

FOR LEASE



ARGONNE OFFICE SPACE

708-720 N Argonne Road | Spokane Valley, WA 99212



Owner is a Licensed Broker in the state of Washington

**KIEMLE
HAGOOD**

LEASE RATE	\$16.00 - \$16.50 PSF /YR
LEASE TYPE	Modified Gross
PARCEL NO.	45173.0523 & 45173.0501
YEAR BUILT	1977 & 1978
ZONING	Corridor Mixed-Use

COLIN CONWAY

509.755.7595

colin.conway@kiemlehagood.com

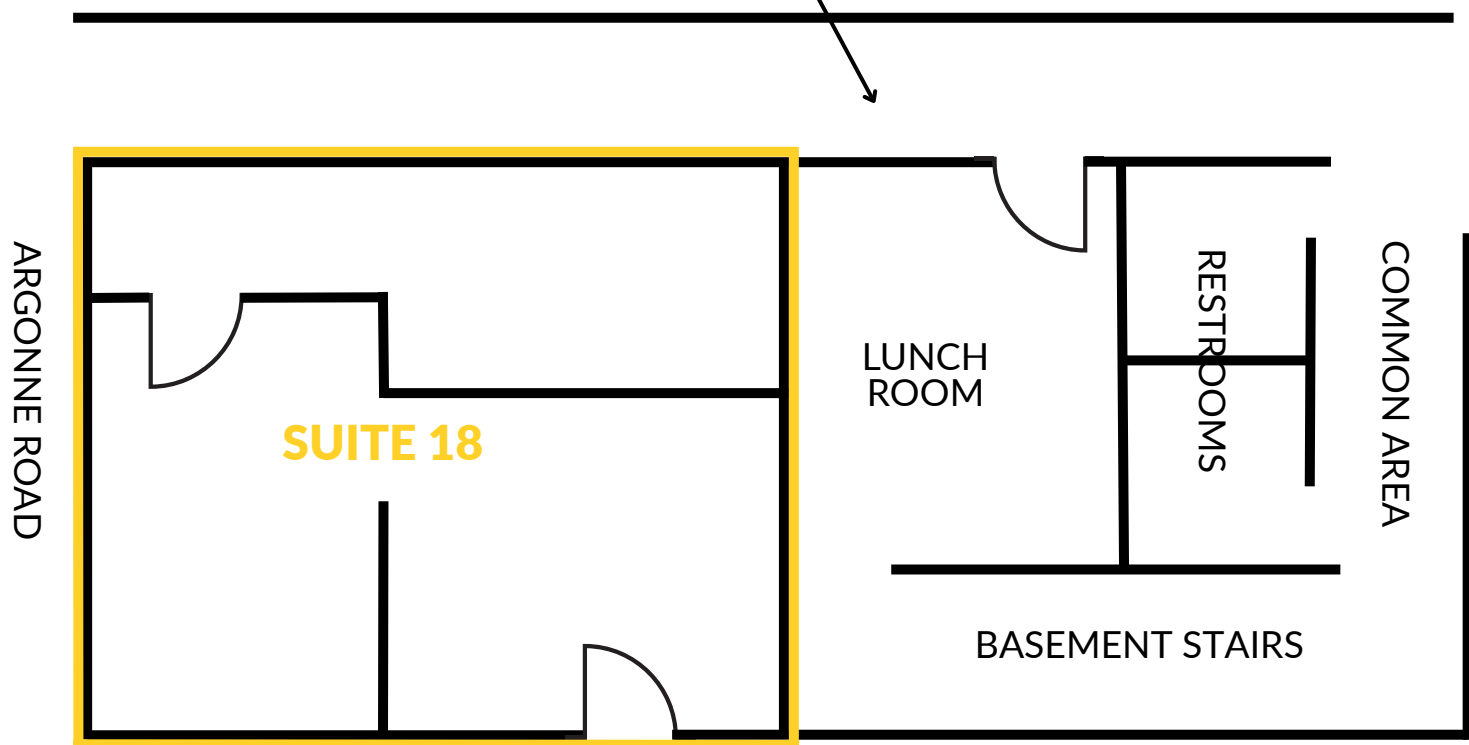
