

For Lease

Office/Retail

NAI Black



University Professional Center

122 N University Road
Spokane Valley, Washington 99206

Property Description

Space Available: 2,417± SF Total

- **Spaces can be combined or demised**
- **Customize to suit needs**
 - Suite 102: 353 ± SF
 - Suite 201: 2,064 ± SF

Pylon Signage

Traffic Count (University Road): 7,000± ADT

Zoning: CMU (Commercial Mixed Use)

Parcel ID #: 45163.0532



Lease Rate: \$12.00 SF/yr FS (excl. janitorial)

For more information

Clayton Crockett

O: 509 202 5458

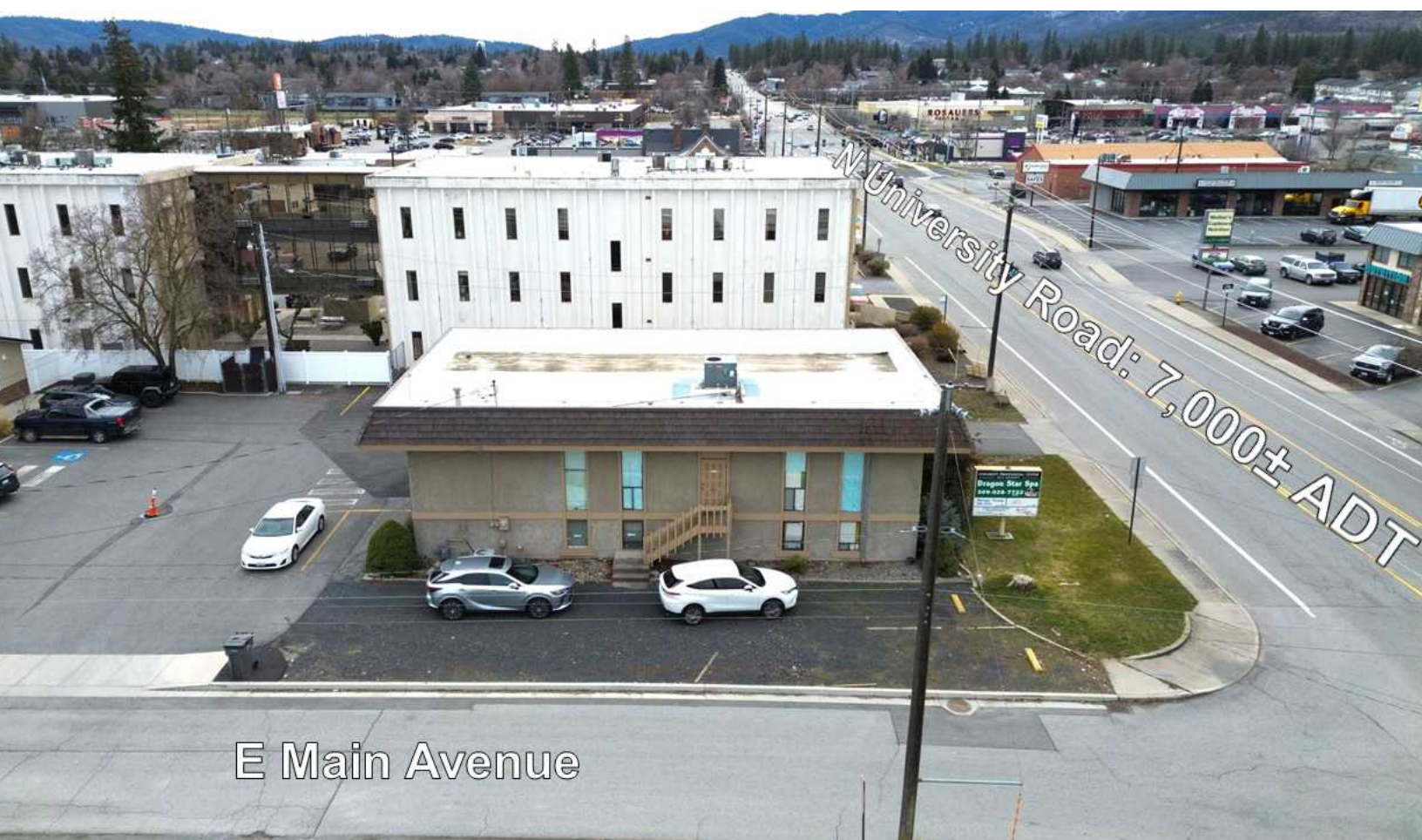
clayton.crockett@naiblack.com

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Spokane, WA 99201
509 623 1000 tel
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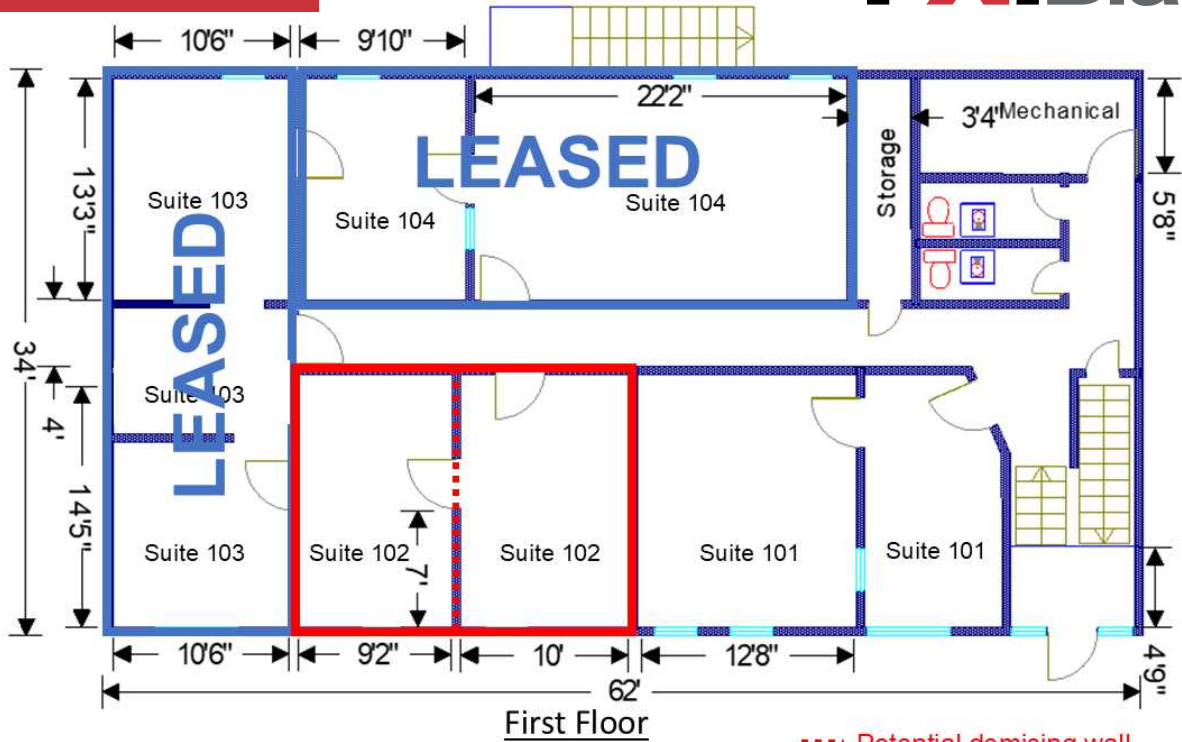
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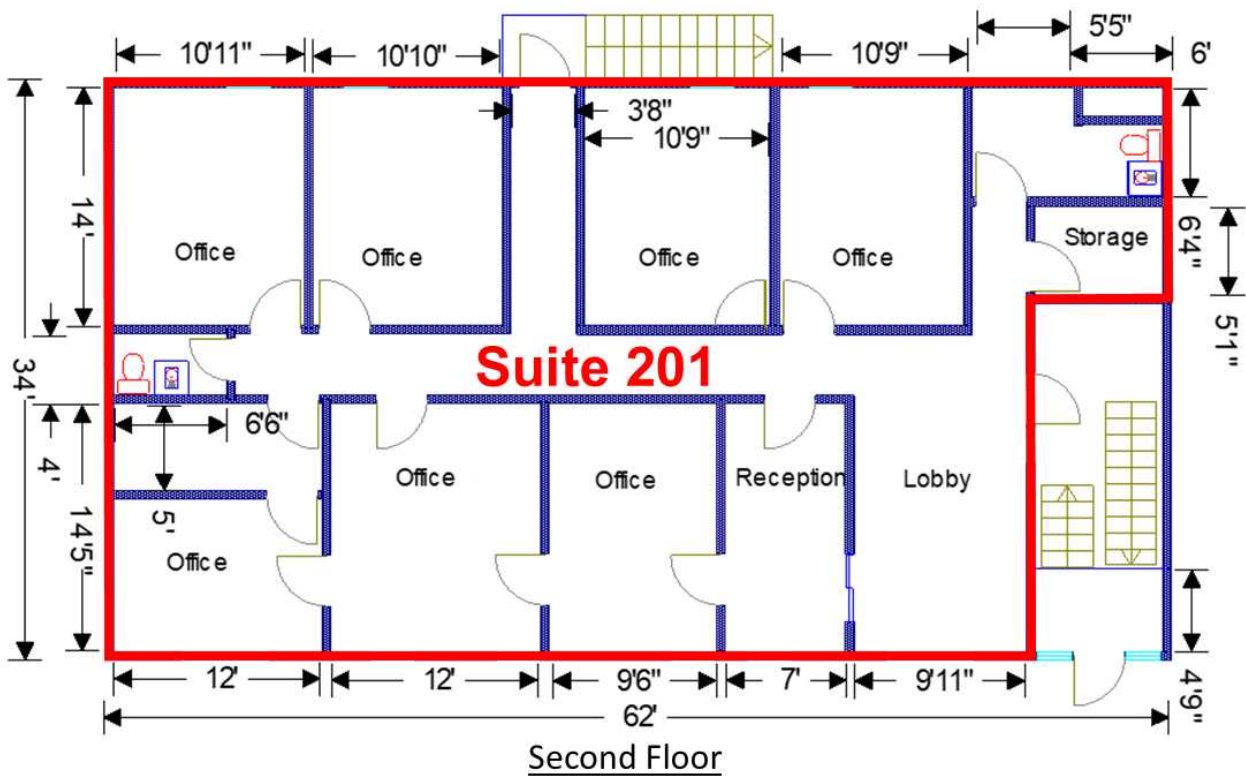


