicles
Pass, Stop and Shop in
This Area Everyday!

STEVE MCINTOSH, MANAGING BROKER
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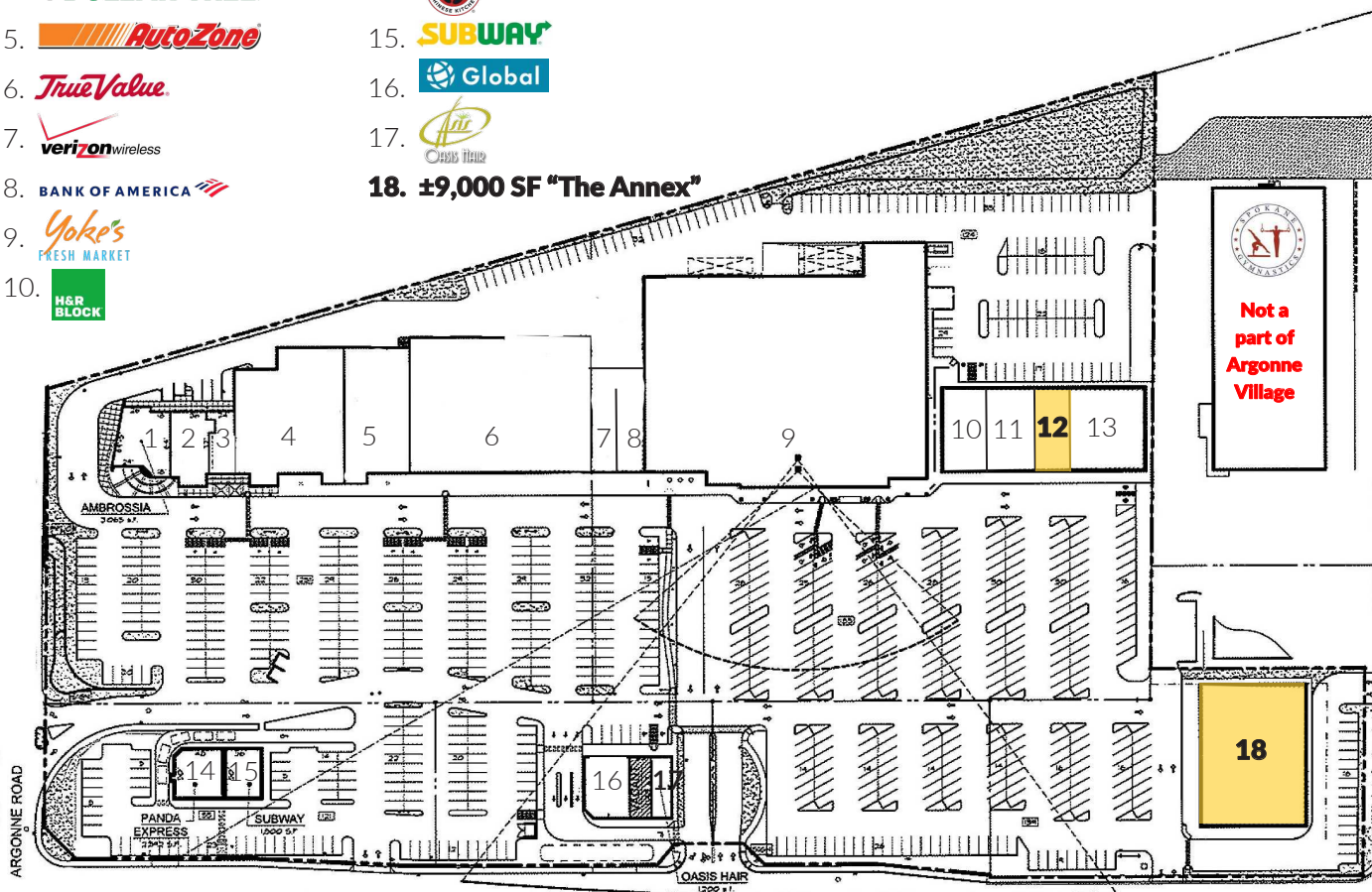
KIEMLE
HAGOOD

ARGONNE VILLAGE

9211 E. Montgomery Avenue
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CURRENT TENANTS:

1.  Ambrosia
2.  Pizza Hut
3.  AT&T
4.  DOLLAR TREE
5.  AutoZone
6.  True Value
7.  Verizon Wireless
8.  BANK OF AMERICA
9.  Yoke's FRESH MARKET
10.  H&R BLOCK
11.  Salon Services Pro
12. **±1,200 SF Available**
13.  SNAP FITNESS 24/7
14.  CIRCLE K
15.  SUBWAY
16.  Global
17.  OASIS HAIR
18. **±9,000 SF "The Annex"**



*NOT TO SCALE

Lease Details

Available Space:

Suite 12 | ±1,200 SF
Rental Rate | \$24.00 PSF/YR, NNN

Suite 18 "The Annex" | ±9,000 SF
Suite 18 divisible to ±1,300 SF
Rental Rate | \$32-34.00 PSF/YR, NNN

NNN Expenses: \$5.30 /SF/YR

*For Vanilla Shell only.
Additional Tenant Improvement
funds available for increased
base rent.



