

# // OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

The property is a commercial office building constructed in 1997. The building encompasses a total area of 30,000 square feet and is situated on a 1.68-acre lot. Offering convenient access to and from I-90, abundant free parking, and is located approximately 7 minutes from both downtown Spokane and the airport.

## PROPERTY FEATURES

- Office Space: 11,500 - 18,500 SF
- 66 Cubicles, 14 Privates Offices, a Copy/Supply Room, Breakroom, and 2 Training/Conference Rooms
- Available Space Can Be Demised
- Abundant Free Parking
- Modified Gross

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$14.50 SF/yr	11,500 - 18,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,052	31,283	145,404
Total Population	10,738	69,474	350,502
Average HH Income	\$52,464	\$51,265	\$56,303

// PRESENTED BY:

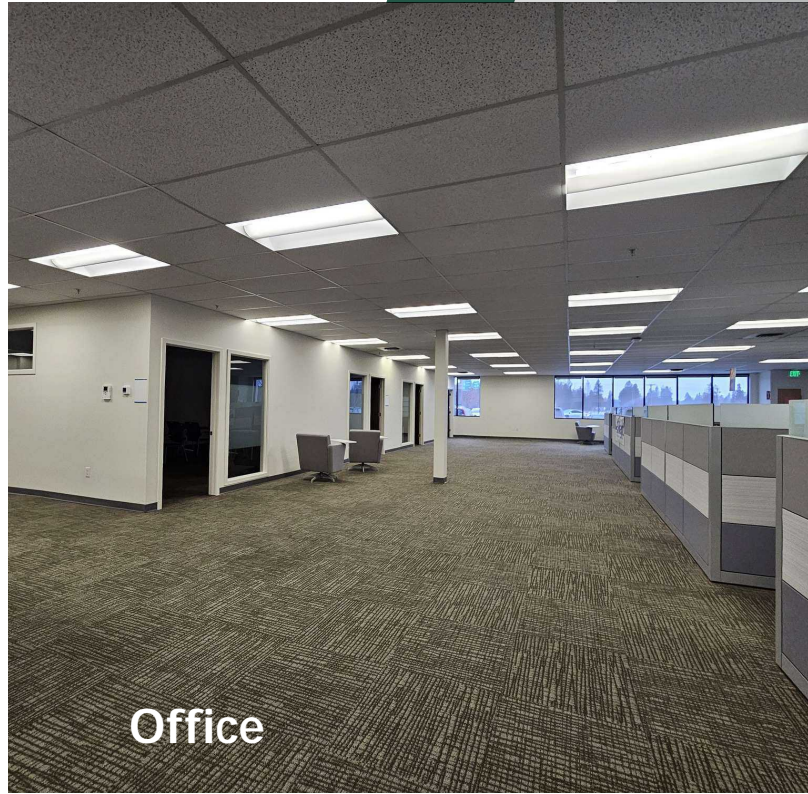
**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM



