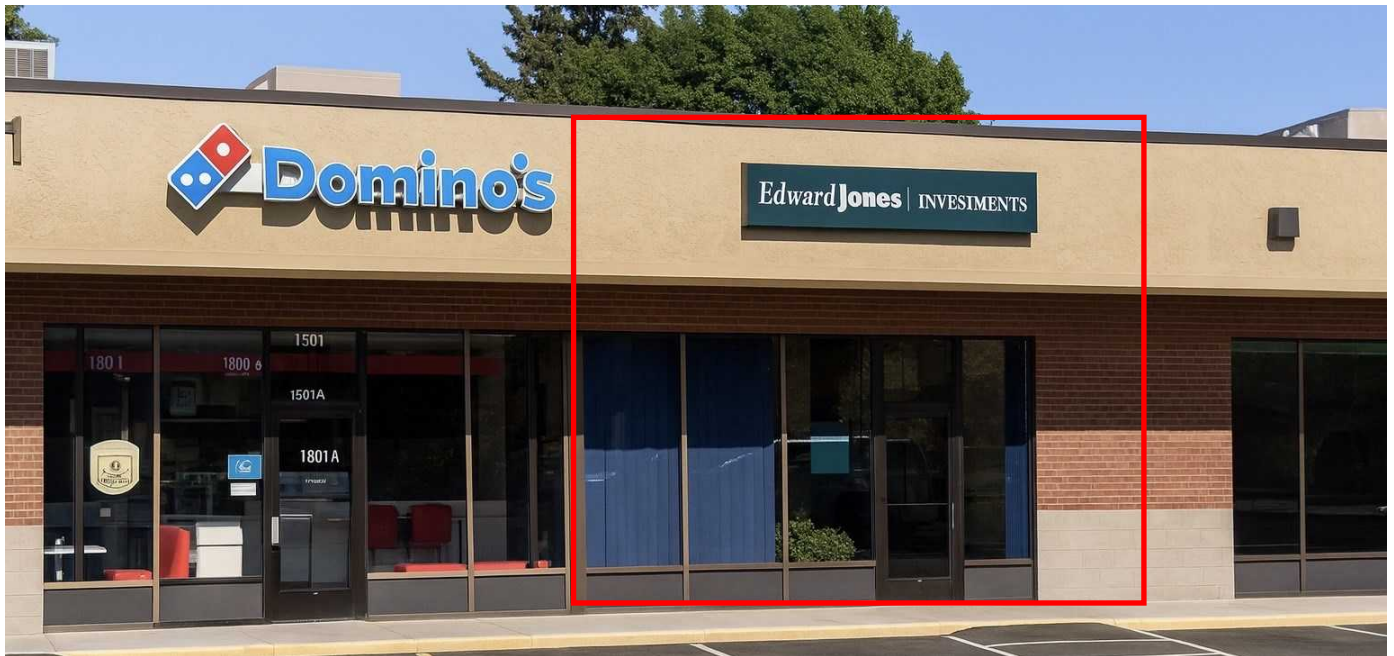


## RETAIL / OFFICE FOR LEASE

2901 N ARGONNE RD, MILLWOOD, WA

SUITE #1B

**\$1,905/total monthly rent + \$1,905/security deposit + 2 year lease required**



Retail/Office Lease Rate: \$1.12/SF/month (NNN)

2026 NNN Charges: \$0.654/SF/month

**Square Footage:**

Retail/Office square footage: 1,075 sq.ft.

Total square footage: 1,075 sq.ft.

**Monthly Rent:**

Base Rent: \$1,200.00/month

NNN: \$ 705.00/month

Total Rent: \$1,905.00/month

**Location:** Approx. two blocks north of Trent Avenue at the northwest corner of Grace Ave and Argonne Rd in the Town of Millwood. Excellent arterial exposure with approximately 30,000 cars/day.

**Site:** A portion of a multi-tenant retail/office building totaling approximately 34,500 sq.ft or .792 acres.

**Utilities:** Avista Gas and Electric / Town of Millwood Water and Sewer

**Zoning:** Town of Millwood C-2, Commercial.

**Improvements:** Frame / Stucco Exterior, Forced Air Gas Heat w/ Airconditioning.

**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

RETAIL / OFFICE FOR LEASE

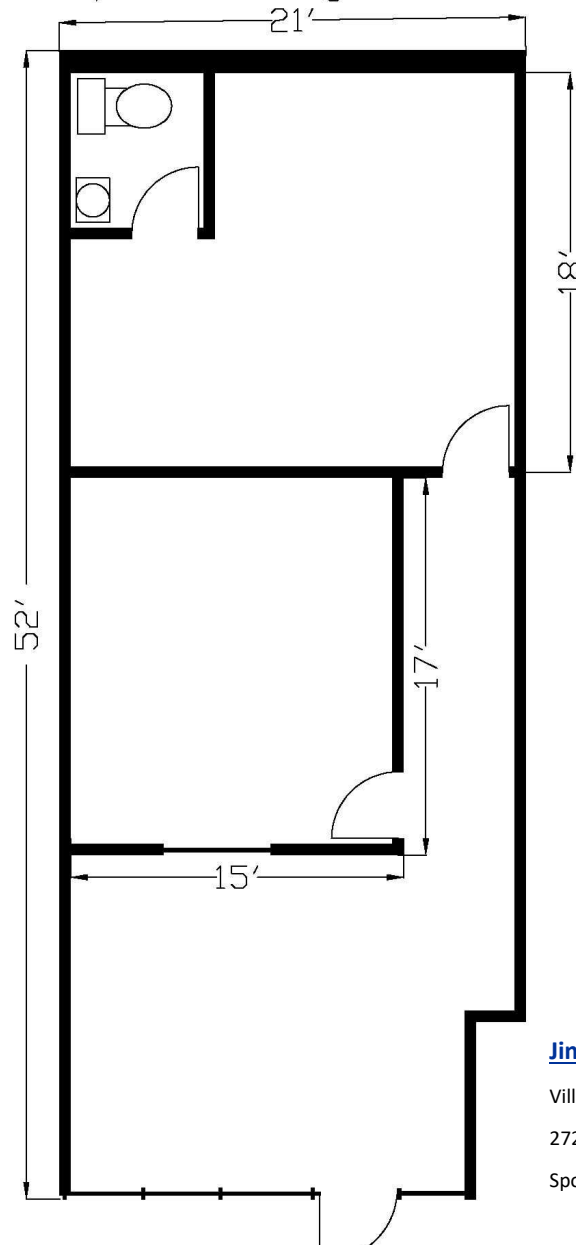
2901 N ARGONNE RD, MILLWOOD, WA

SUITE #1B

Schematic Floor Plan

2901 North Argonne Bldg.  
2901 N. Argonne Suite #1k  
Spokane, WA 99212

Square Footage = 1,075 sq.ft.



**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