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Drawing not to scale, verify all dimensions. For realty reference only.



Drawing not to scale, verify all dimensions. For realty reference only.

For Lease
Suite 102

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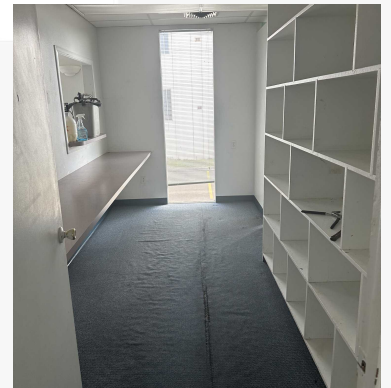


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Suite 201

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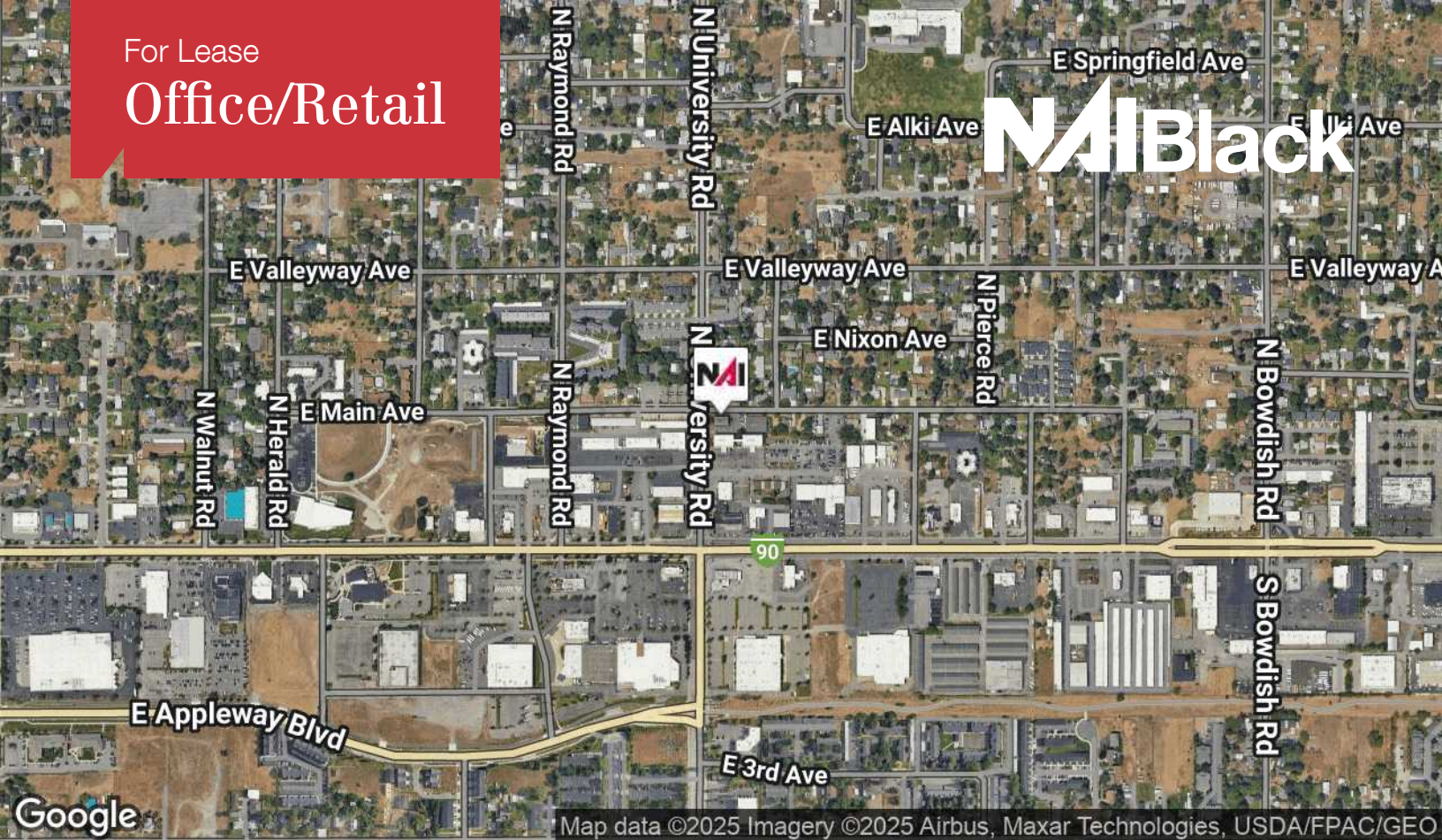