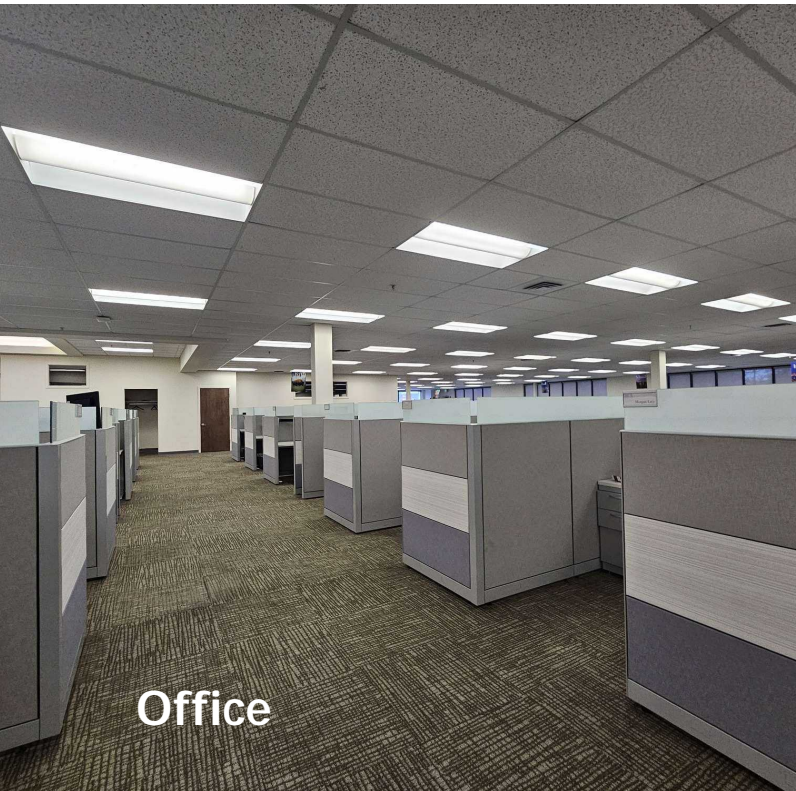
## // ADDITIONAL PHOTOS



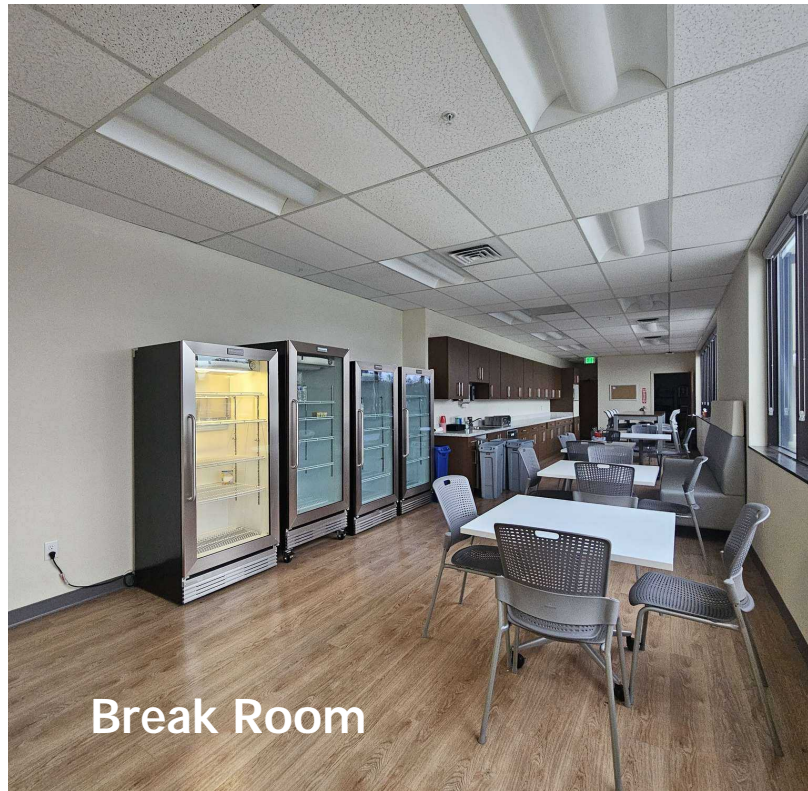
Copy/work room



Office



Office



Break Room