KIM FLOYD, PROPERTY MANAGER

509.755.7522

kimf@kiemlehagood.com

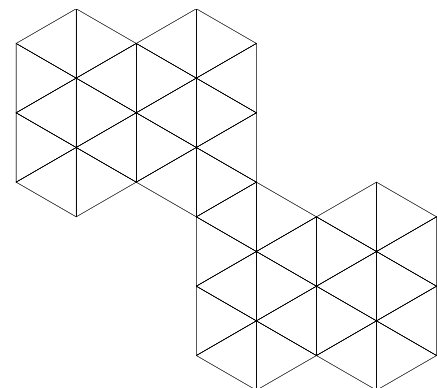


HALLWAY TO COMMON AREA LUNCHROOM AND RESTROOMS



AVAILABLE SPACE - 708 N ARGONNE RD BUILDING | SUITE 18

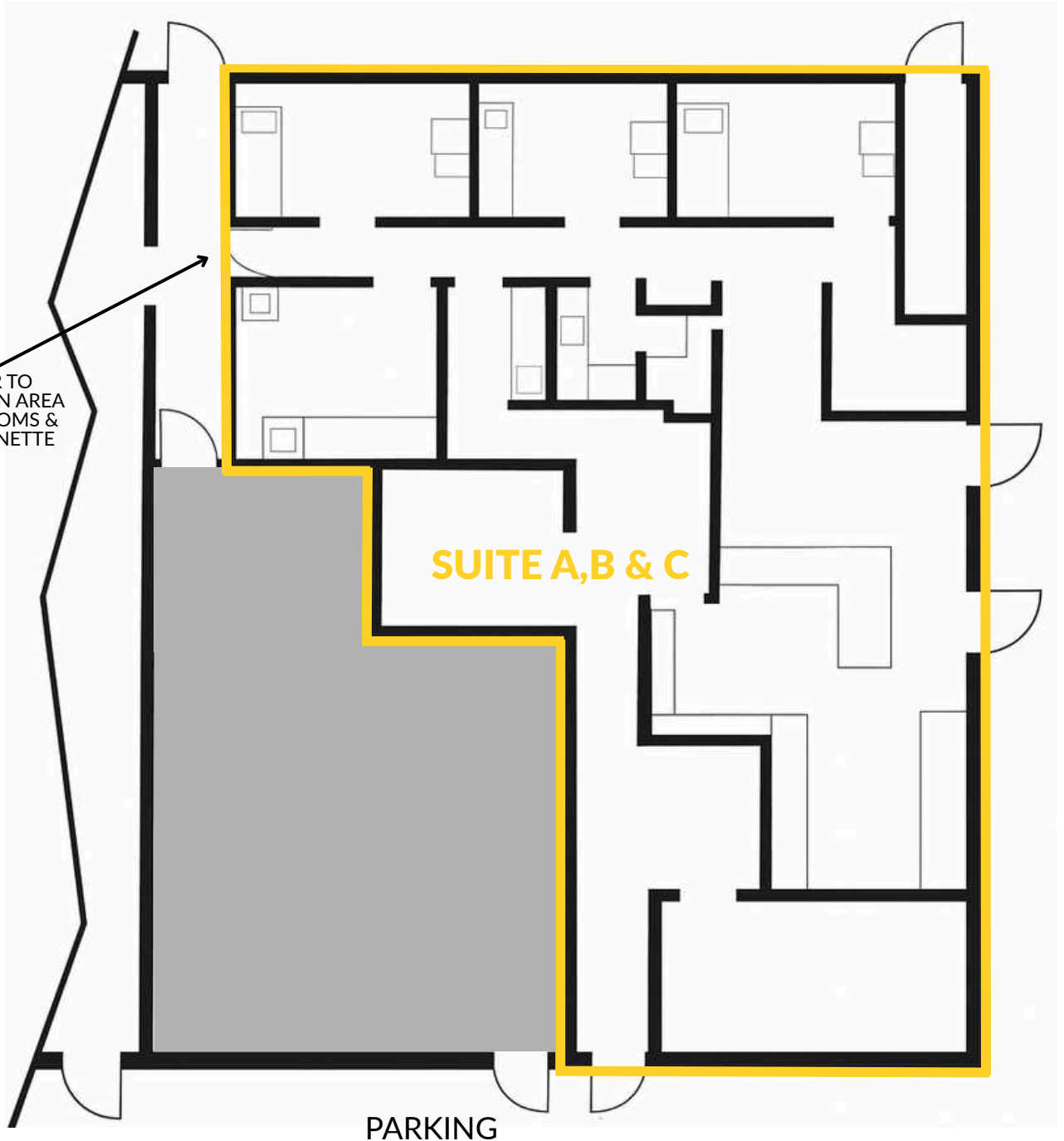
- SUITE 18** | ±400 SF
- AVAILABLE DATE** | Now
- LEASE RATE** | \$16.50 PSF /YR (\$550 /Month)
- LEASE TYPE** | Modified Gross
- ZONING** | Corridor Mixed-Use





