

# 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**

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

**COLIN CONWAY**

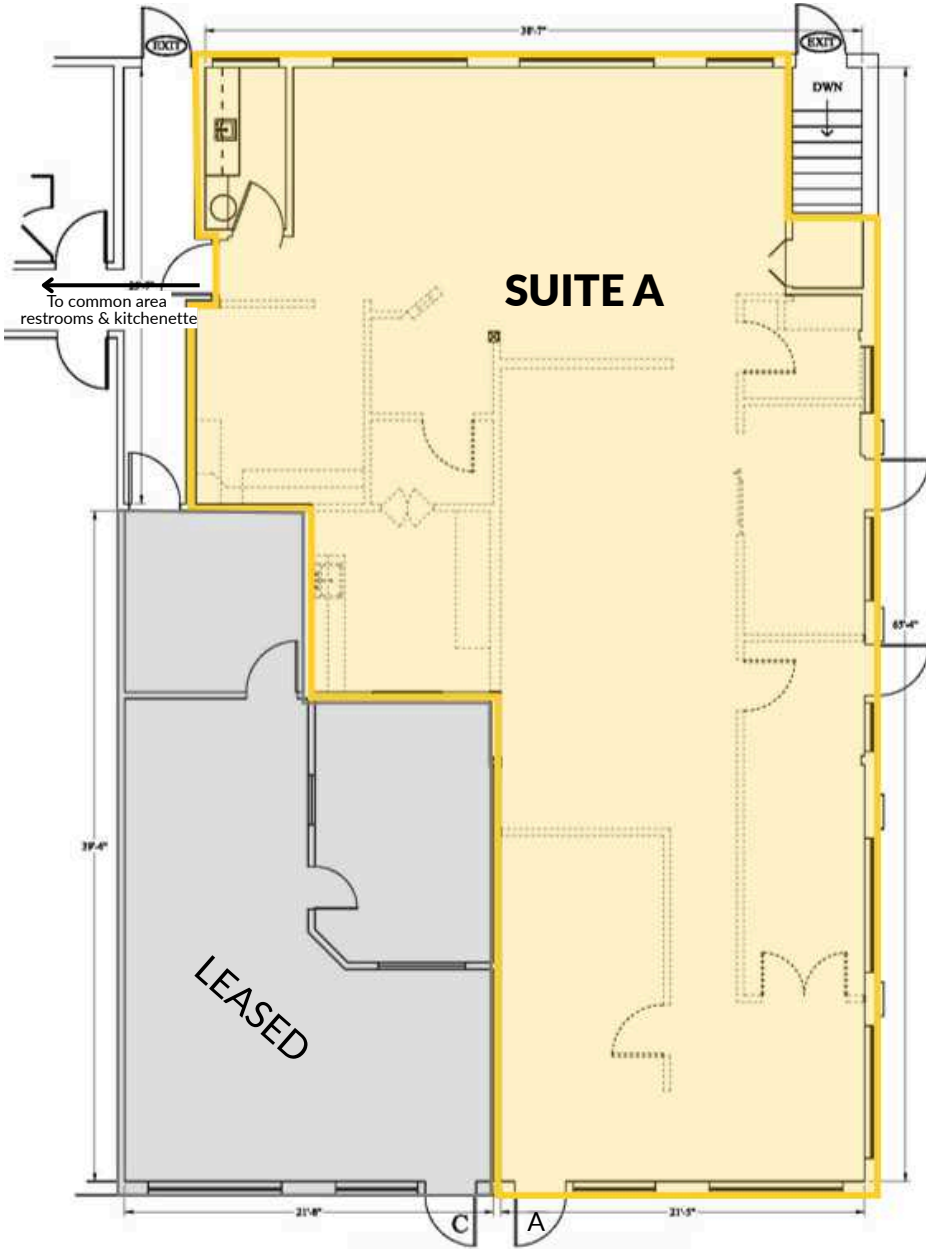
509.755.7595

colin.conway@kiemlehagood.com

**KIM FLOYD, PROPERTY MANAGER**

509.755.7522