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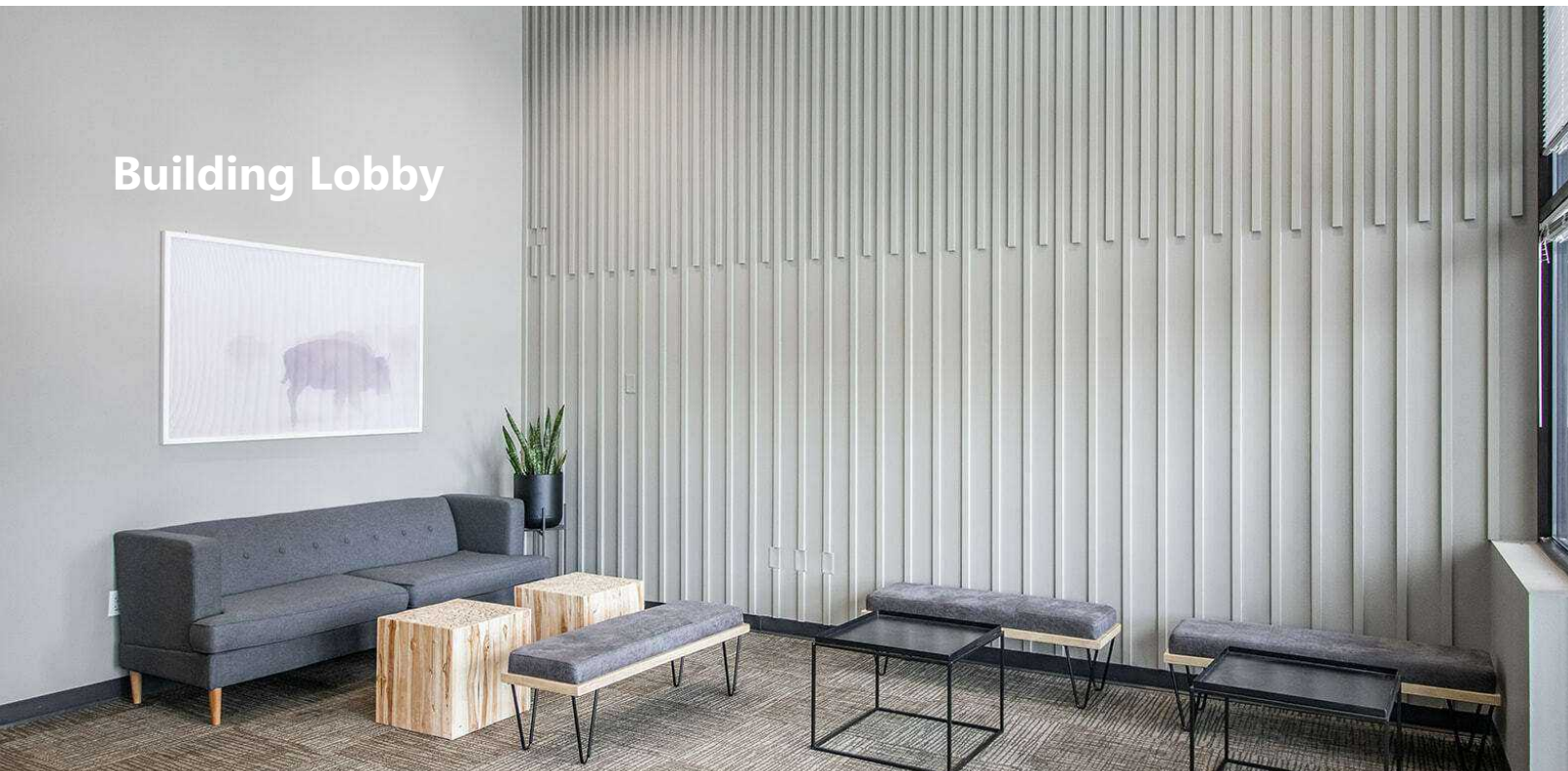
**CORY BARBIERI**  
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CBARBIERI@G-B.COM



