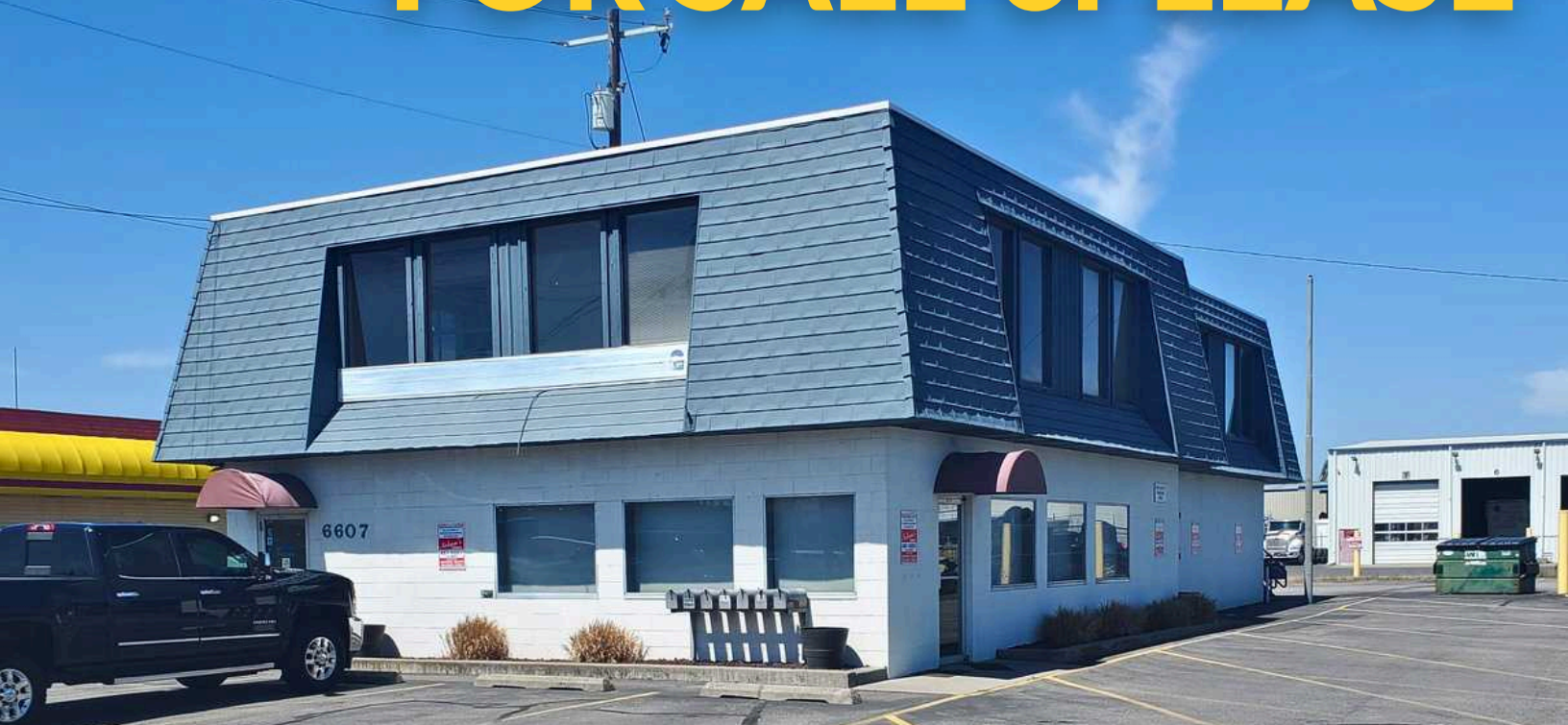


FOR SALE or LEASE

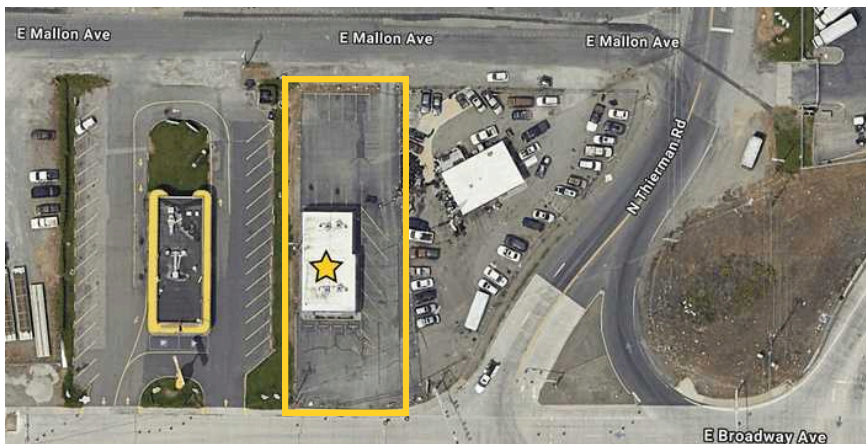


OFFERING PRICE	\$600,000
LEASE RATE	\$14.00 PSF /YR
LEASE TYPE	Modified Gross
MAIN FLOOR SPACE	±1,258 SF
2ND FLOOR SPACE	±690 SF
TOTAL BUILDING SIZE	±4,308 SF
YEAR BUILT	1962
PARCEL NO.	35132.1308 & 35132.1307
TOTAL LOT SIZE	±0.34
ZONING	Office
PARKING	17 Parking Stalls

OFFICE SPACE

6607 E Broadway Avenue
Spokane Valley, WA 99212

- Great opportunity with heavily traveled I-90/Broadway interchange
- Ground floor lease space could be office or retail (excluding cannabis sale)
- 2- ADA Bathrooms
- 3 Private Offices
- Sale includes parcel 35132.1307



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PROPERTY OVERVIEW | PHOTOS

Excellent opportunity at the heavily trafficked I-90/Broadway interchange! This ground floor lease space, Suite 1, offers $\pm 1,258$ SF ideal for office or retail use (excluding cannabis sales). The space features three private offices, two ADA-compliant restrooms. 2nd floor space available: ± 690 SF. There are 17 on-site parking stalls. The property totals $\pm 4,308$ SF on ± 0.34 acres and is zoned for office use. Built in 1962, it provides excellent visibility and accessibility in a prime location. The for sale offering includes parcels 35132.13088 and 35132.1307. Great opportunity for both owner users and investors alike.



