

## RETAIL / OFFICE FOR LEASE

13817 E SPRAGUE AVE, SPOKANE VALLEY, WA

SUITE #12

**\$3,905/total monthly rent + \$3,905 security deposit + 2 year lease required**



Office Lease Rate: \$1.35/SF/month (NNN)

2026 NNN Charges: \$0.406/SF/month

**Square Footage:**

Retail/Office square footage: 2,225 sq. ft.

Total square footage: 2,225 sq. ft.

**Monthly Rent:**

Base Rent: \$3,000.00/month

NNN: 905.00/month

Total Rent: \$3,905.00/month

**Location:** The northwest corner of Sprague Avenue and Evergreen Road, in the City of Spokane Valley. Excellent arterial exposure on Sprague Ave and Evergreen Rd.

**Site:** A portion of a multi-tenant retail / office property totaling approximately 86,230 square feet (1.98 acres).

**Utilities:** Vera Water & Power/Electric. Avista/Gas.

**Zoning:** City of Spokane Valley - Community Commercial

**Improvements:** Concrete Tilt-Up. Forced Air Gas Heat with Air Conditioning. Each Unit Serviced by a 200 AMP Single-Phase Electric Panel.

**Jim Bonuccelli** [jimbonuccelli@outlook.com](mailto:jimbonuccelli@outlook.com)

Village Square Realty, Inc.

2721 N Van Marter Rd—Suite #1

Spokane Valley, WA 99206

Office (509) 924-9730

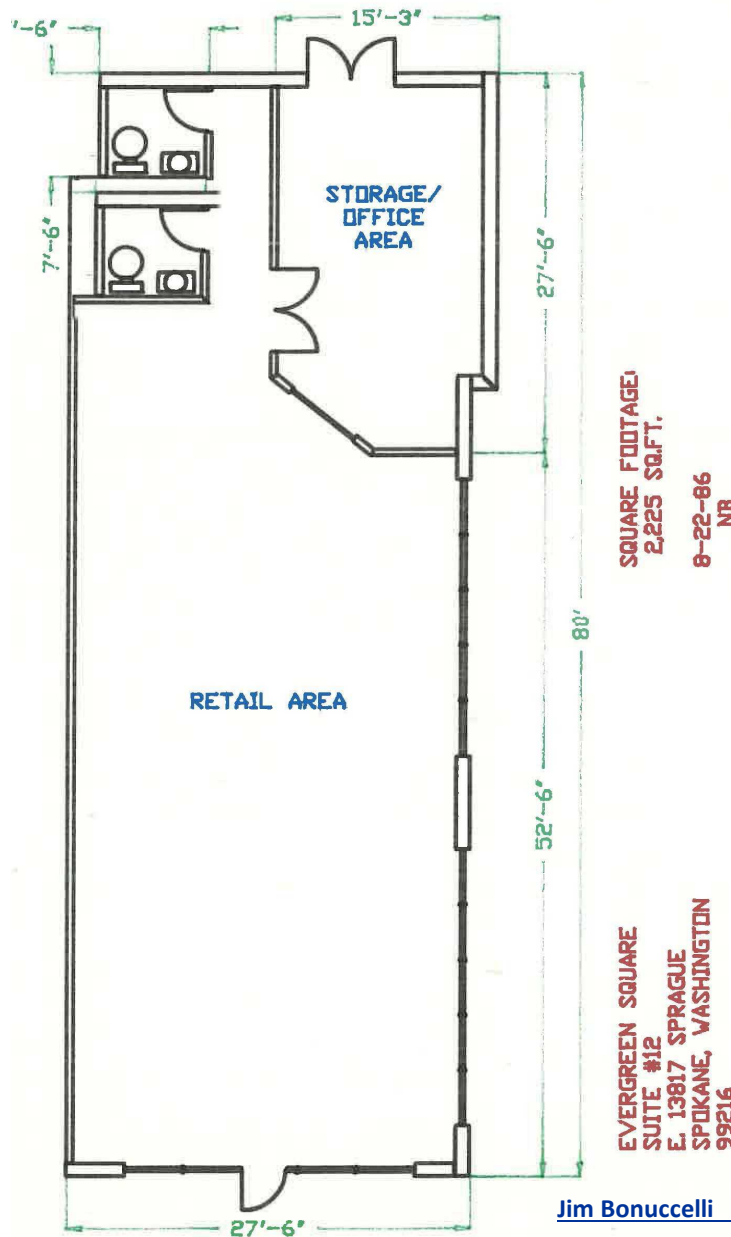


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#### Schematic Floor Plan



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