

# FOR LEASE



## OFFICE/WAREHOUSE SUITE

11115 E. Montgomery, Suite E  
Spokane Valley, WA 99206

Suite #	Total Main Floor SF	Office SF	Whse SF	Mezzanine Office SF	Monthly Base Rent	2025 Est. NNNs (24¢/SF/Mo)	Total Monthly Rent	Notes
E	±1,625	±500	±1,125	±500	\$1,220 (75¢/SF/Mo)	\$390	\$1,610	Available ±December 2025; Dock and grade loading;

**LOCATION:** On the north side of the Montgomery corridor between Argonne Road and Pines Road I-90 Interchanges, offering excellent exposure and easy I-90 access.

**SITE:** A portion of a multi-tenanted complex totaling ±43,124 SF per County Records; Parcel #: 45092.9064

**ZONING:** I, Industrial, per City of Spokane Valley

**UTILITIES:** Avista Utilities services gas and electric; units are separately metered and tenant pays utility charges & garbage

**POWER:** Tenants to verify    **AGE:** 1991    **CONSTRUCTION TYPE:** Wood frame

**LOADING:** Tenants to verify that dock doors and grade loading will accommodate their use

**PARKING:** Currently striped for 27 plus 2 handicap car parks for the entire complex

**NOTE:** Owner is a Washington LLC and members are licensed real estate brokers in the state of Washington

All square footage is approximate. All critical measurements should be verified. Total building rentable area: 15,475 SF

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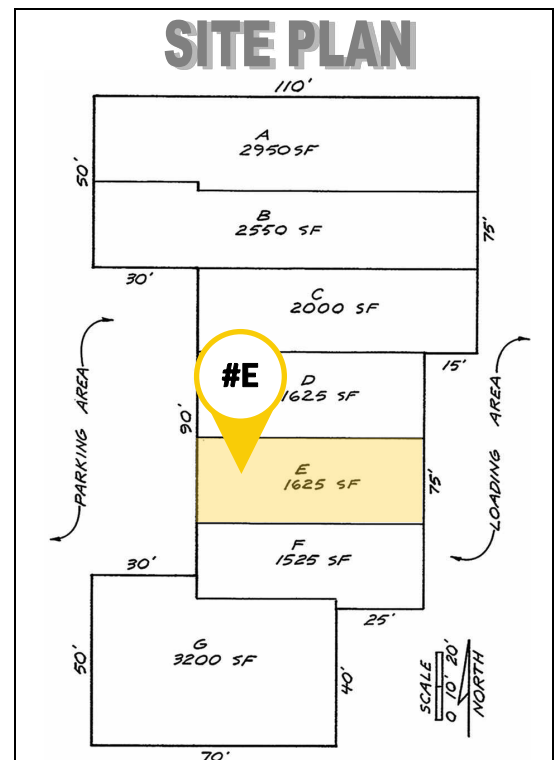
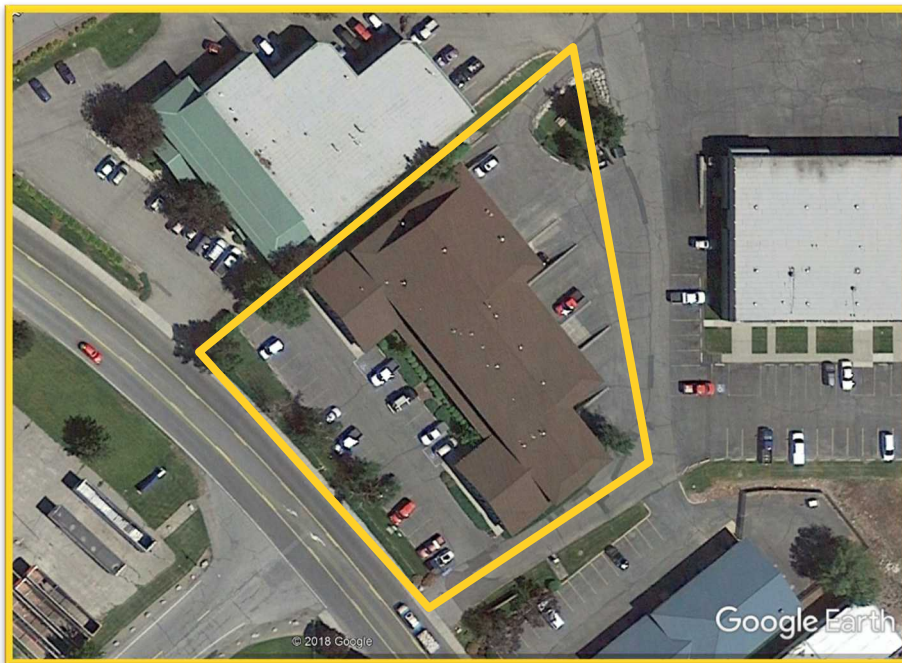
**OFFICE LOCATIONS** | SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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# Aerials and Site Plan

