

FOR LEASE



PROFESSIONAL OFFICE SUITES

1301 N Pines Road | Spokane Valley, WA 99216

AVAILABLE SUITES

SUITE 201

SUITE SPACE | ±896 SF
LEASE RATE | \$18.00 PSF /YR

SUITE 202

SUITE SPACE | ±1,275 SF
LEASE RATE | \$20.00 PSF /YR
LEASE TYPE | Modified Gross

GENERAL INFORMATION

TOTAL BUILDING SIZE | ±9,253 SF
YEAR BUILT | REMODELED | 1982 | 1991, 2021
PARKING | 25 Parking Stalls
LOT SIZE | ±0.63 Acres (±27,443 SF)
PARCEL NO. | 45161.0786
ZONING | CMU



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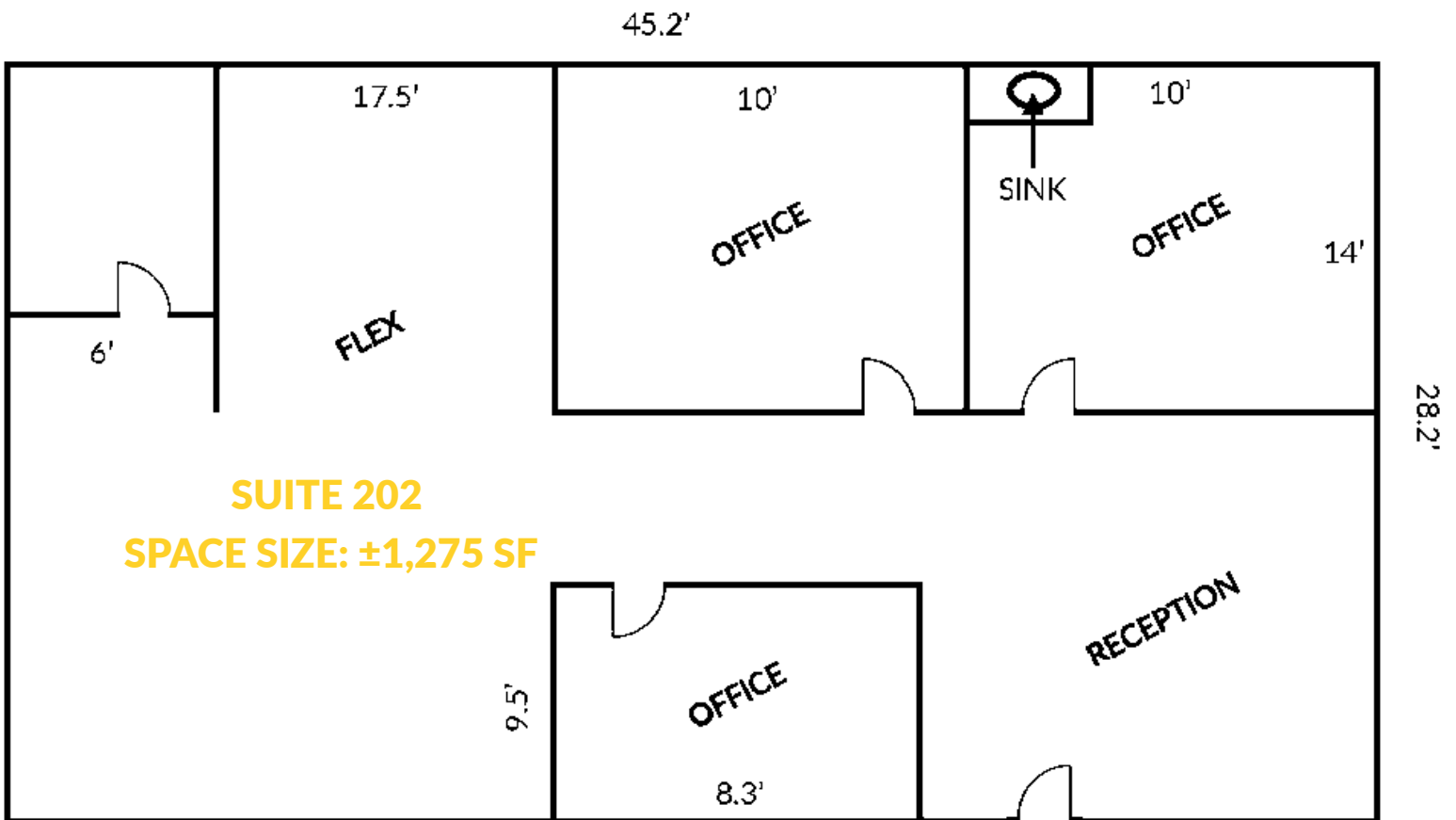
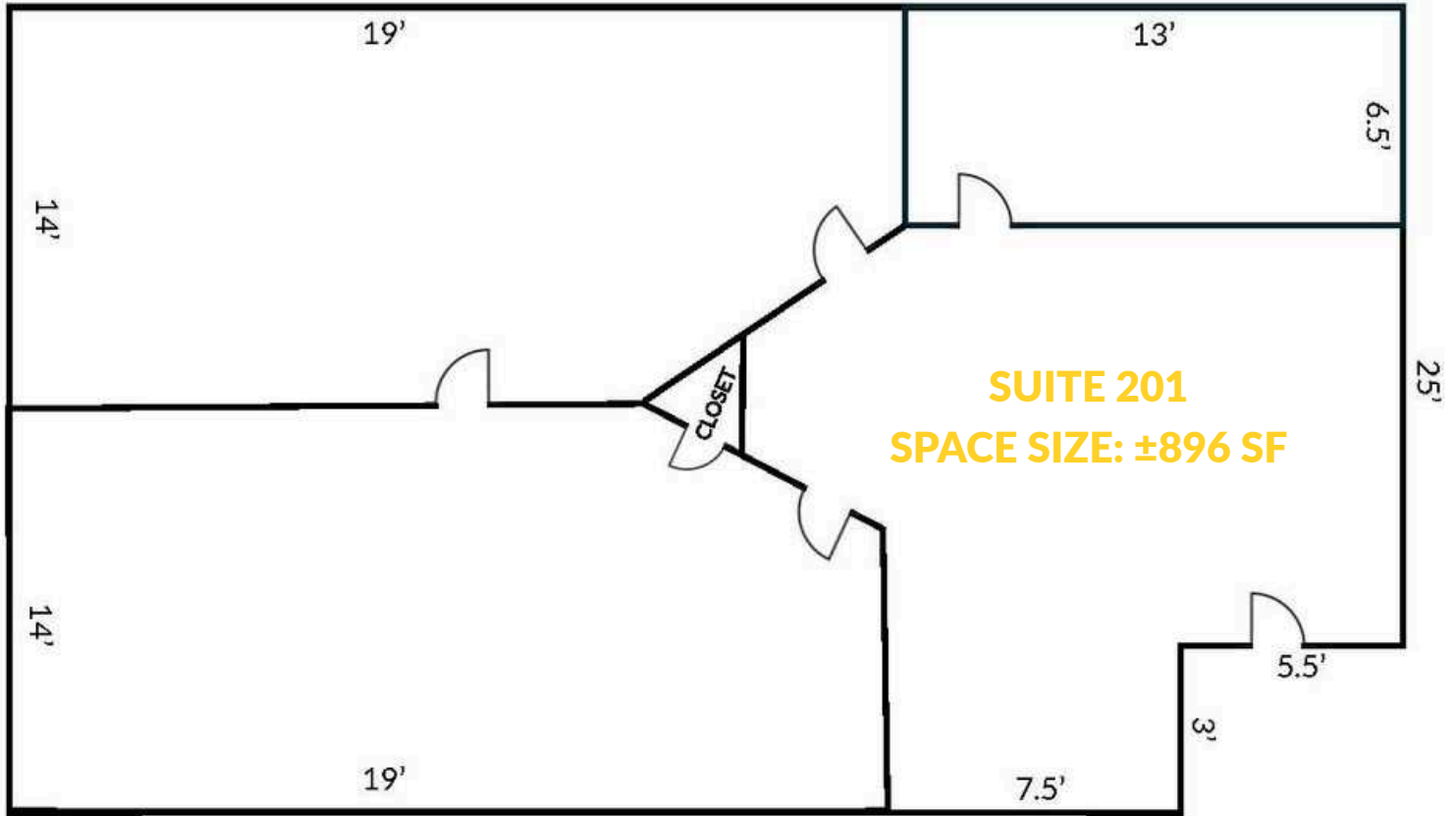
KIEMLEHAGOOD

Professional office suites available for lease along highly trafficked N Pines Road in Spokane Valley, offering exceptional visibility and convenient access. These suites benefit from strong daily traffic counts and excellent exposure for any business.

