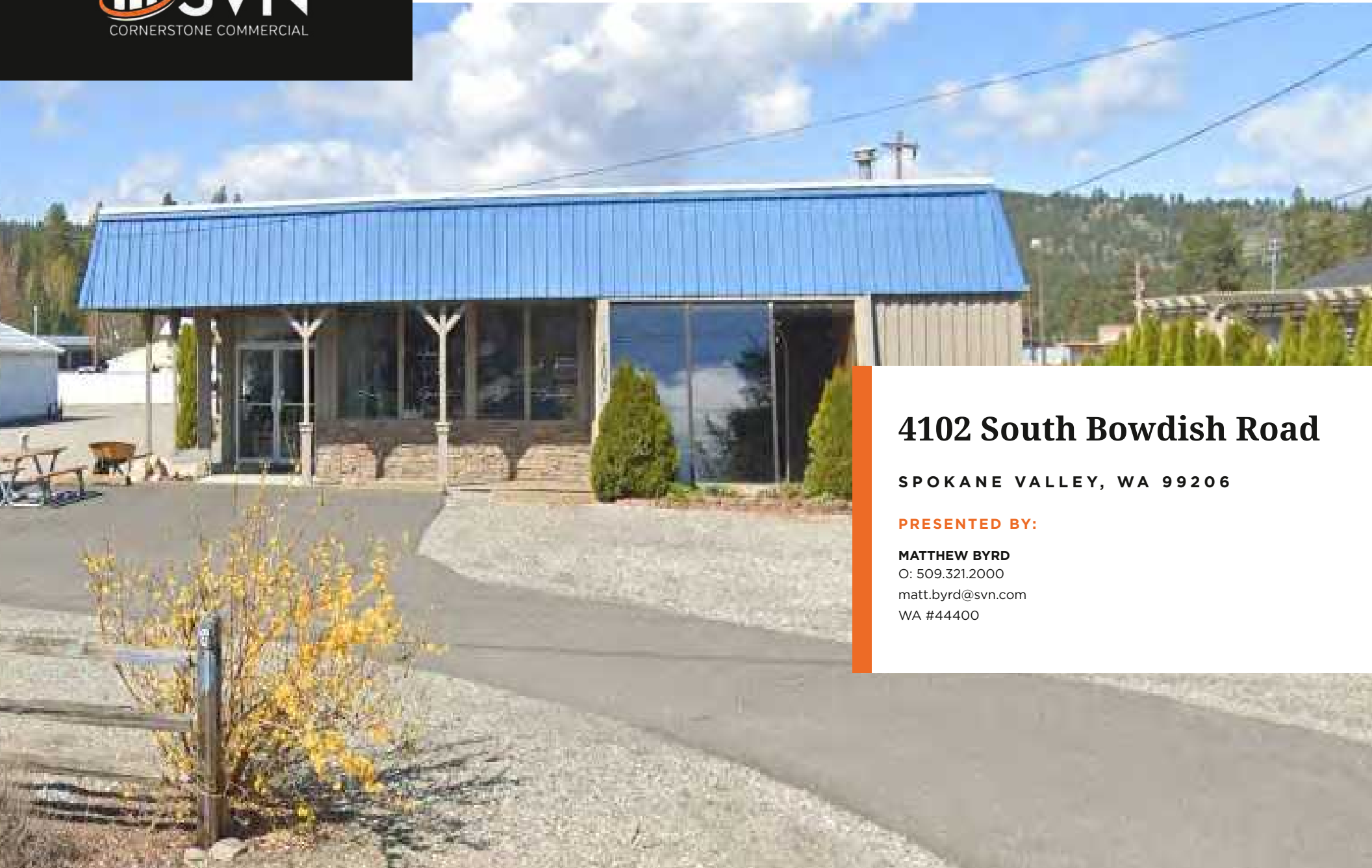




South Valley Retail for Lease



4102 South Bowdish Road

SPOKANE VALLEY, WA 99206

PRESENTED BY:

MATTHEW BYRD

O: 509.321.2000

matt.byrd@svn.com

WA #44400

PROPERTY SUMMARY

4102 SOUTH BOWDISH ROAD

SPOKANE VALLEY, WA 99206

OFFERING SUMMARY

LEASE RATE:	\$12 SF/yr (MG)
BUILDING SIZE:	6,308 SF
AVAILABLE SF:	4,700 SF
LOT SIZE:	43,200 SF

PROPERTY SUMMARY

Located in Spokane Valley's growing South Valley area, this freestanding building offers up to 4,700 SF of flexible lease space with an open showroom layout, reception area, multiple entrances, restrooms, storage, and ample parking. High visibility and zoning that allows a variety of commercial uses make the property well-suited for retail, showroom, office, or other business operations.



