



1620 N Mamer B100  
Spokane Valley, WA 99207

OFFICE FOR LEASE

8,334 SF

\$15.00 SF/YR

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

## PROPERTY DETAILS

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SIZE	8,334 SF <b>Divisible to 4,000 SF</b>
LOCATION	South of Evergreen
PARKING	Exit 45 stalls
AVAILABLE	Now Available.
IMPROVEMENTS	Priced "as is"
BUILT	1998

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Impressive lobby with atrium.  
Reception area with attached office.  
20 ± offices  
2 larger meeting rooms.  
17 offices have outside windows.  
Kitchenette with fridge and dishwasher  
Additional sink and coffee station  
Circular plan for efficient flow.  
Covered outdoor break/BBQ area.  
Dedicated IT room with climate control.  
New LED lighting throughout.

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RENT:	\$15.00/SF/YR NNN
UTILITIES:	\$832/mo. (\$1.19 SF) est.
NNN's:	\$2,132/mo. (\$3.07 SF) est.

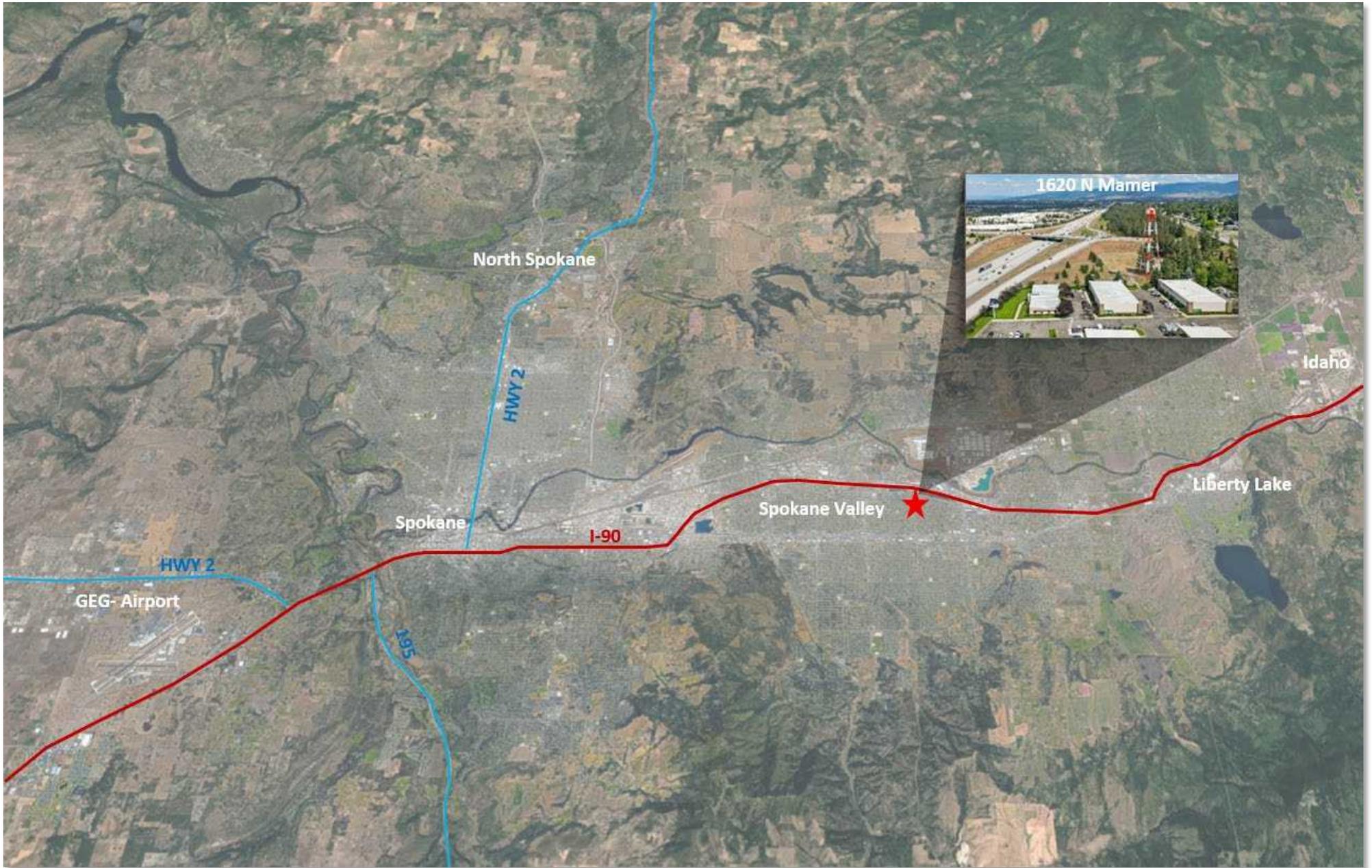
***I-90 Freeway Exposure-  
Electronic Sign with  
120,000 vehicles per day***