Each suite features thoughtfully maintained interiors with abundant natural light throughout. The spaces are clean, functional, and well-suited for a variety of professional service uses. ADA-compliant and available immediately, this space provides an efficient layout ideal for immediate occupancy.

Ease of access and high visibility make this an attractive location for both employees and clients alike.







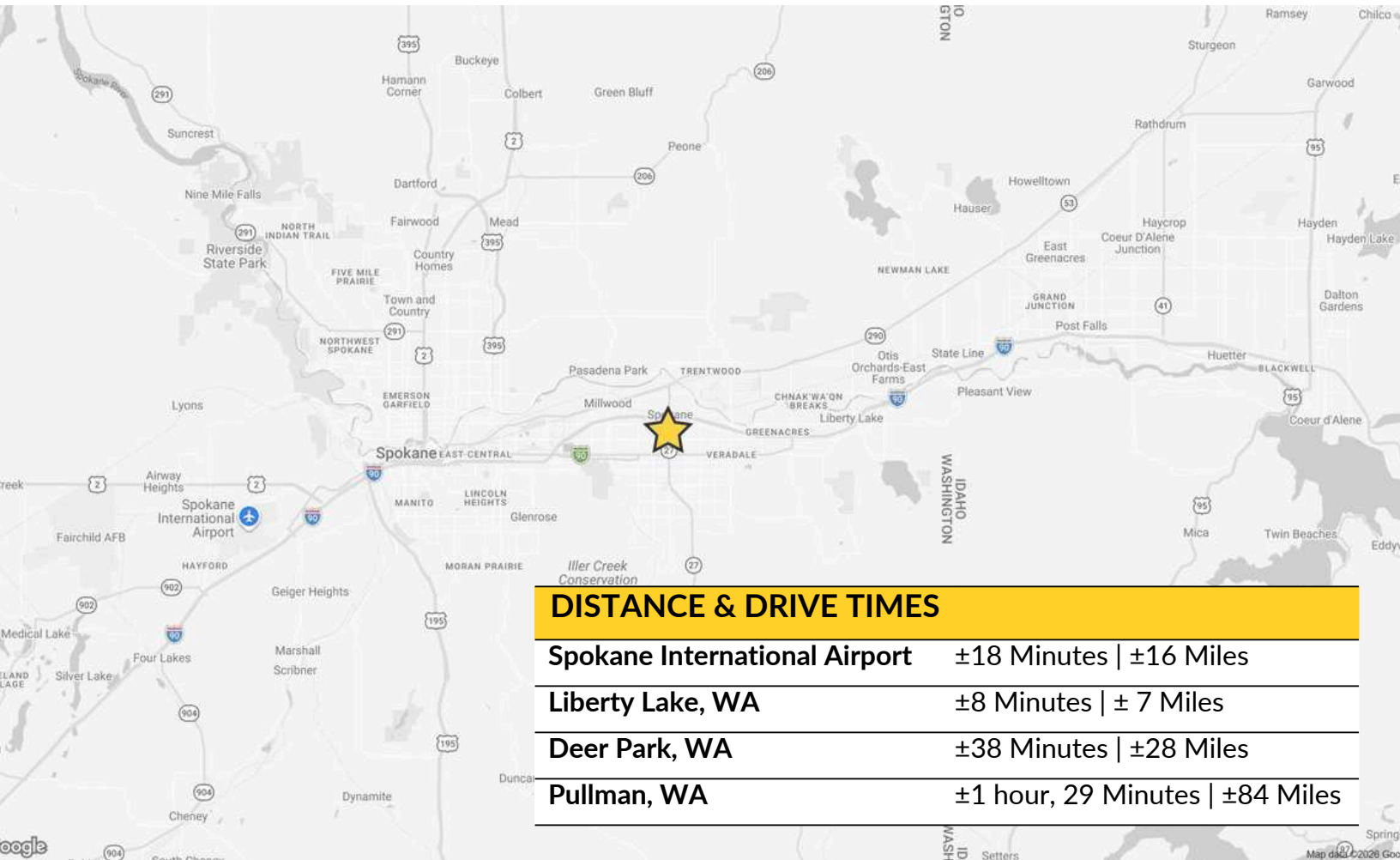
TRAFFIC