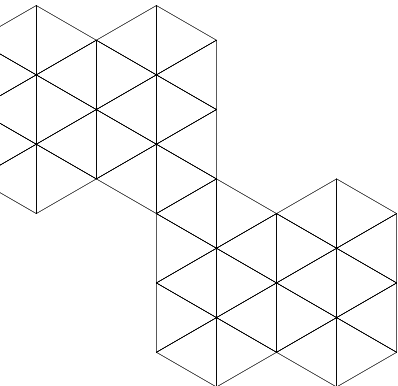
kimf@kiemlehagood.com



Highly Visible  
Corner Signage  
Available



PARKING



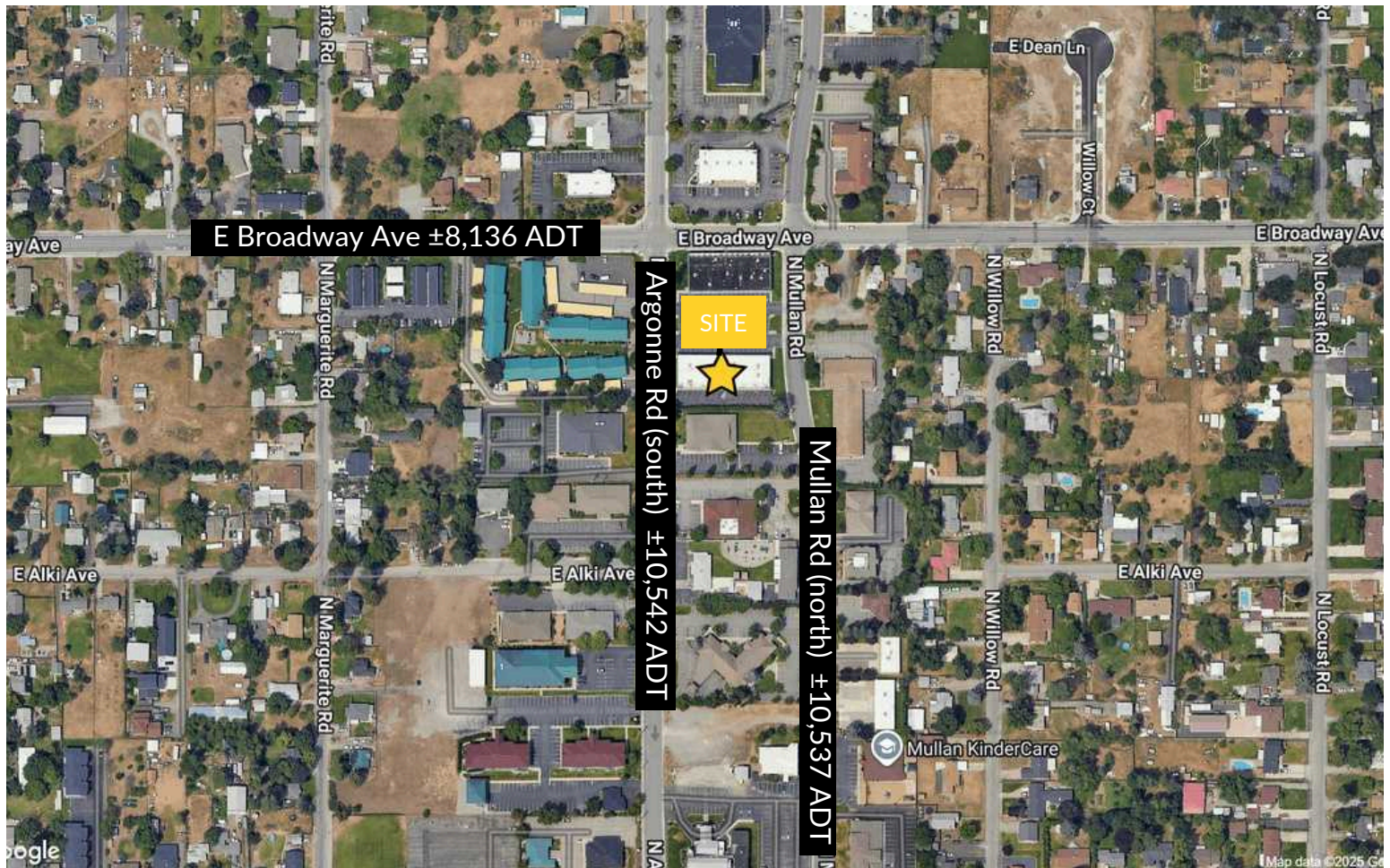
**AVAILABLE SPACE - 720 N ARGONNE RD BUILDING | SUITE A**

