



**FOR LEASE**  
**\$3,127/month NNN**

***GROUND LEASE OPPORTUNITY***  
**10303 E SPRAGUE AVE**  
Spokane, WA 99206

**Exclusively listed by:**

**Bob Spooner**  
**Sr Commercial Broker**  
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This Ground Lease opportunity is a 0.62-acre (27,130 SF) tract of vacant Corridor Mixed Use (CMU) zoned land, allowing for a wide variety of commercial, office, retail, and multi-family uses.

The site is in a Spokane Valley prime location adjacent to Balfour Park, City Hall, Fire Station #1 and the Spokane Valley Library. The Balfour Park is a newly constructed park that has recently completed Phase 1 of the build, with many more features coming such as a playground, splash pad, sports courts and an outdoor amphitheater.



RATE	SIZE
\$1.38 PSF/YEAR NNN	27,130 SF



Grand Opening of completed Balfour Park | September 19<sup>th</sup>, 2025

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## AERIAL MAP

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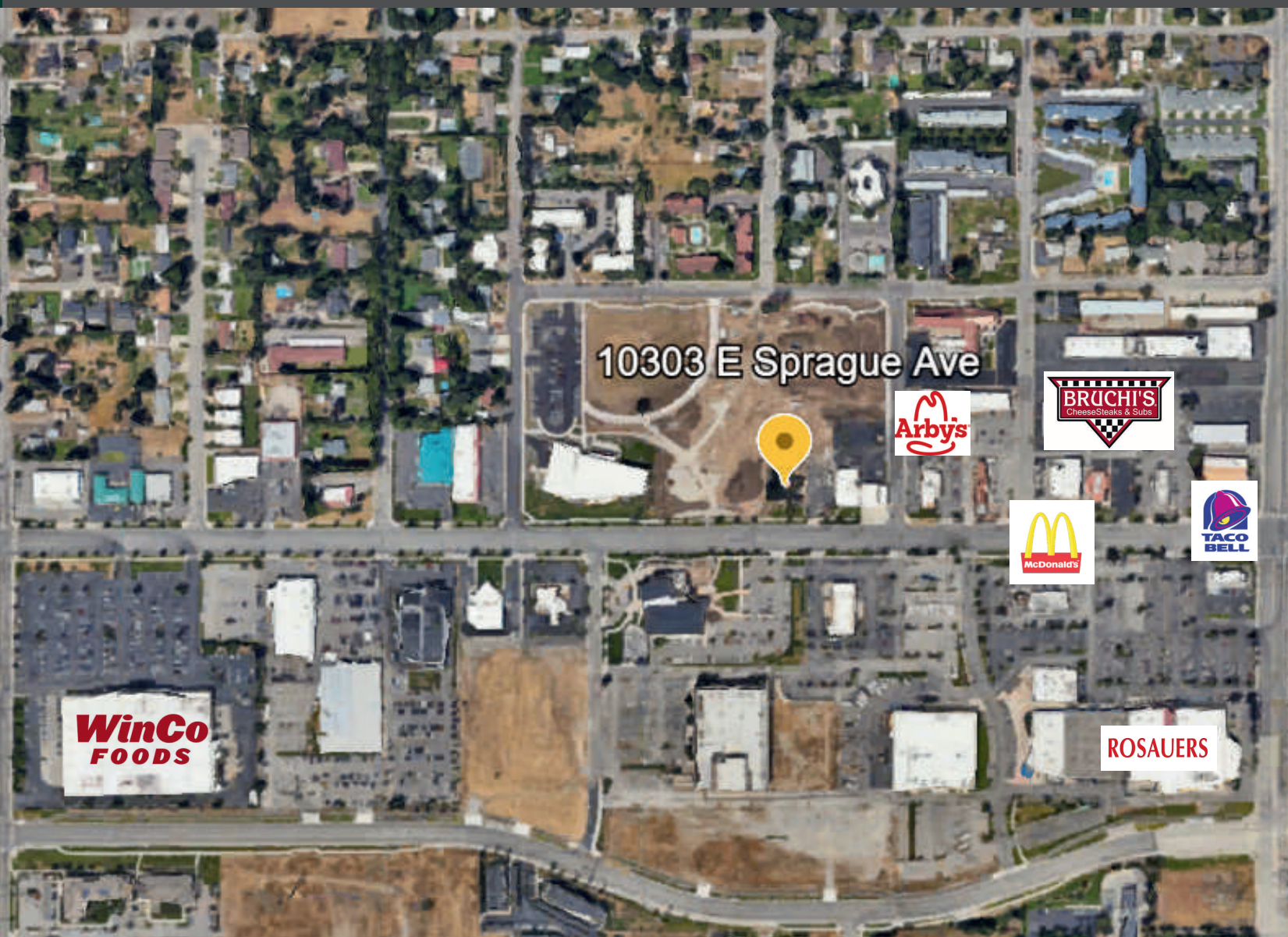
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## RETAILER MAP

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