

FOR LEASE

10905
SUITE 1

MONTGOMERY COMMERCE CENTER
OFFICE/WAREHOUSE
10905 E. Montgomery Dr., Suite 1
Spokane Valley, WA 99206

Suite #	Total Main Floor SF	Office SF	Whse SF	Monthly Base Rent	2025 Est. NNNs (23¢/SF/Mo)	Total Monthly Rent	Overhead Door	Notes
1	±2,840	±2,050	±790	\$1,800	\$653	\$2,453	One (1) 12'W x 10'H	Vacant and available Immediately. Previous location of Pawlouse Vet Therapy.

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 ±37,712 SF per County Records; . Parcel #: 45092.1801

ZONING: I, Industrial, per City of Spokane Valley

UTILITIES: Avista Utilities services gas and electric; unit is separately metered and tenant pays utility charges

POWER: Tenants to verify

AGE: 1980

CONSTRUCTION TYPE: Concrete

PARKING: Tenant's pro-rata share for Suite 1 is five (5) vehicle parking spaces

All square footage is approximate. All critical measurements should be verified. Total rentable building area: ±16,964 SF

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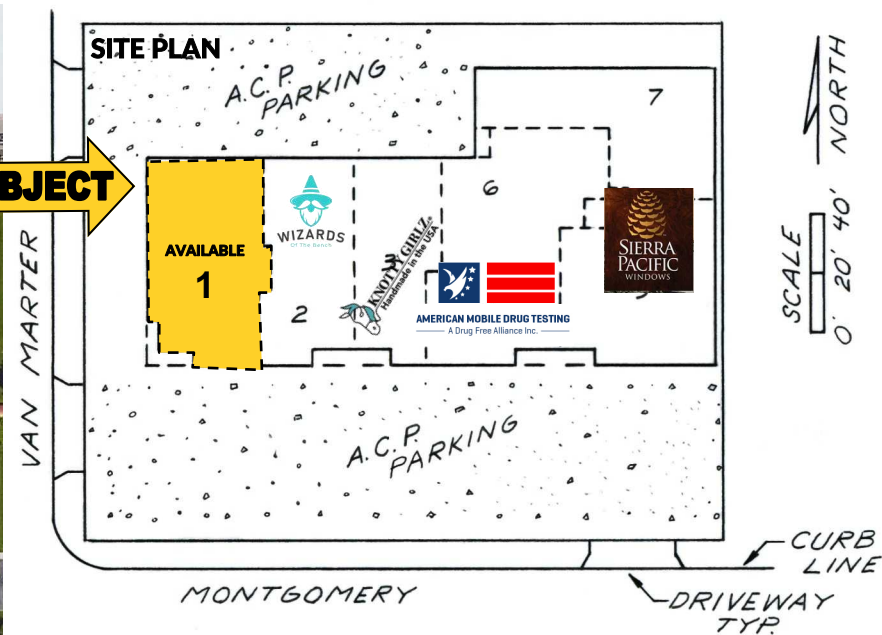
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OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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Aerials and Site Plan

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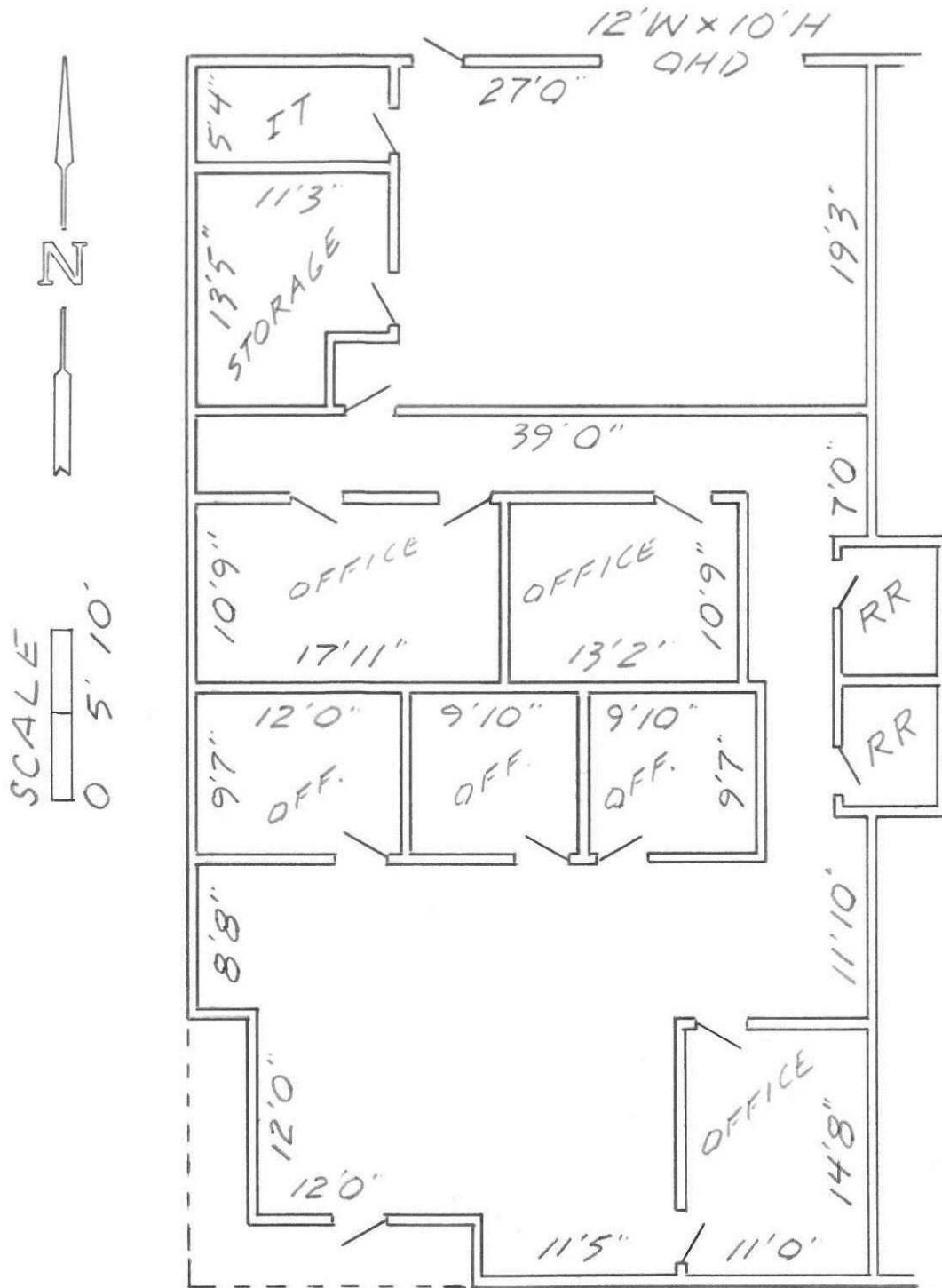


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SUITE 1 FLOOR PLAN

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