

# FOR SALE or LEASE



<b>OFFERING PRICE</b>	\$600,000
<b>LEASE RATE</b>	\$14.00 PSF /YR
<b>LEASE TYPE</b>	Modified Gross
<b>SPACE AVAILABLE</b>	Suite 1
<b>SUITE SF</b>	±1,258 SF
<b>TOTAL BUILDING SIZE</b>	±4,308 SF
<b>YEAR BUILT</b>	1962
<b>PARCEL NO.</b>	35132.1308 & 35132.1307
<b>TOTAL LOT SIZE</b>	±0.34
<b>ZONING</b>	Office
<b>PARKING</b>	17 Parking Stalls

## OFFICE SPACE

6607 E Broadway Avenue  
Spokane Valley, WA 99212

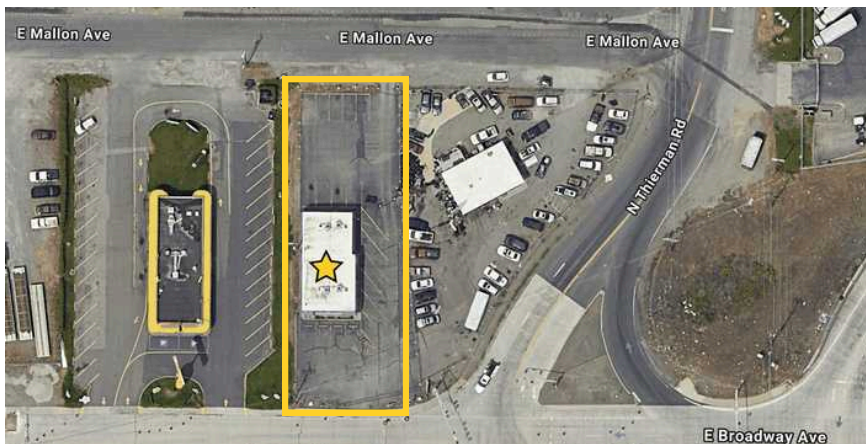
- Great opportunity with heavily traveled I-90/Broadway interchange
- Ground floor lease space could be office or retail (excluding cannabis sale)
- 2- ADA Bathrooms
- 3 Private Offices
- Sale includes parcel 35132.1307

**JAY CARSON**

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**KIEMLEHAGOOD**

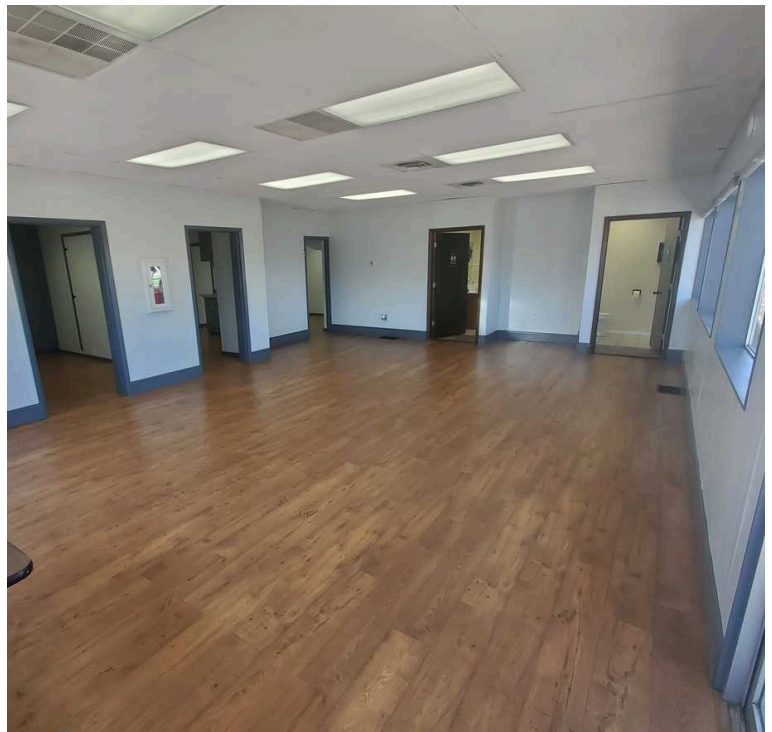
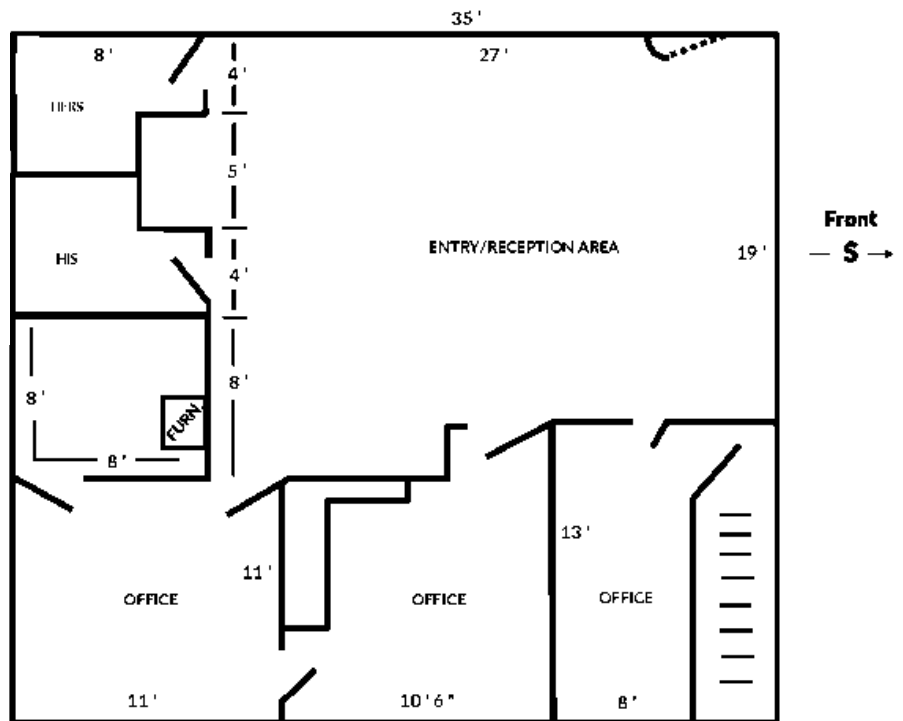


## FLOOR PLAN | PHOTOS

Excellent opportunity at the heavily trafficked I-90/Broadway interchange! This ground floor lease space, Suite 1, offers  $\pm 1,258$  SF ideal for office or retail use (excluding cannabis sales). The space features three private offices, two ADA-compliant restrooms, and 17 on-site parking stalls. The property totals  $\pm 4,308$  SF on  $\pm 0.34$  acres and is zoned for office use. Built in 1962, it provides excellent visibility and accessibility in a prime location. The for sale offering includes parcels 35132.13088 and 35132.1307. Great opportunity for both owner-users and investors alike.

### SUITE 1

- Size:  $\pm 1,258$  SF
- 3 Private Offices
- 2 ADA Bathrooms







# OFFICE SPACE

[VIEW LOCATION](#)

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## OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201