

FOR LEASE



EXCELLENT LOCATION AND BUILDING TO PROMOTE YOUR BUSINESS, VISIBLE FROM EAST AND WESTBOUND I-90 TRAFFIC, WITH ROUGHLY $\pm 120,000$ VEHICLES PER DAY ON AVERAGE



Office Space

13412 E Nora Avenue
Spokane Valley, WA 99206

LEASE RATE
LEASE TYPE
OFFICE BUILDING

\$20.00 PSF/YR
NNN
Parcel #45104.9154
Lot Size $\pm 22,842$ SF
Building Size $\pm 4,694$ SF
Parcel #45104.9155
Land Size $\pm 35,763$ SF

LAND

ANTHONY "TONY" VILLELLI

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**KIEMLE
HAGOOD**

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K KELLY RIGHT
real estate.

OFFICE SPACE FOR LEASE

13412 E NORA AVENUE offers an ideal setting for businesses seeking a functional and well-located workspace. This office building presents a prime opportunity for businesses looking to establish a presence in Spokane's vibrant commercial landscape. Whether you're expanding an existing operation or starting a new venture, this property offers the perfect blend of location, amenities, and potential. Building is well-maintained and move-in ready, featuring contemporary finishes and a professional aesthetic. Large windows ensure a bright and welcoming atmosphere throughout the space.



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	11,958	75,946	131,179
Projected Pop 2030	12,278	77,877	133,920
Est Daytime Pop	9,236	59,494	90,996
2024 Average HHI	\$79,769	\$92,996	\$106,853
2024 Median HHI	\$66,851	\$74,469	\$84,759

TRAFFIC COUNT

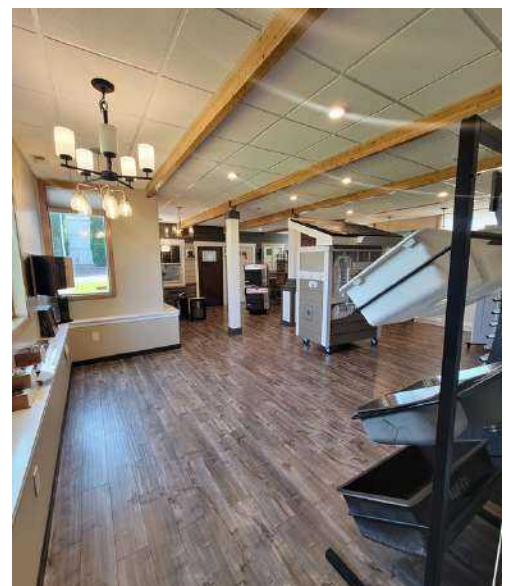
E Nora Avenue	±380 ADT
I-90	±106,946 ADT

NEIGHBORING TENANTS

Steinway Piano Gallery of Spokane
Harken Dental Excellence Family & Emergency Dentistry



BUILDING PHOTOS





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OFFICE LOCATIONS

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

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814