**View
Location**



Argonne Village

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Signage Opportunities:

- The “rotunda” is a 360 degree marketing platform located at the west end of Argonne Village. The panels are 12’ wide and 24’ tall. Each retailer within the center receives a panel on the rotunda as part of their lease – at no additional cost.
- The center will occasionally rotate the panels allowing the retailers to experience maximum exposure from various angles.
- Along with pylon and façade signage, the rotunda adds another level of branding that is hard to find anywhere else in the Pacific Northwest.
- This comes at no additional cost as part of the retailer’s lease.



Building J
9331 E. Montgomery

Rental Rate:
\$24.00/SF/YR

NNN's:
\$5.30

Available SF:
Suite 12 | ±1,200

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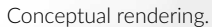
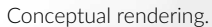
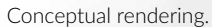
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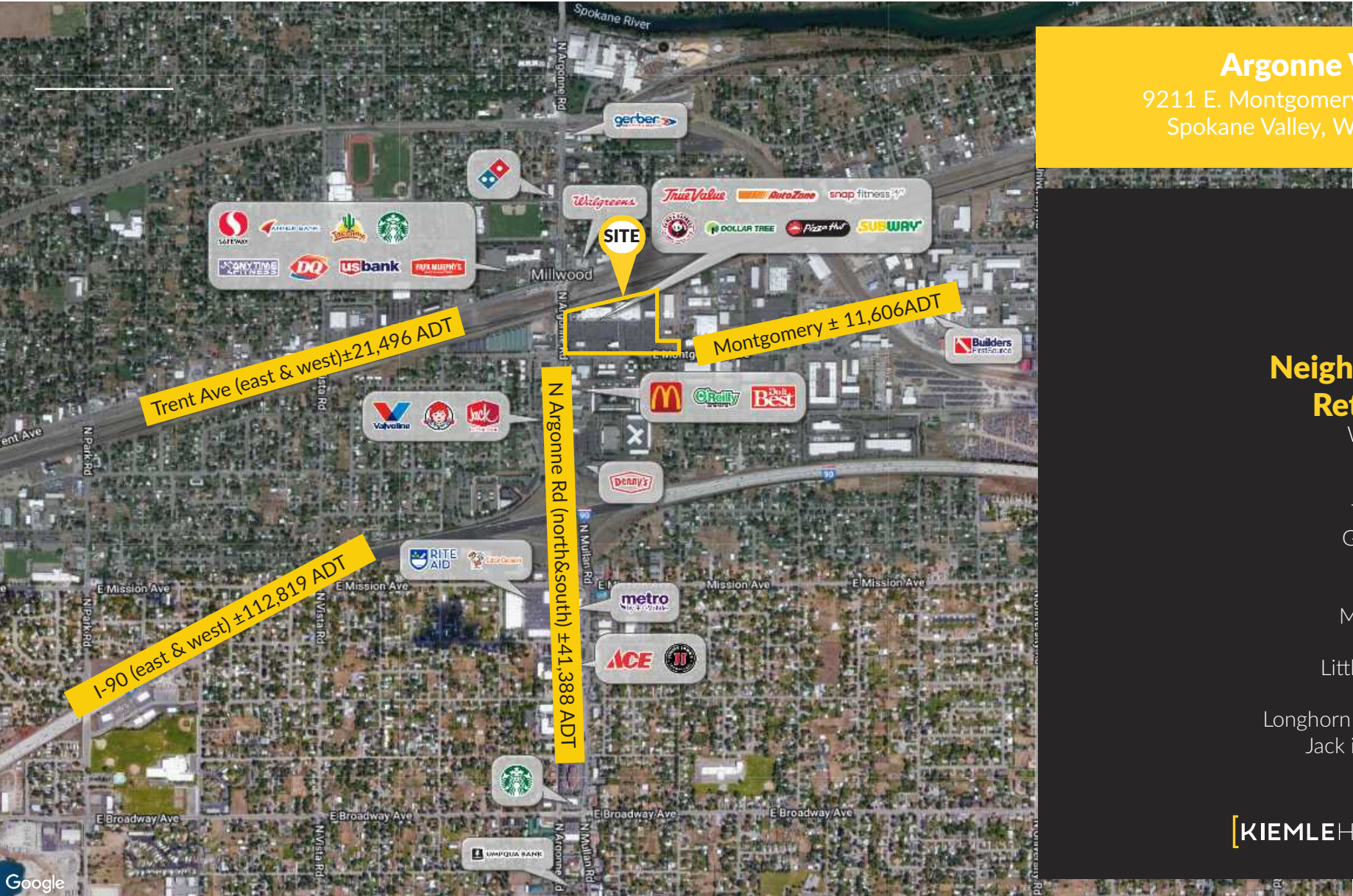
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Co-Tenants





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**Neighboring
Retailers:**

- Walgreens
- Safeway
- Starbucks
- Taco Time
- Great Clips
- O'Reilly's
- Wendys
- McDonalds
- Super 8
- Little Caesars
- Denny's
- Longhorn Barbecue
- Jack in the Box