Interstate 90
±108,826 ADT

E Mission Avenue
±8,966 ADT

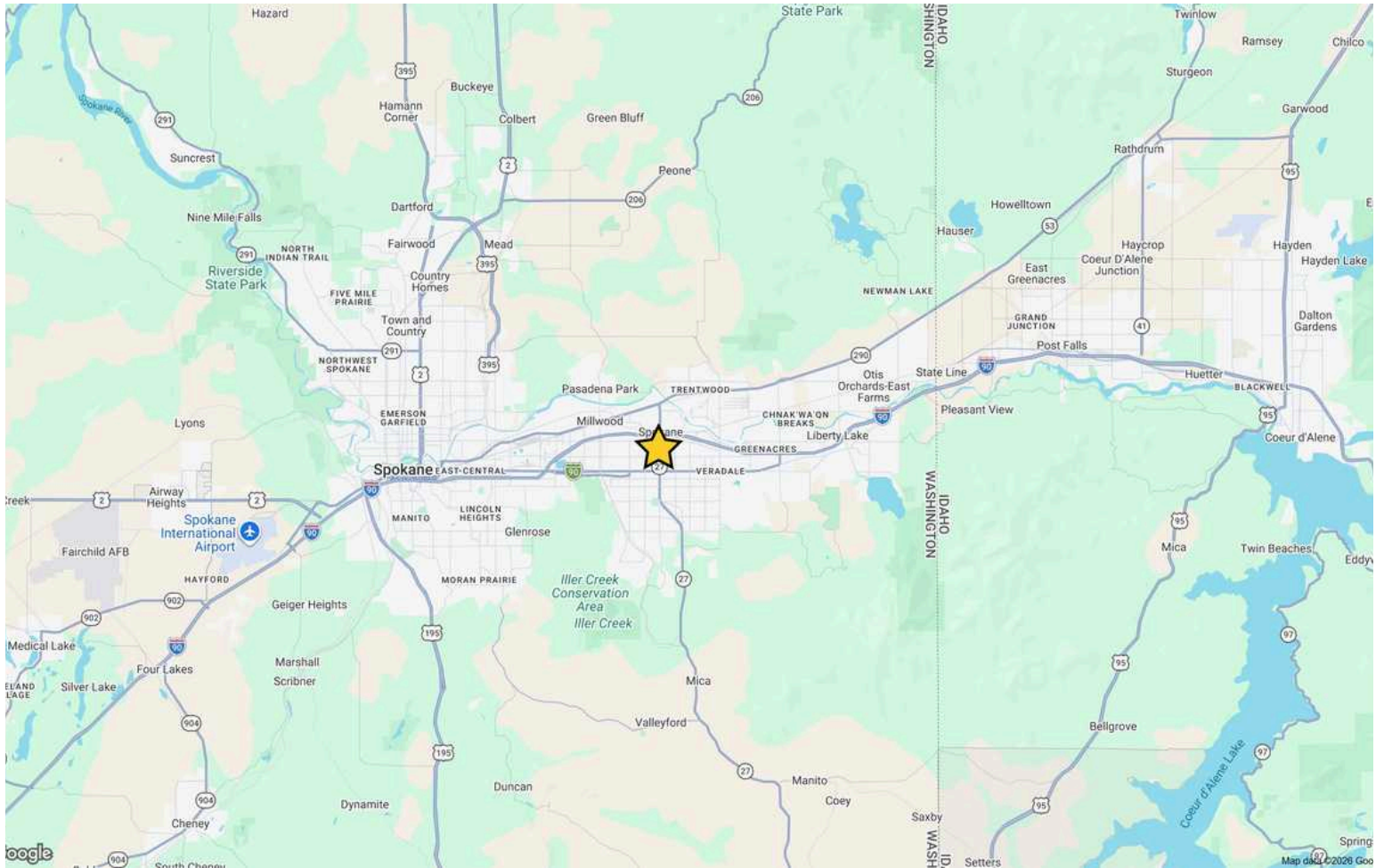
N Pines Road
±25,847 ADT

E Broadway Avenue
±13,091 ADT



DISTANCE & DRIVE TIMES

Spokane International Airport	±18 Minutes ±16 Miles
Liberty Lake, WA	±8 Minutes ± 7 Miles
Deer Park, WA	±38 Minutes ±28 Miles
Pullman, WA	±1 hour, 29 Minutes ±84 Miles



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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