FLOOR PLAN |

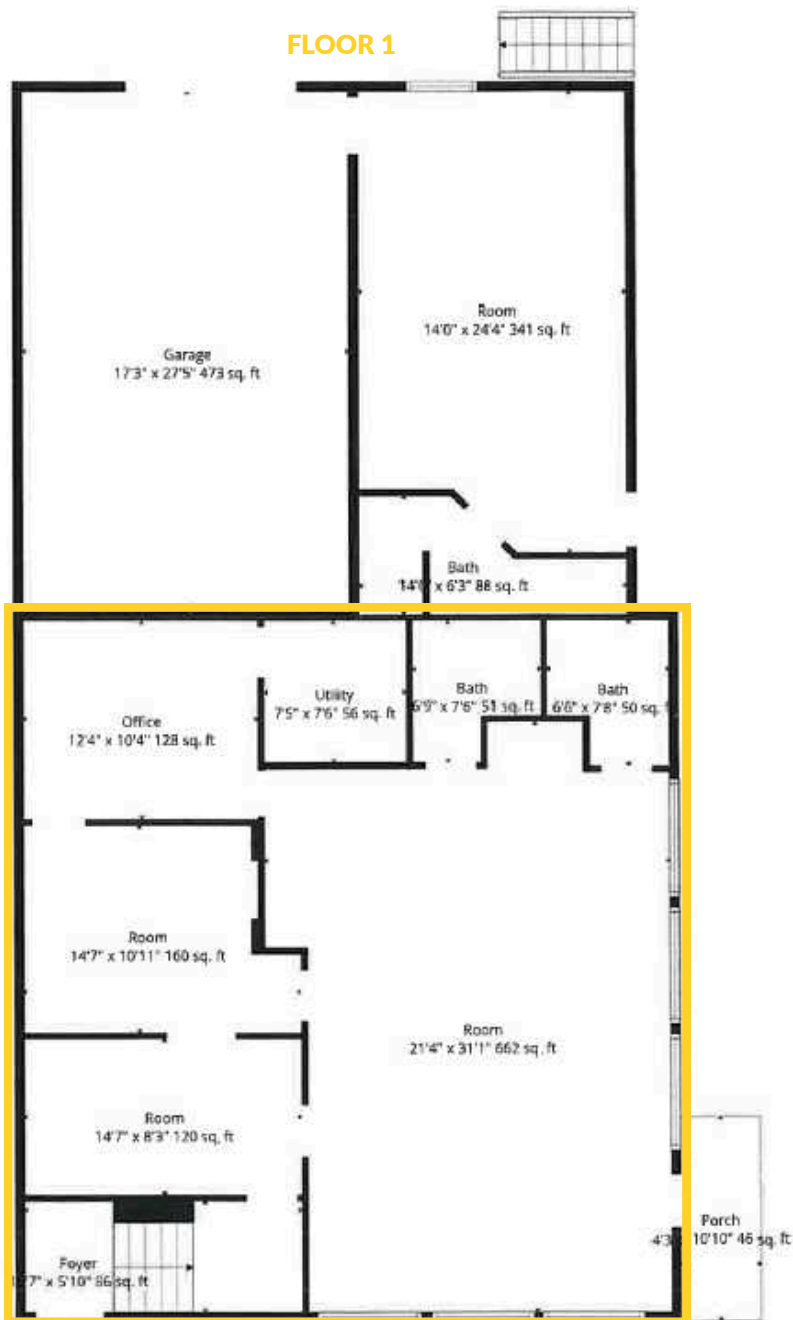
FLOOR 1

SUITE 1 - AVAILABLE

Size: ±1,258 SF

3 Private Offices

2 ADA Bathrooms

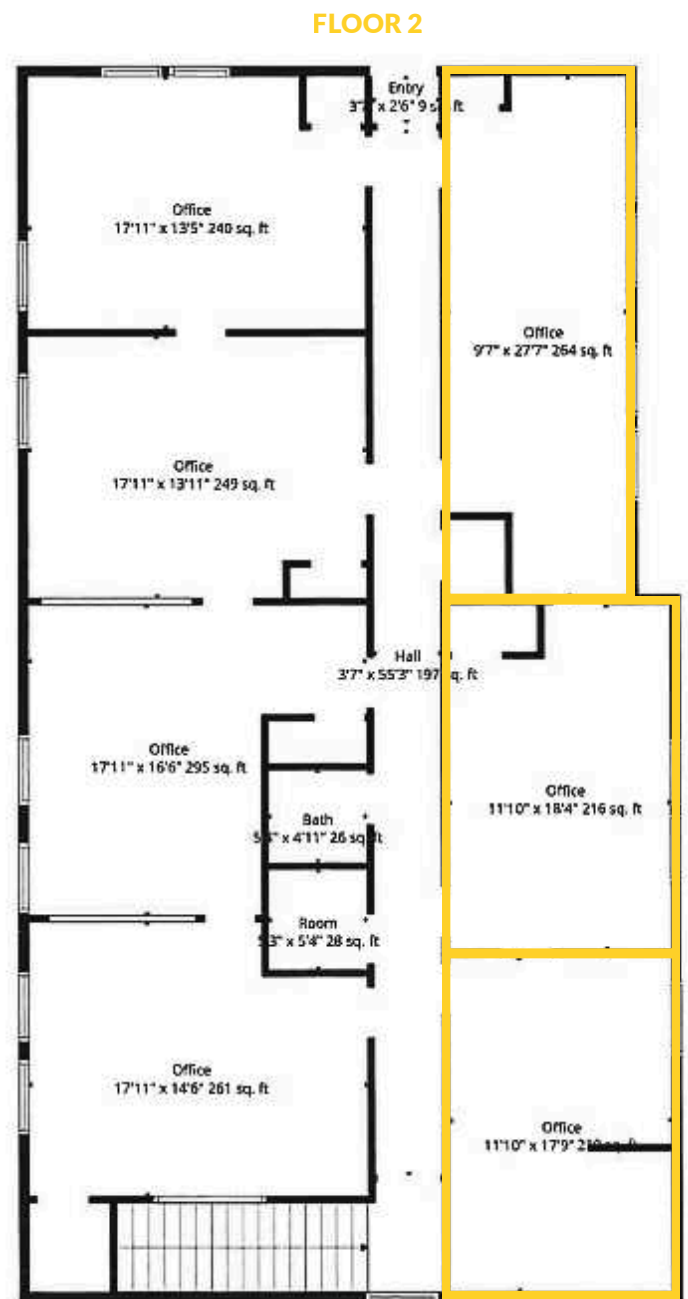


