

FOR LEASE

10020

OFFICE/WAREHOUSE SPACE

10020 E Knox Avenue | Spokane Valley, WA 99206

KIEMLEHAGOOD

CRAIG SOEHREN

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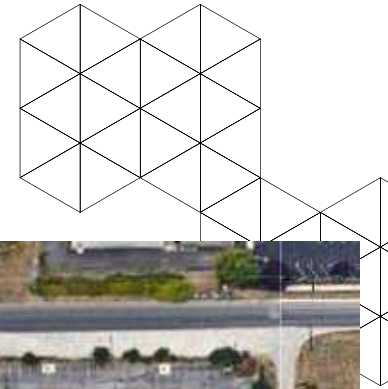
CHRISTIAN ALFARO

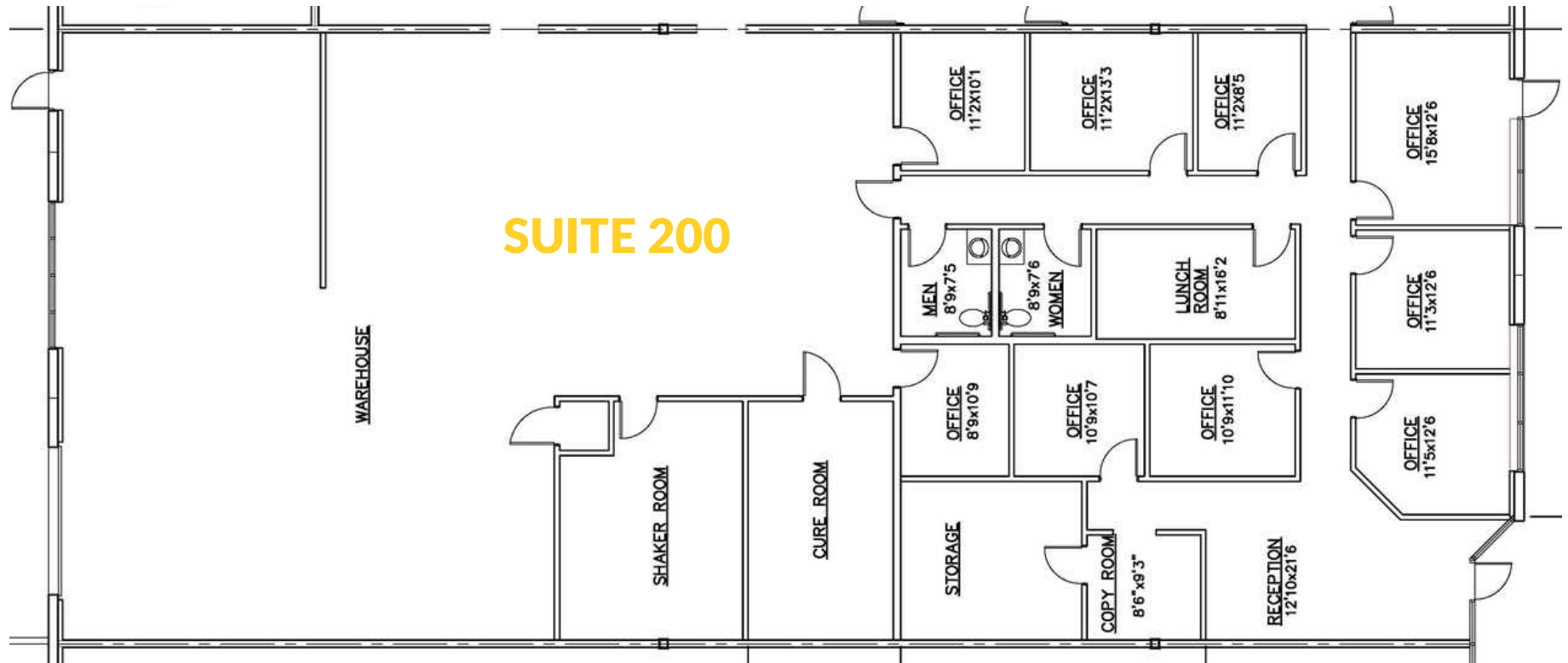
509.755.7505
christian.alfaro@kiemlehagood.com



LEASE RATE	\$1.15-\$1.25 PSF + NNN
EST. NNN RATE	\$3.12 PSF
SUITE 200	±7,314 SF
SUITE 500	±3,000 SF (Divisible to ±750 RSF)
*Lower rent if entire Suite #500 is leased	
TOTAL BUILDING SF	±64,595 SF
PARCEL NO.	45084.0228
TOTAL LOT SIZE	±4.73 AC

Prime commercial office location with excellent I-90 frontage, offering outstanding visibility and easy access just south of the busy Montgomery Corridor between the Argonne and Pines interchanges. The property features convenient elevator access and exposure ideal for professional office users seeking a prominent, well-connected Spokane Valley location.