PROPERTY PHOTOS



FLOOR PLAN

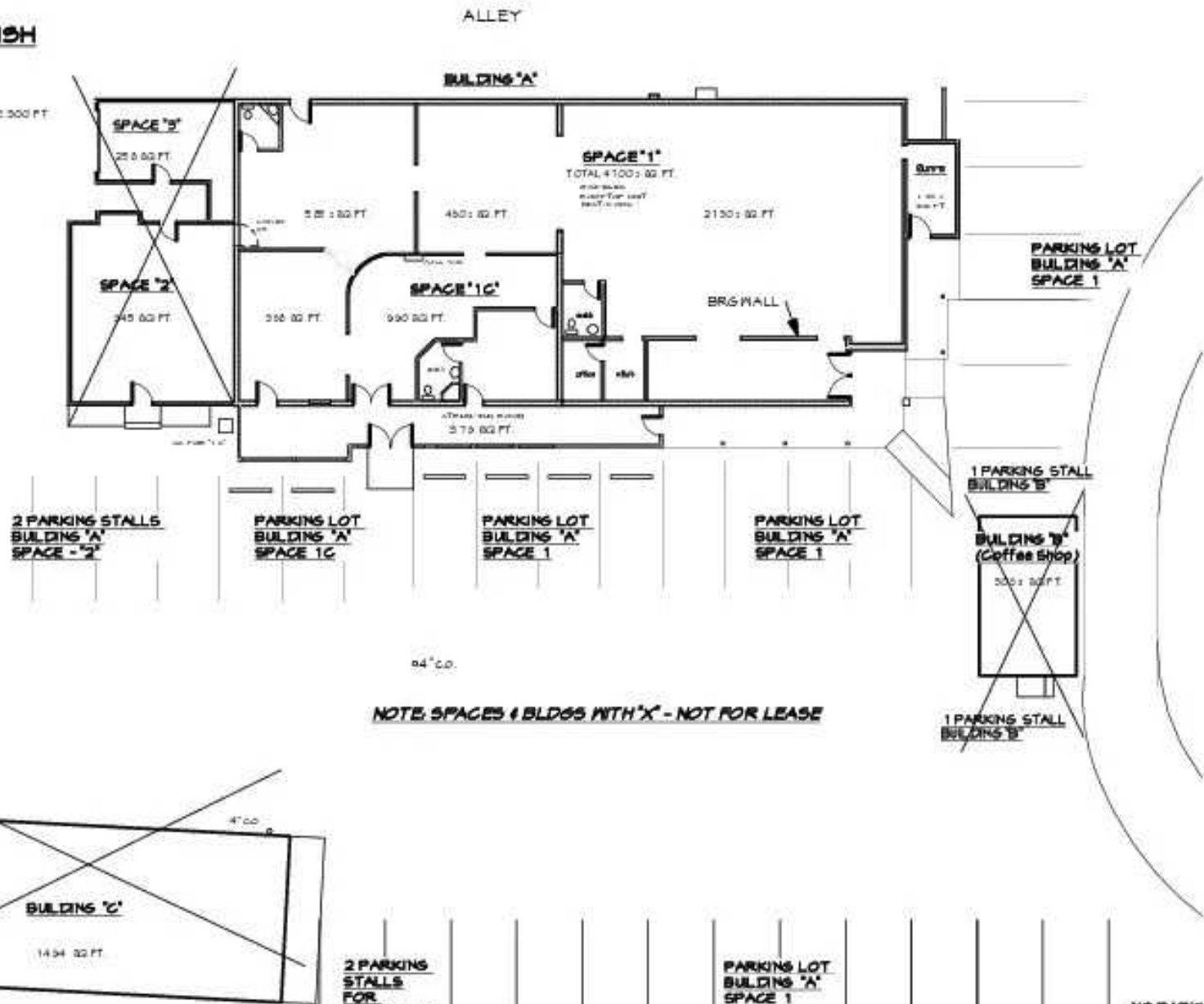
EXHIBIT "A" 4102 S. BOWDISH SITE PLAN

LEGAL DESCRIPTION:
BT 90 FT OF N 140 FT OF N 210 FT OF E 300 FT
OF NE 1/4 OF S41/4, EXC CO RD.
033 T 29 R 44, SPOKANE COUNTY