- SUITE A** | ±1,944 SF
- AVAILABLE DATE** | NOW
- LEASE RATE** | \$16.00 PSF /YR
- LEASE TYPE** | Modified Gross
- ZONING** | Corridor Mixed-Use
- CORNER SIGNAGE AVAILABLE

## PROPERTY OVERVIEW

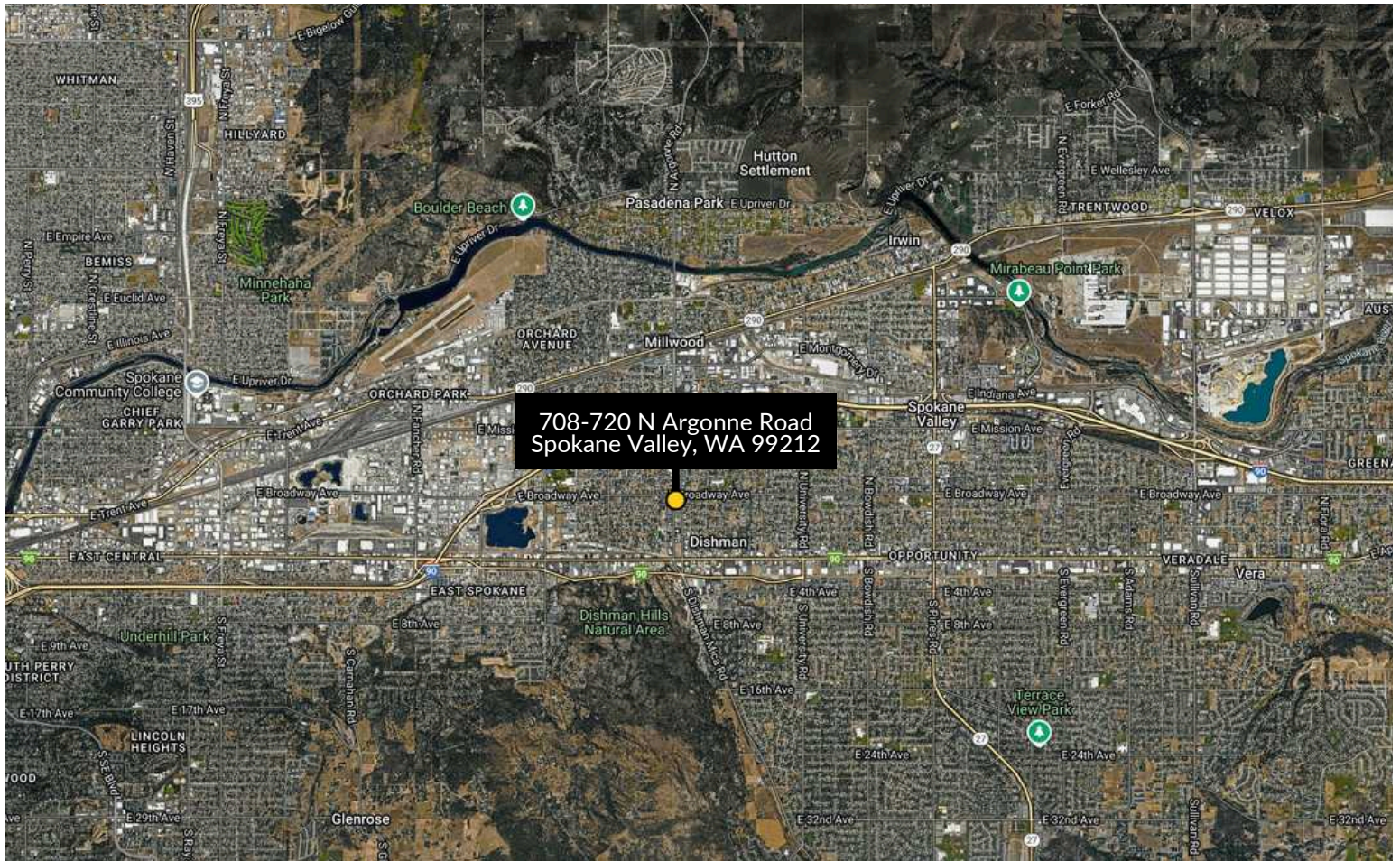
## ARGONNE OFFICE SPACE **FOR LEASE**

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