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Spokane Valley, WA





North Spokane

HWY 2

Spokane

I-90

Spokane Valley



Liberty Lake



1620 N Mamer

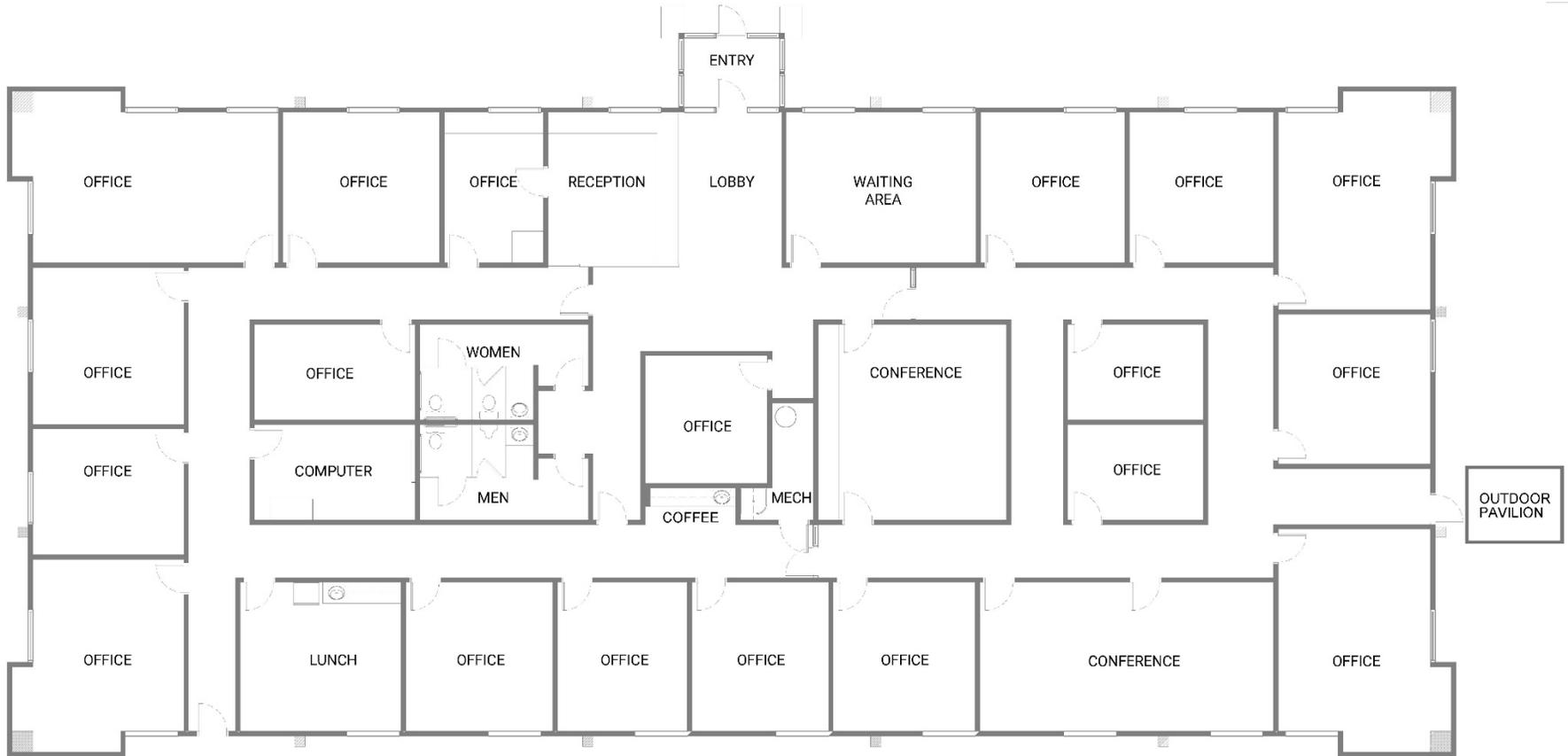
Idaho

GEG- Airport

HWY 2

I-95

# FLOOR PLAN



EXISTING FLOOR PLAN  
3/16" = 1'-0"

Call Broker for 4,000 SF Floor plan Concepts