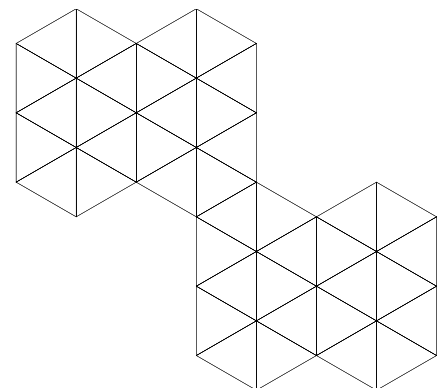
ARGONNE ROAD

DOOR TO
COMMON AREA
RESTROOMS &
KITCHENETTE



AVAILABLE SPACE - 720 N ARGONNE RD BUILDING | SUITE A,B & C

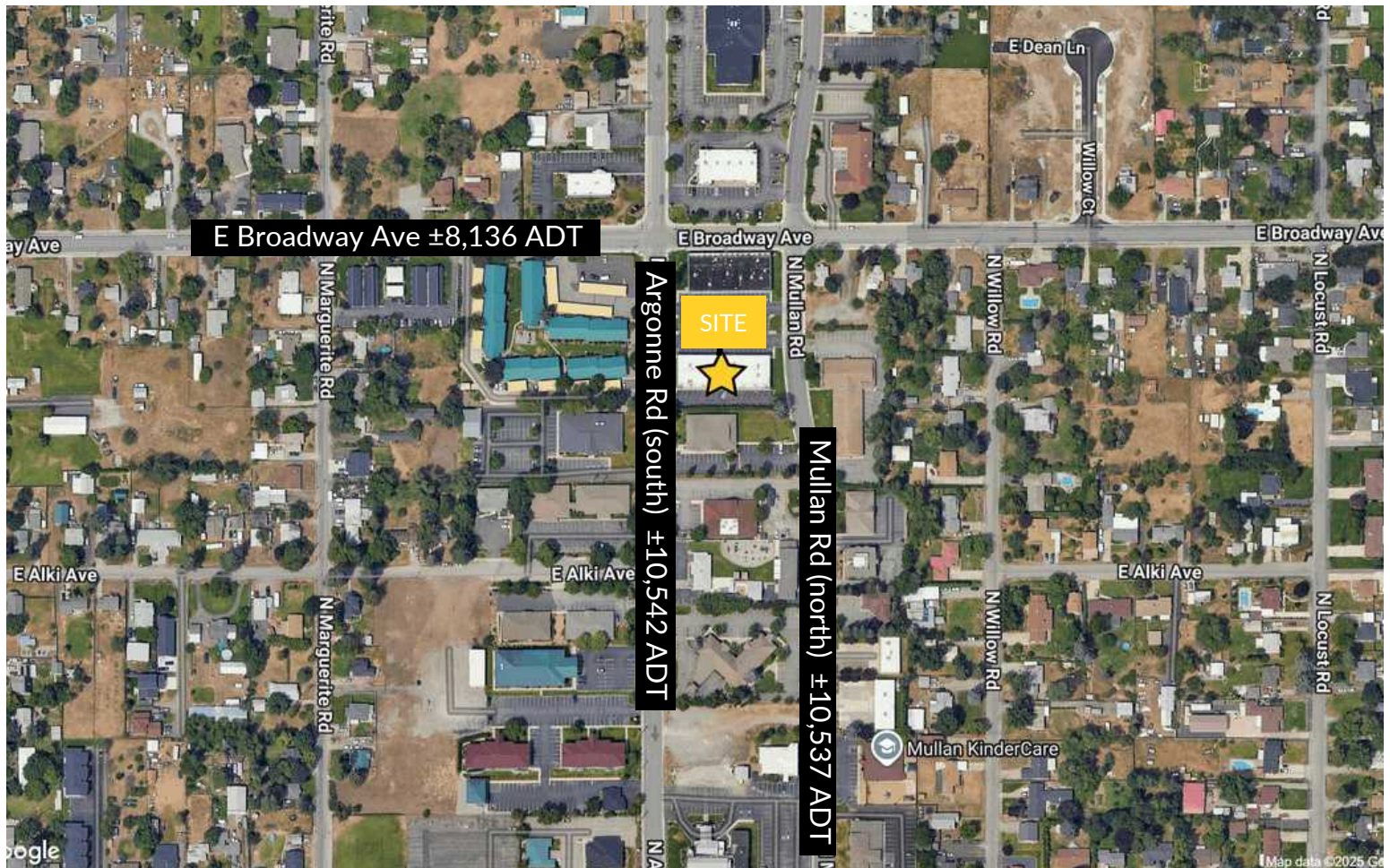
- SUITE A, B & C** | ±2,780 SF
- *DO NOT DISTURB TENANT*
- AVAILABLE DATE** | March 1, 2026
- LEASE RATE** | \$16.00 PSF /YR
- LEASE TYPE** | Modified Gross
- ZONING** | Corridor Mixed-Use



