

# FOR LEASE



## OFFICE SPACE

2510 N Pines Road | Spokane Valley, WA 99202



**KIEMLE**  
HAGOOD

LEASE RATE	\$17.00 PSF
LEASE TYPE	Modified Gross (excludes janitorial)
SPACE SIZE	± 803 SF
YEAR BUILT	1994
TOTAL BUILDING SF	± 21,508 SF
LOT SIZE	± 1.23 A

**BRANDON PETERSON**

509.755.7541

brandonp@kiemlehagood.com

**BRYAN DUNCAN, Property Manager**

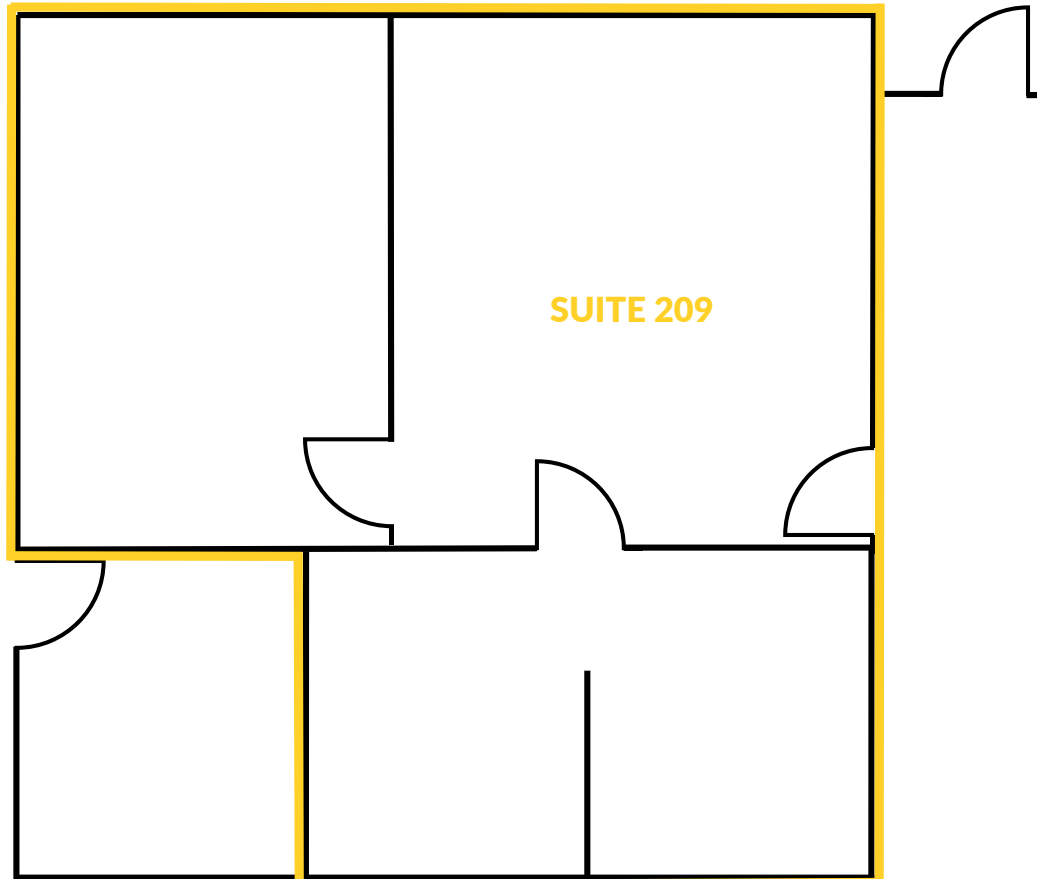