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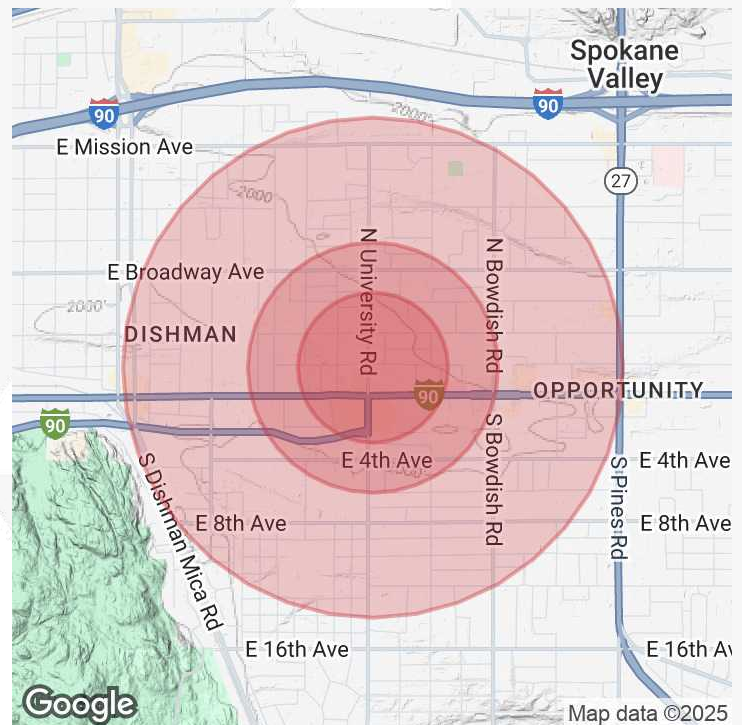
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,197	3,788	13,514
Average Age	39	40	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	506	1,579	5,497
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$73,999	\$76,019	\$78,091
Average House Value	\$350,594	\$346,622	\$350,303

Demographics data derived from AlphaMap



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