PROPERTY OVERVIEW

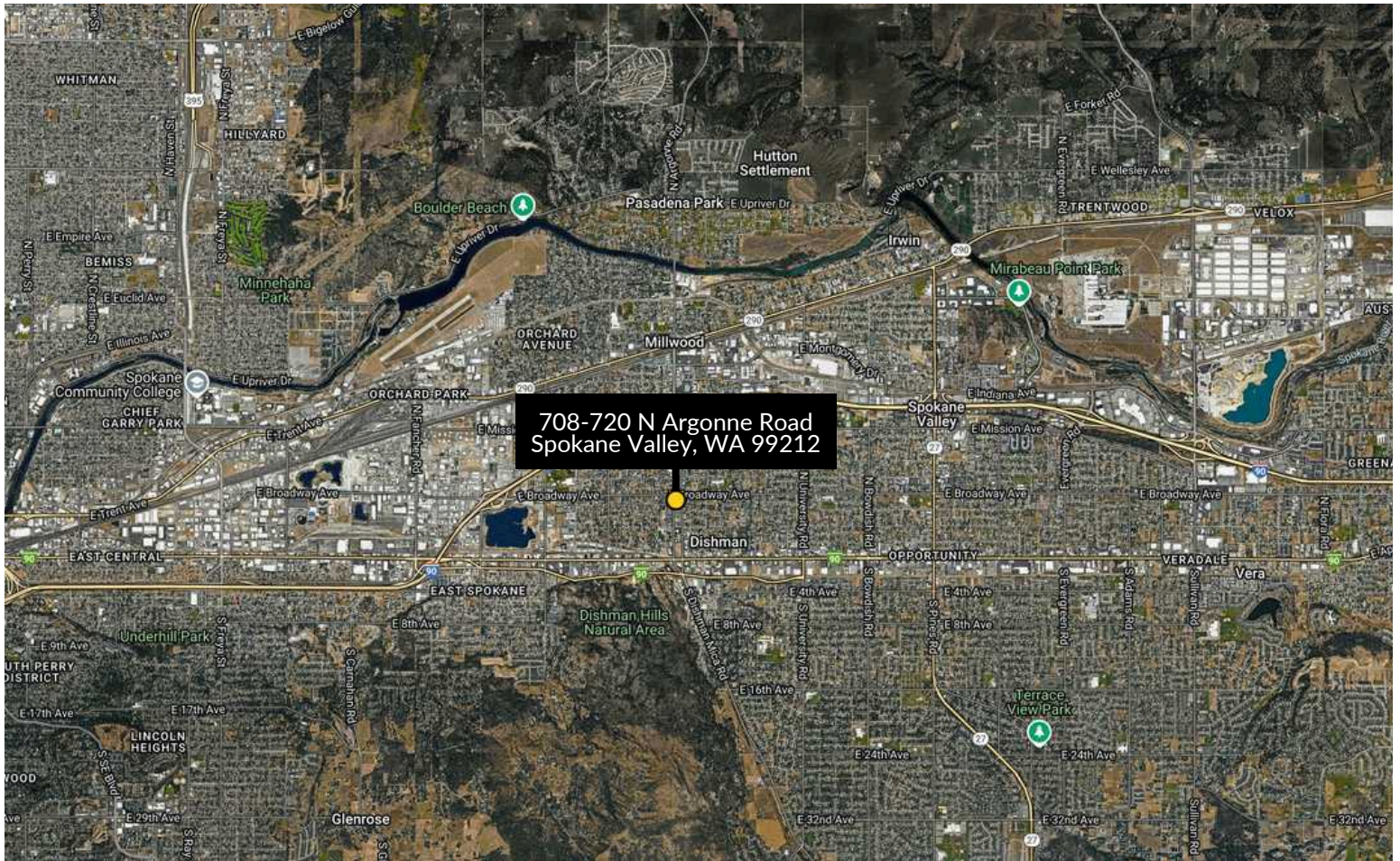
ARGONNE OFFICE SPACE **FOR LEASE**

Prime commercial opportunity in a high-visibility location between Argonne Rd and Mullan Rd in Spokane Valley. This strategic site offers excellent accessibility, with direct access from both Mullan Rd and Argonne Rd, ensuring convenient ingress and egress for customers and tenants. Zoned Corridor Mixed-Use, the property supports a wide range of commercial, service, and mixed-use development options. Surrounded by consistently high traffic counts, this location provides strong exposure and an ideal setting for businesses seeking prominence along one of Spokane Valley's key commercial corridors.



DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
EST. POPULATION 2025	9,287	68,681	160,215	427,181
PROJECTED POPULATION 2030	9,094	68,874	161,085	428,234
EST. HOUSEHOLDS 2025	4,171	29,300	65,670	177,829
MEDIAN AGE	37.8	37.6	38.0	38.0
AVERAGE HOUSEHOLD INCOME	\$80,473	\$89,773	\$101,451	\$107,250
MEDIAN HOUSEHOLD INCOME	\$58,074	\$70,959	\$79,454	\$80,993





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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