509.755.7584

bryan.duncan@kiemlehagood.com

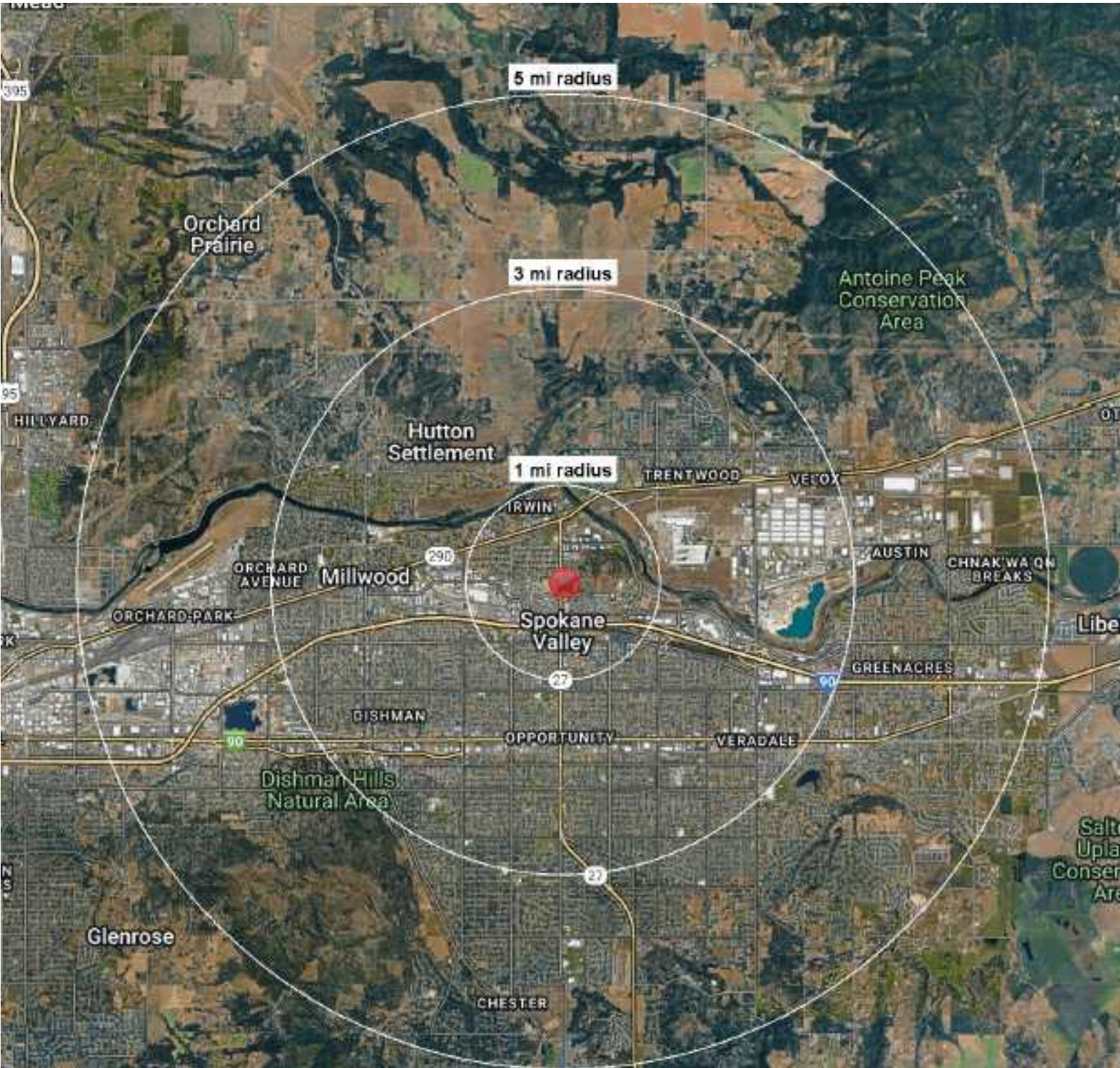


Located just North of I-90 and Indiana Ave and South of Trent Ave in Spokane Valley. 2510 Pines boasts a high traffic count, strong tenant mix, and ease of access to I-90.

Full Service Excluding Janitorial: Tenant is responsible for interior janitorial. Landlord is responsible for all utilities & common area expenses.