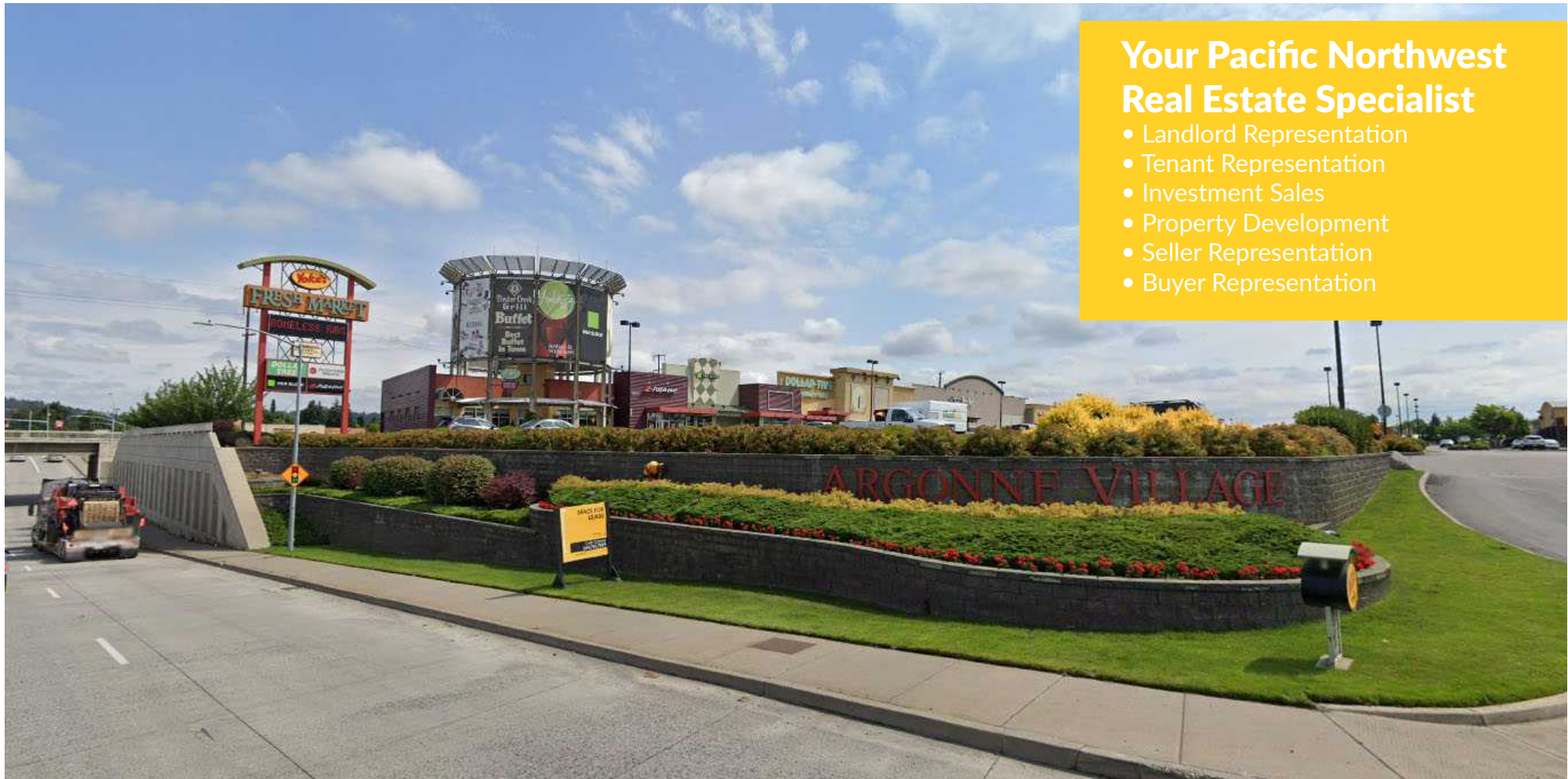
KIEMLEHAGOOD

DEMOGRAPHICS		1mi	3mi	5mi	10mi
2024 Estimated Population		7,858	59,842	147,716	432,106
2029 Projected Population		7,697	60,395	149,529	434,153
Projected Annual Growth (23-28)		-2.07%	0.91%	1.23%	0.47%
2024 Average HHI		\$98,955	\$89,248	\$95,572	\$107,238
2024 Median HHI		\$70,835	\$68,322	\$73,331	\$79,373
2024 Daytime Demographics		8,931	49,071	109,999	310,298

TRAFFIC	
Average Daily Traffic	
Trent (W of Argonne):	± 10,885 ADT
Trent (E of Argonne):	± 10 611 ADT
I-90 (@ Argonne):	± 112,819 ADT
Montgomery (@ Site):	± 11,606 ADT
Argonne (@ Site):	± 41,388 ADT

Your Pacific Northwest Real Estate Specialist

- Landlord Representation
- Tenant Representation
- Investment Sales
- Property Development
- Seller Representation
- Buyer Representation



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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

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

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