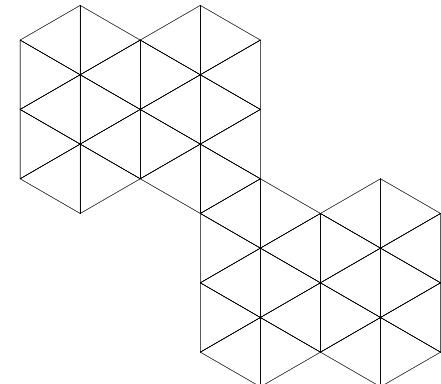
SUITE 200

LEASE RATE | \$1.15 PSF + NNN

EST. NNN RATE | \$3.12 PSF

SUITE SF | ±7,314 SF

- Office and Warehouse Space



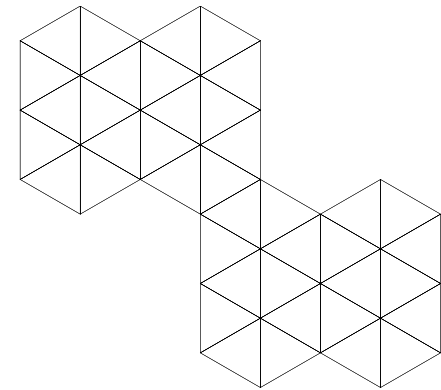
**SUITE 500**

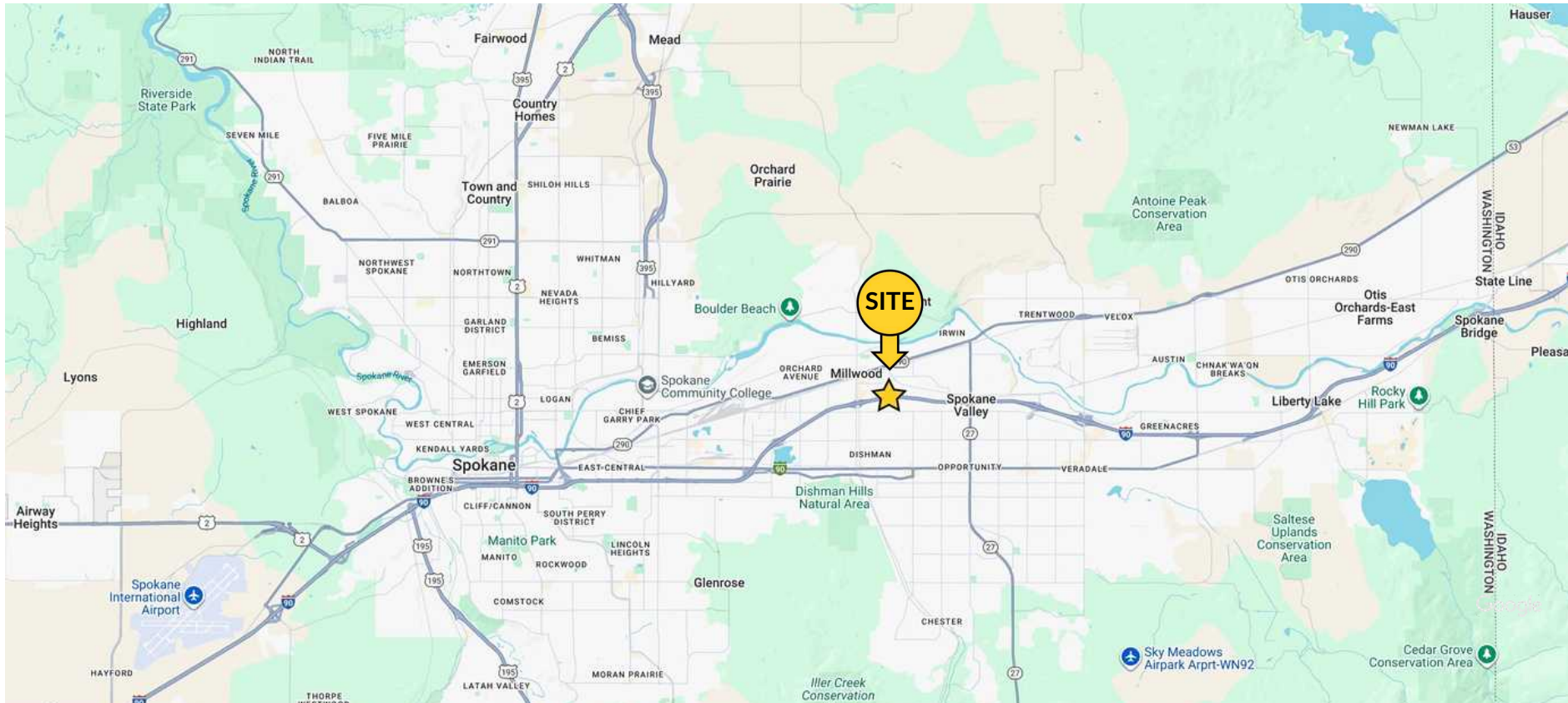
LEASE RATE | \$1.25 PSF + NNN

EST. NNN RATE | \$3.12 PSF

SUITE SF | ±3,000 SF (Divisible to ±750 RSF)

- Office Space
- Lower rent if entire Suite 500 is leased
- Elevator Access





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