

# FOR LEASE



## SOUTH BUILDING AVAILABLE

OFFICE SUITES |  $\pm 585$  up to  $\pm 3,000$  SF

Lease Rate: \$12.00 PSF + NNN

Building Size:  $\pm 18,690$  SF

Lot Size:  $\pm 42,792$  SF

Parcel Number: 45161.0788

Year Built: 1974

## PROPERTY HIGHLIGHTS

- ADA access on the main level
- Signage available on Pines Road
- Easy access to I-90 and Valley hospital
- Highly visible corner location
- Free parking on-site
- Medical and Dental suites available
- Most suites include private restrooms



KIEMLEHAGOOD.COM

## NORTH PINES PROFESSIONAL BUILDING

1005 N Pines Road  
Spokane Valley, WA 99206

**VIEW  
LOCATION**



**TIM KESTELL, BROKER**

509.755.7542

tim.kestell@kiemleahagood.com

**JAY CARSON, BROKER**

509.862.5454

jay.carson@kiemleahagood.com

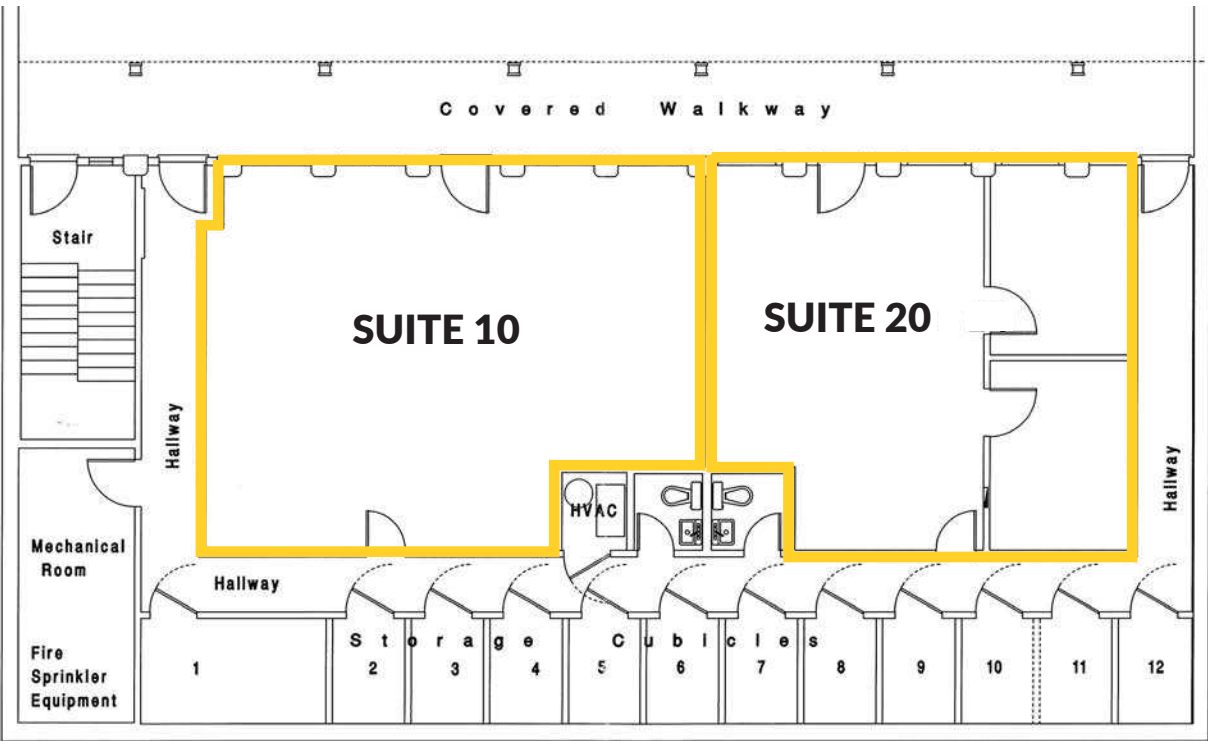
**KIEMLE  
HAGOOD**

# FLOOR PLANS

1005 N Pines Road  
Spokane Valley, WA 99206

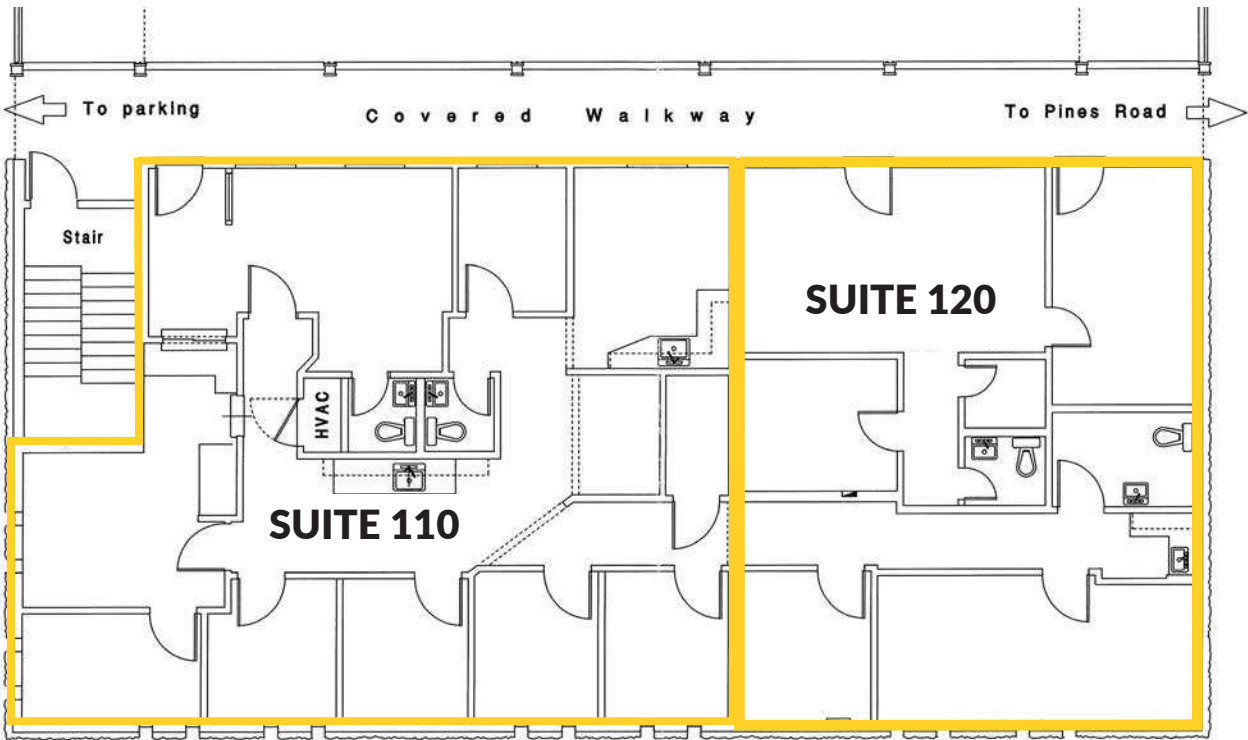
## LOWER LEVEL

SUITE 10	±748 SF	\$12.00 PSF
SUITE 20	±692 SF	\$12.00 PSF



## FIRST FLOOR

SUITE 110	±1,992 SF	\$12.00 PSF
SUITE 120	±585 SF	\$12.00 PSF

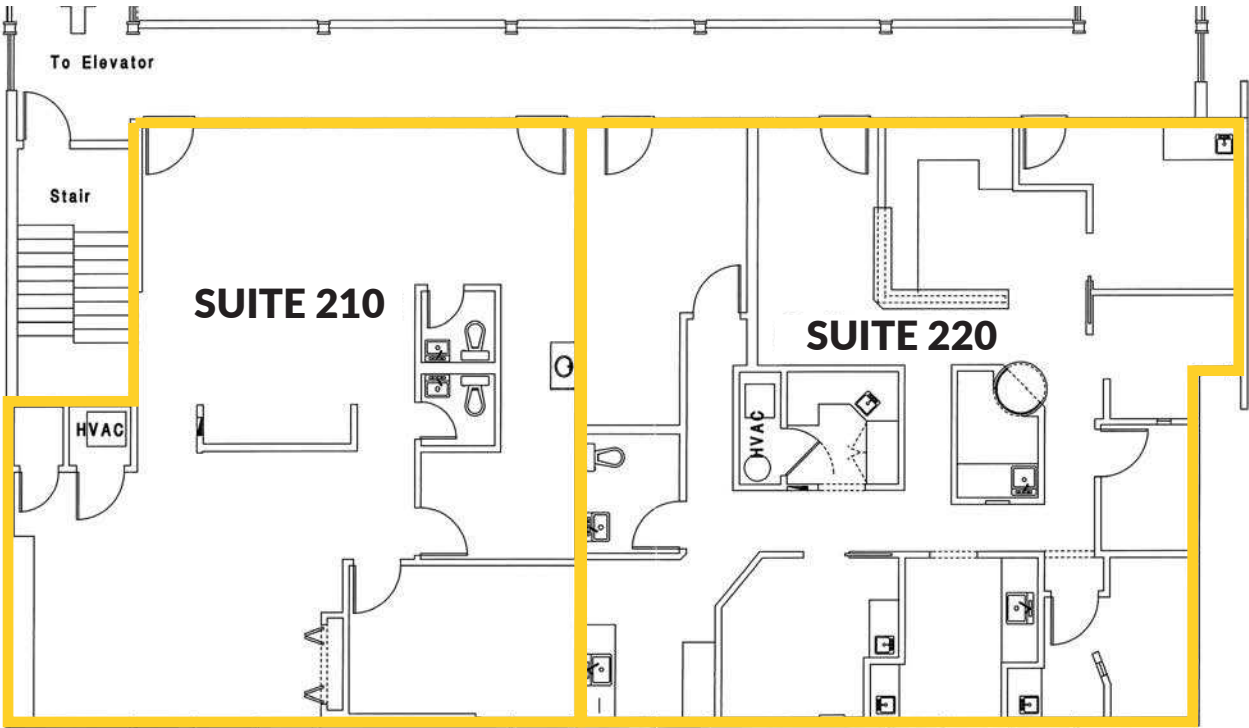