PARCEL 9-45353-9114



1" = 20'-0"



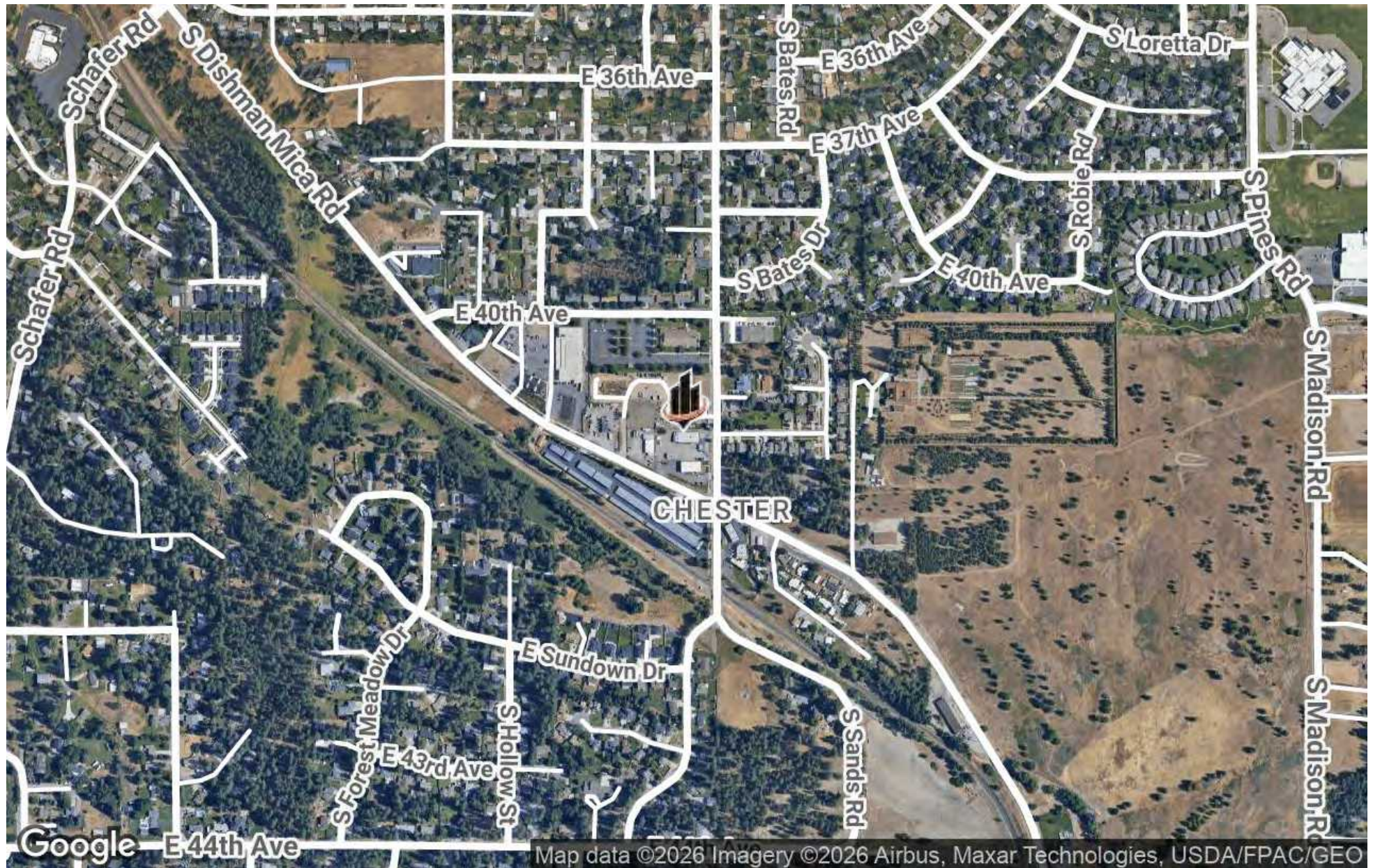
SITE PLANS



REGIONAL MAP



AERIAL MAP



ADVISOR BIO



MATTHEW BYRD

Senior Advisor

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WA #44400

PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

MEMBERSHIPS

Spokane Trader's Club
Spokane Association of Realtors
CCIM Candidate

SVN | Cornerstone

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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