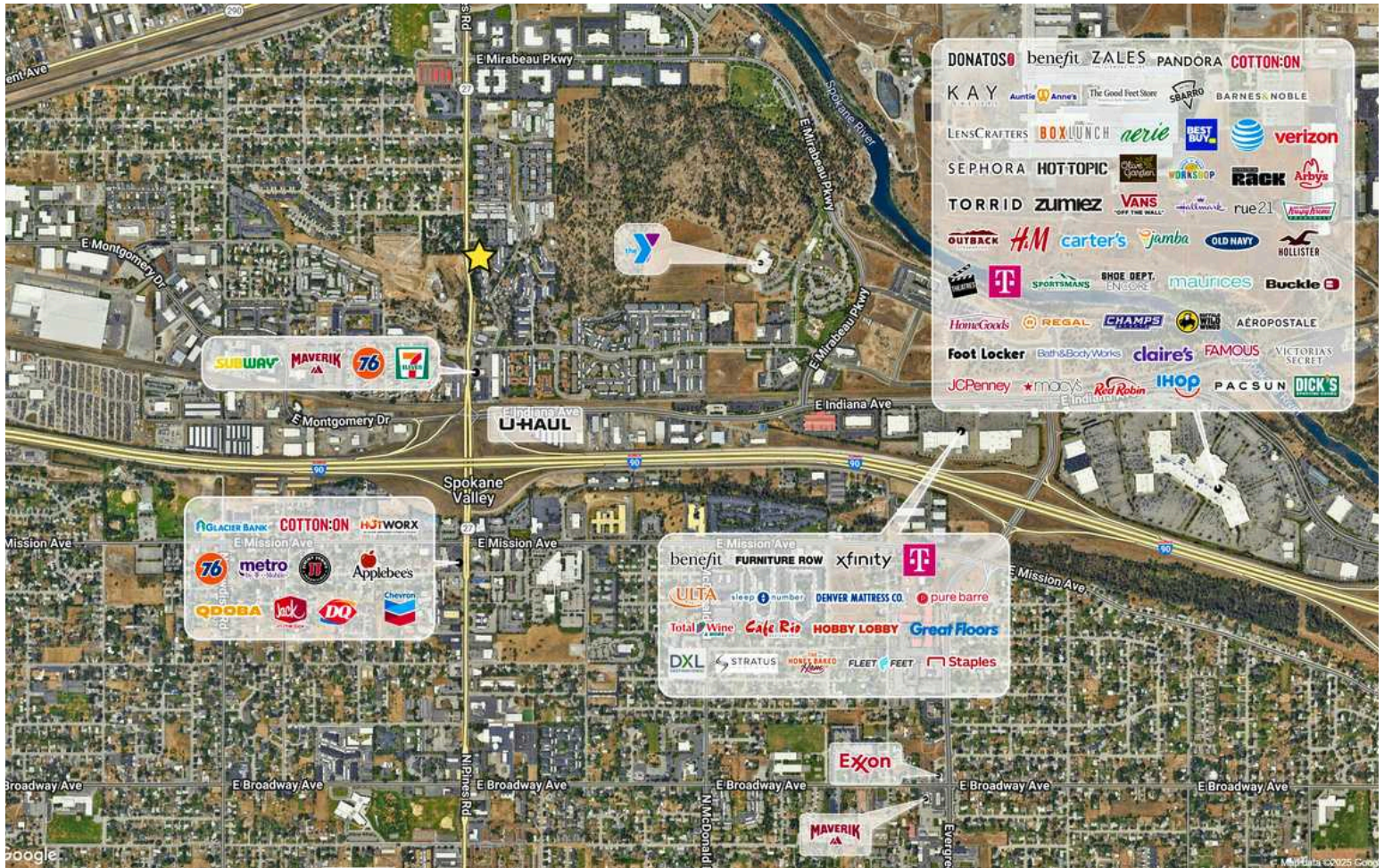






DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION 2025	12,942	71,395	132,572
PROJECTED POPULATION 2030	13,999	72,540	135,786
EST HOUSEHOLDS 2025	5,920	30,475	54,784
DAYTIME DEMOGRAPHICS	10,725	58,963	96,181
AVERAGE HOUSEHOLD INCOME	\$77,538	\$90,948	\$105,408
MEDIAN HOUSEHOLD INCOME	\$66,252	\$72,976	\$83,869





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[VIEW LOCATION](#)

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## OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201