

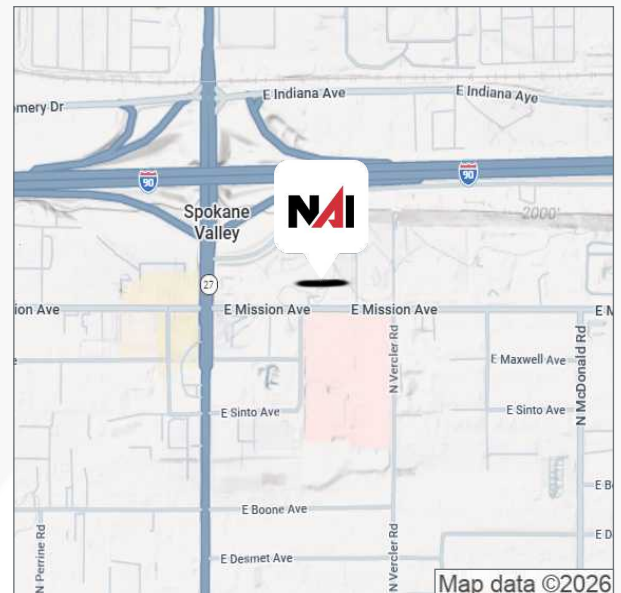
FOR LEASE MEDICAL/DENTAL SPACE

12509 E MISSION AVE
SPOKANE VALLEY, WA 99216



PROPERTY HIGHLIGHTS

- Valley Mission Professional Building
- Available Space:
 - Suite 203: ± 2,075 SF
- Great Parking On-Site:
 - 6.51/1,000 with one covered car park included with Suite 203
- Pylon Signage Available along Mission Avenue
- Excellent location across the street from the Valley Hospital & Medical Center
- Easy Access to/from I-90
- Suite 203 comes with a heated storage unit
- *Tenant pays their own Janitorial & Electric*