# FLOOR PLANS

1005 N Pines Road  
Spokane Valley, WA 99206

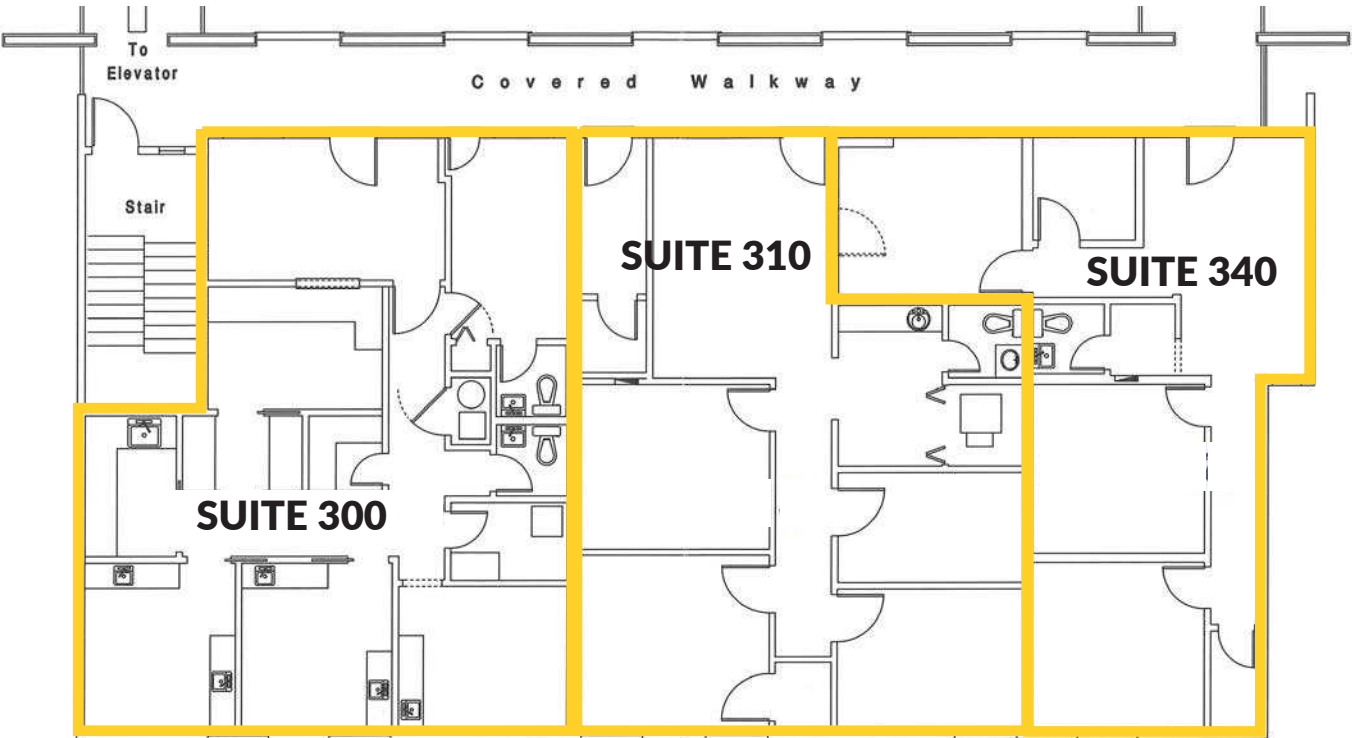
## SECOND FLOOR

SUITE 210	±1,214 SF	\$12.00 PSF
SUITE 220	±1,534 SF	\$12.00 PSF

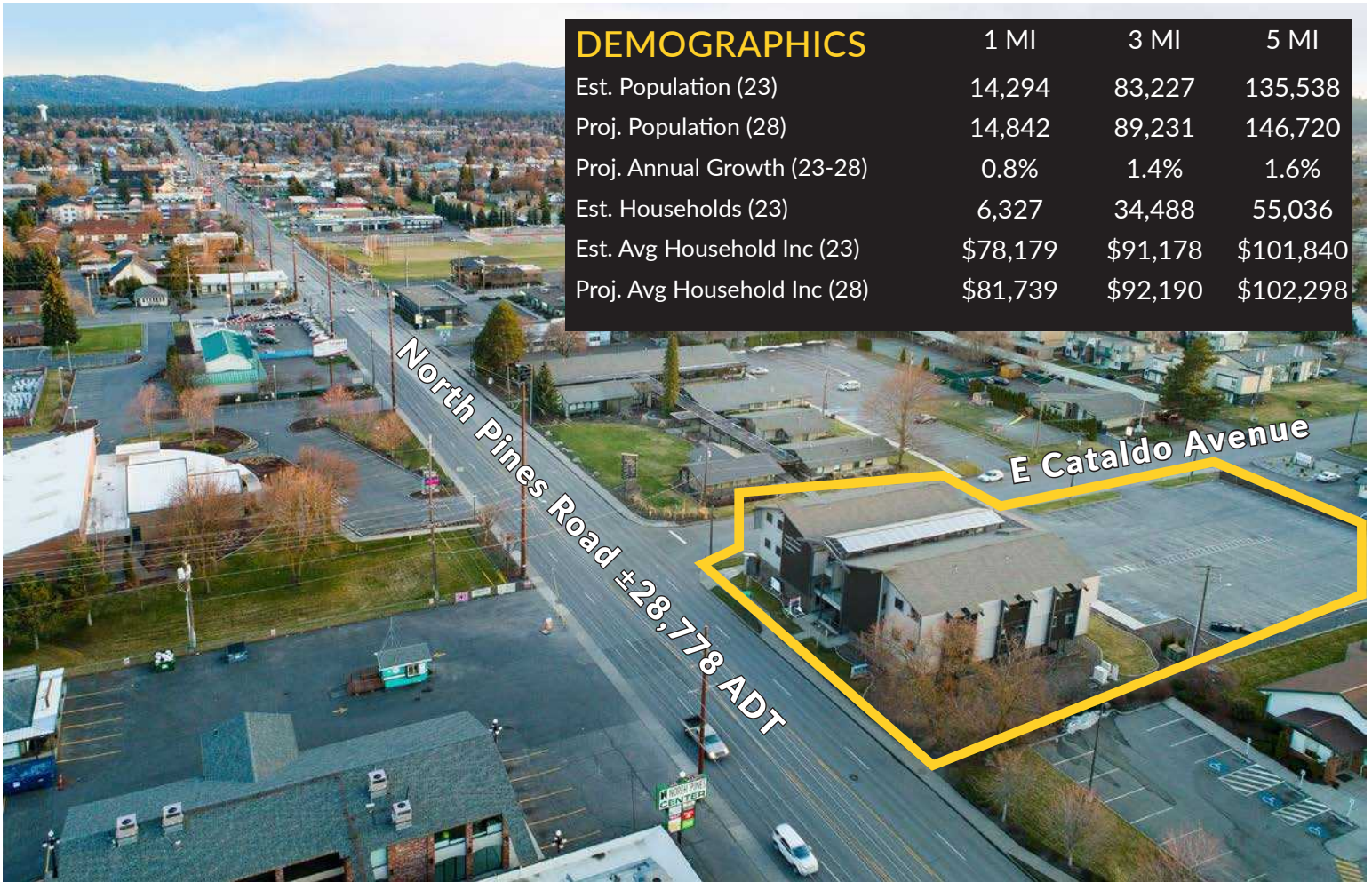


## THIRD FLOOR

SUITE 300	±1,050 SF	\$12.00 PSF
SUITE 310	±746 SF	\$12.00 PSF
SUITE 340	±915 SF	\$12.00 PSF







## DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population (23)	14,294	83,227	135,538
Proj. Population (28)	14,842	89,231	146,720
Proj. Annual Growth (23-28)	0.8%	1.4%	1.6%
Est. Households (23)	6,327	34,488	55,036
Est. Avg Household Inc (23)	\$78,179	\$91,178	\$101,840
Proj. Avg Household Inc (28)	\$81,739	\$92,190	\$102,298

North Pines Road ±28,778 ADT

E Cataldo Avenue



## NORTH PINES PROFESSIONAL BUILDING

1005 N Pines Road  
Spokane Valley, WA 99206

**TIM KESTELL, BROKER**

509.755.7542

tim.kestell@kiemleahagood.com

**JAY CARSON, BROKER**

509.862.5454

jay.carson@kiemleahagood.com

**KIEMLE  
HAGOOD**

**OFFICE LOCATIONS**

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

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