## // ADDITIONAL PHOTOS



Conference Room



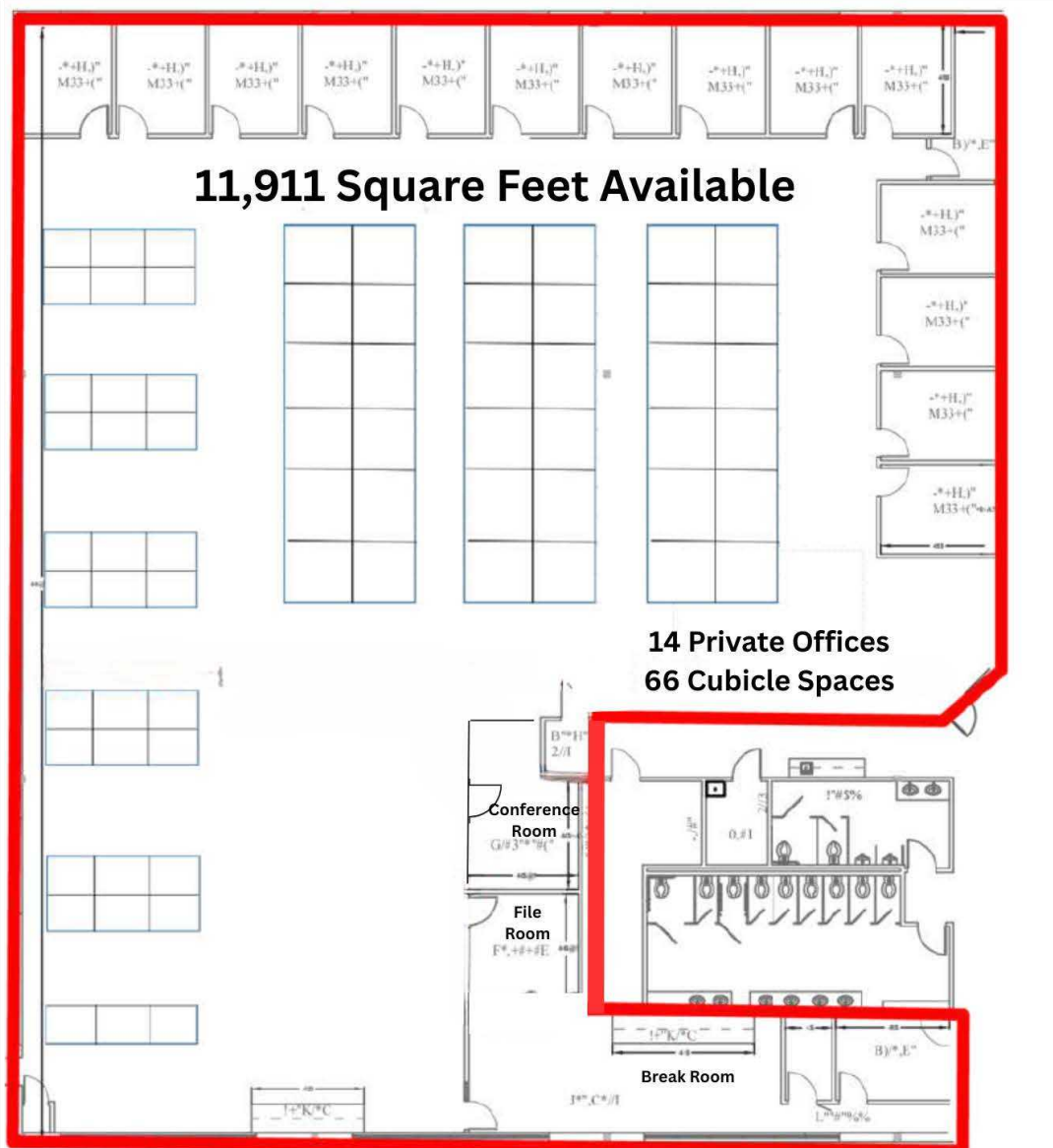
Building Lobby

// PRESENTED BY:

**CORY BARBIERI**  
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509.344.4901  
CBARBIERI@G-B.COM



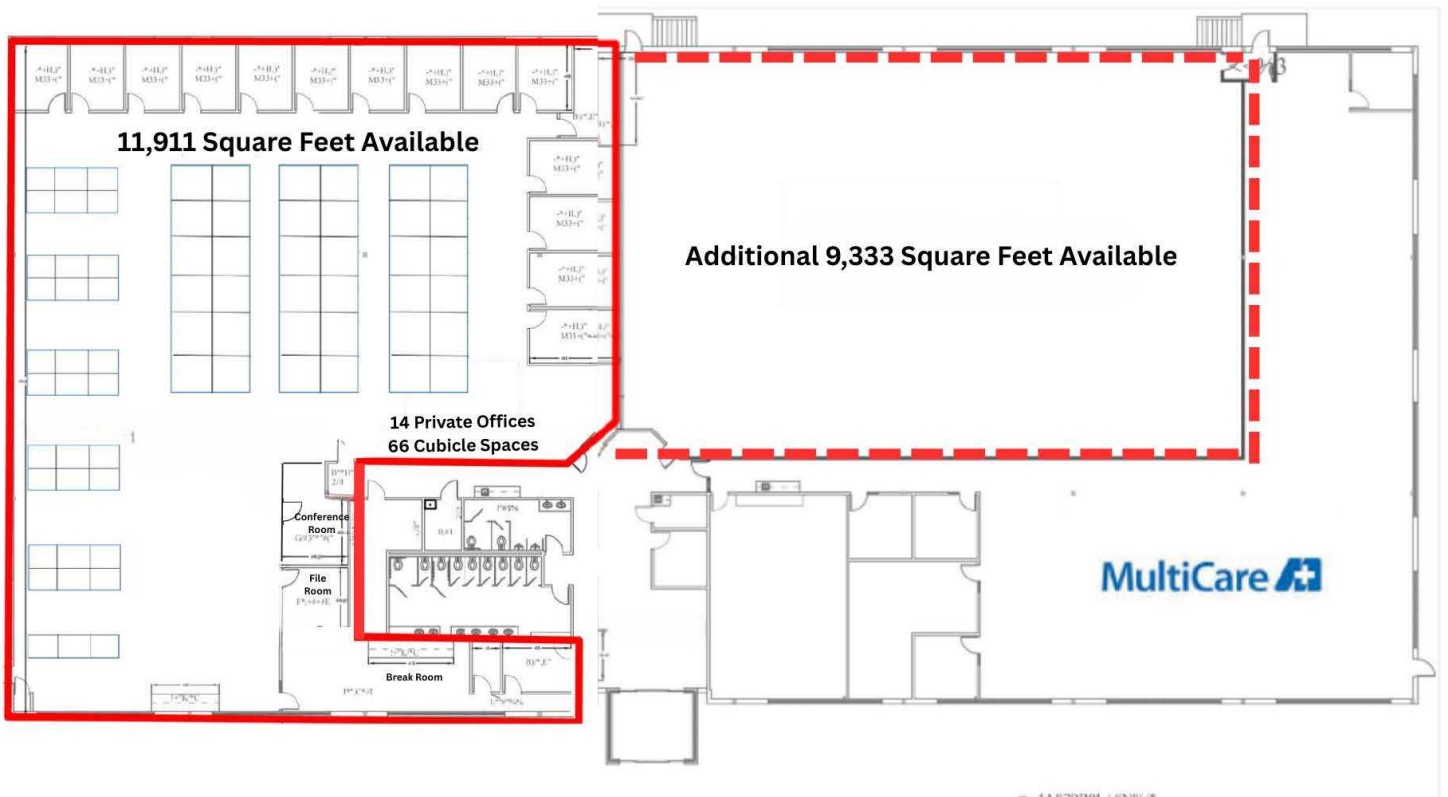
# // FLOOR PLAN



// PRESENTED BY:  
**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM



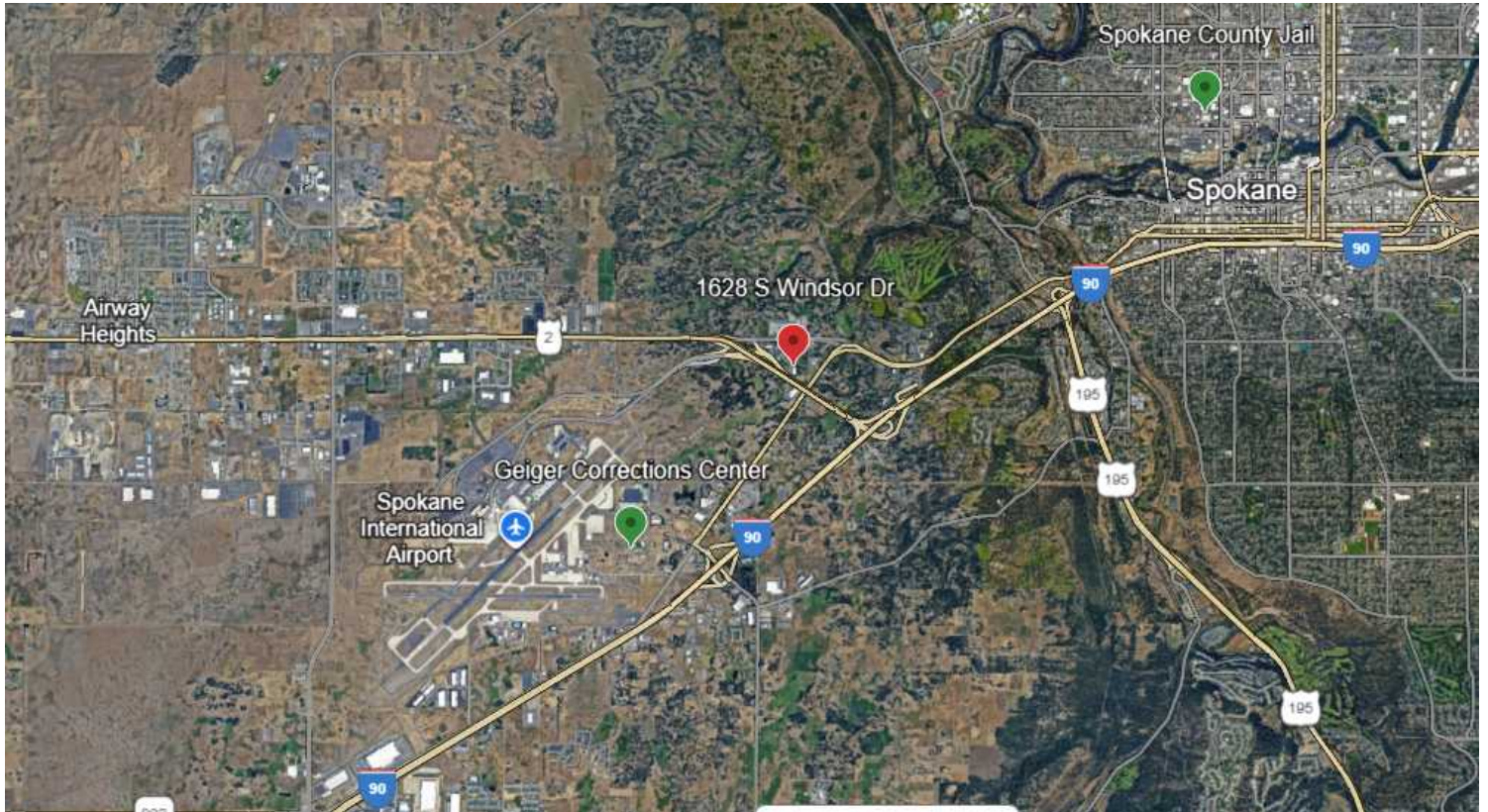
# // SITE PLAN



// PRESENTED BY:  
**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM



# // LOCATION MAP



// PRESENTED BY:

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