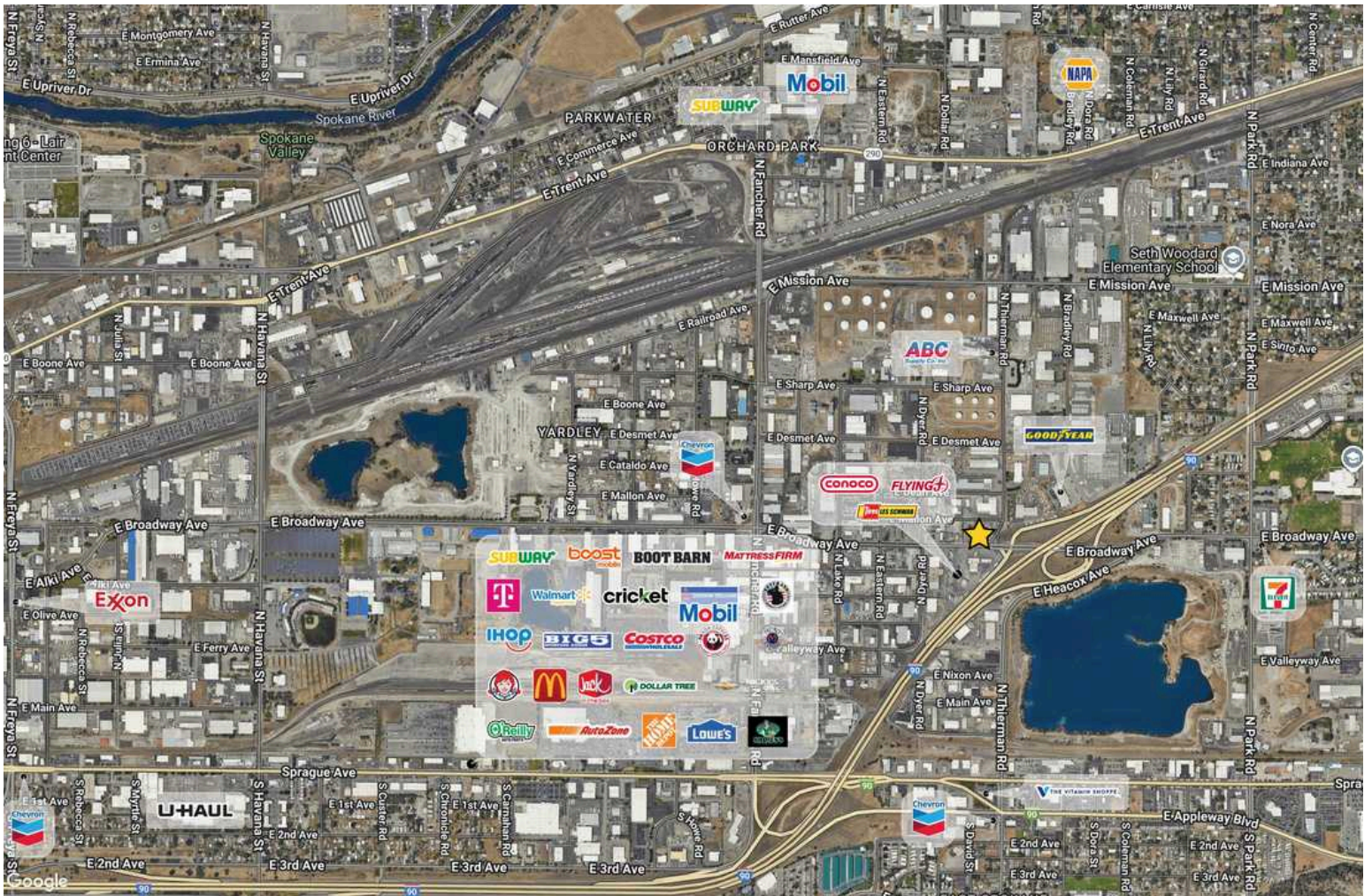
FLOOR 2

SPACE AVAILABLE

Size: ±690 SF

3 Private Offices





OFFICE SPACE

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VIEW LOCATION



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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SPOKANE WA 99201