**Lease Rate \$21.00/SF Full Service
(excl. In-Suite Janitorial, Data/Phone)**

JON JEFFREYS, SIOR
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NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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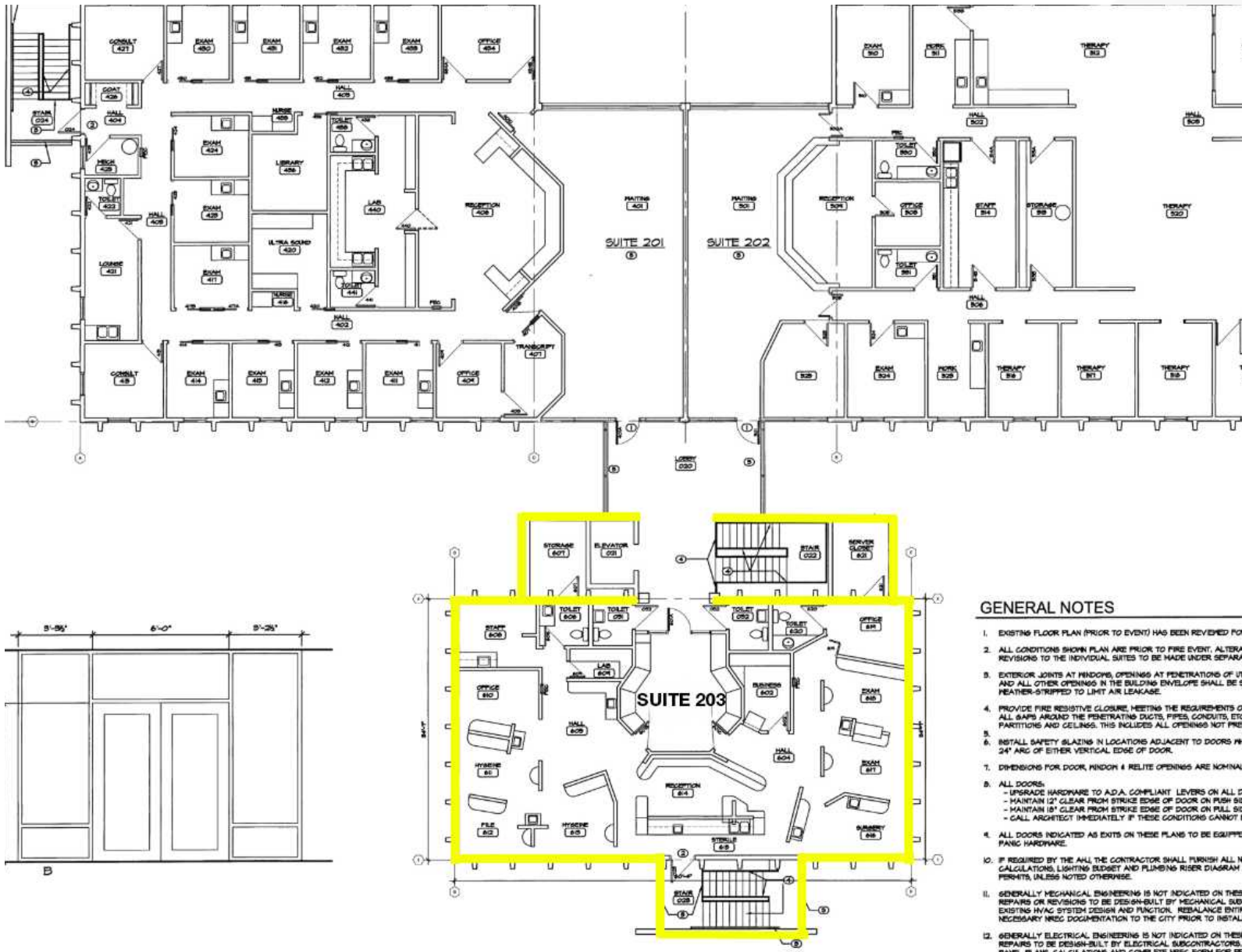
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- ### GENERAL NOTES
- EXISTING FLOOR PLAN (PRIOR TO EVENT) HAS BEEN REVIEWED FOR
 - ALL CONDITIONS SHOWN PLAN ARE PRIOR TO FIRE EVENT; ALTERA REVISIONS TO THE INDIVIDUAL SUITES TO BE MADE UNDER SEPARA
 - EXTERIOR JOINTS AT WINDOWS, OPENINGS AT PENETRATIONS OF UT AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE 5 WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
 - PROVIDE FIRE RESISTIVE CLOSURE, MEETING THE REQUIREMENTS OF ALL GAPS AROUND THE PENETRATING DUCTS, PIPES, CONDUITS, ETC PARTITIONS AND CEILING. THIS INCLUDES ALL OPENINGS NOT PRE
 - INSTALL SAFETY BLAZING IN LOCATIONS ADJACENT TO DOORS WITH 24" ARC OF EITHER VERTICAL EDGE OF DOOR.
 - DIMENSIONS FOR DOOR, WINDOW & RELITE OPENINGS ARE NOMINAL
 - ALL DOORS:
 - UPGRADE HARDWARE TO A.D.A. COMPLIANT LEVERS ON ALL D
 - MAINTAIN 12" CLEAR FROM STRIKE EDGE OF DOOR ON PUSH SIG
 - MAINTAIN 18" CLEAR FROM STRIKE EDGE OF DOOR ON PULL SIG
 - CALL ARCHITECT IMMEDIATELY IF THESE CONDITIONS CANNOT B
 - ALL DOORS INDICATED AS EXITS ON THESE PLANS TO BE EQUIPPED PANIC HARDWARE.
 - IF REQUIRED BY THE A.H.J. THE CONTRACTOR SHALL FURNISH ALL N CALCULATIONS, LIGHTING BUDGET AND PLUMBING RISER DIAGRAM / PERMITS, UNLESS NOTED OTHERWISE.
 - GENERALLY MECHANICAL ENGINEERING IS NOT INDICATED ON THESE REPAIRS OR REVISIONS TO BE DESIGN-BUILT BY MECHANICAL SUB; EXISTING HVAC SYSTEM DESIGN AND FUNCTION. REBALANCE ENTIR NECESSARY MISC DOCUMENTATION TO THE CITY PRIOR TO INSTALL
 - GENERALLY ELECTRICAL ENGINEERING IS NOT INDICATED ON THESE REPAIRS TO BE DESIGN-BUILT BY ELECTRICAL SUBCONTRACTORS. PANEL PLANS, CALCULATIONS AND COMPLETE MISC FORM FOR PE



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