11115 E. Montgomery | Spokane Valley, WA 99206



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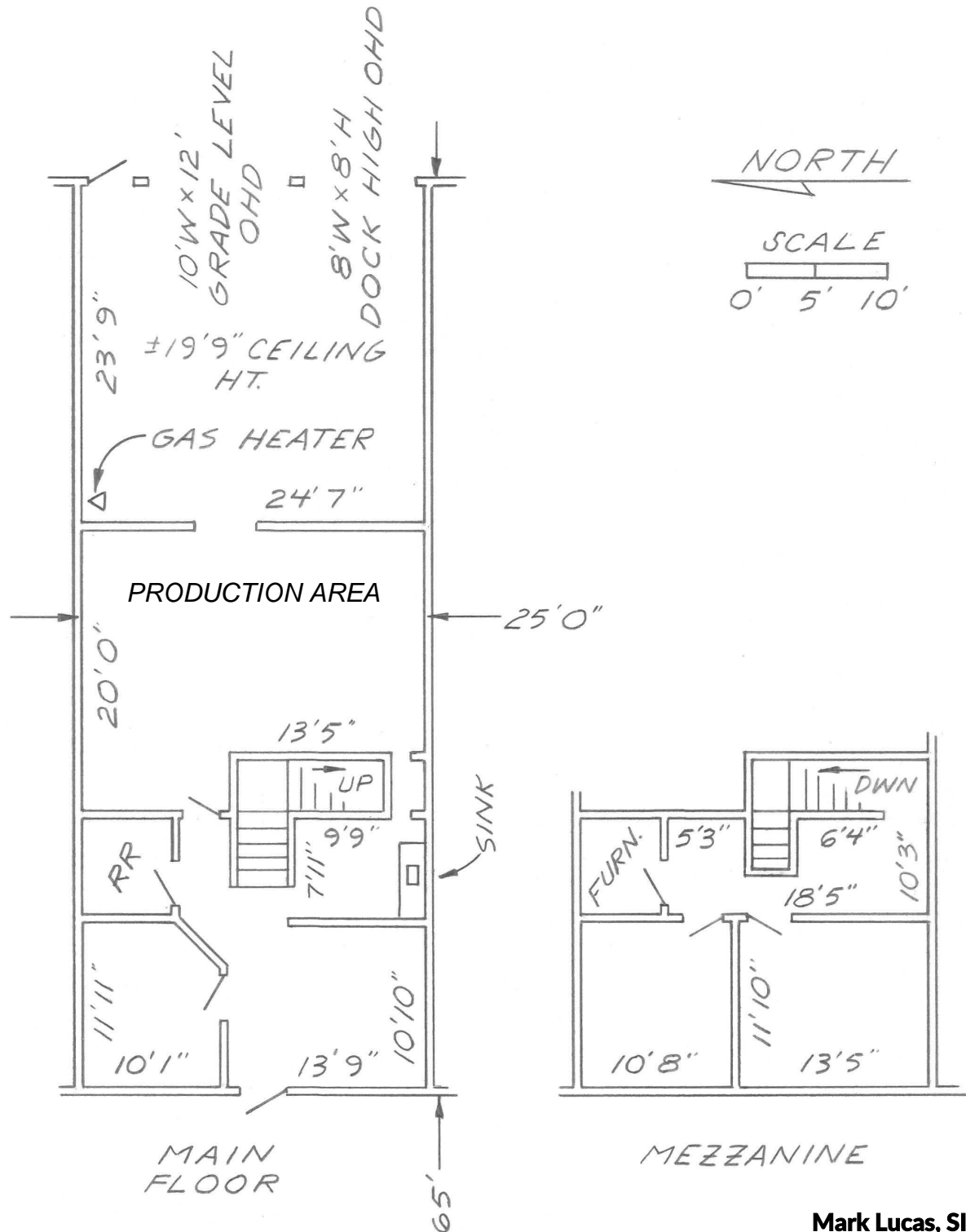
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# SUITE E

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