



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



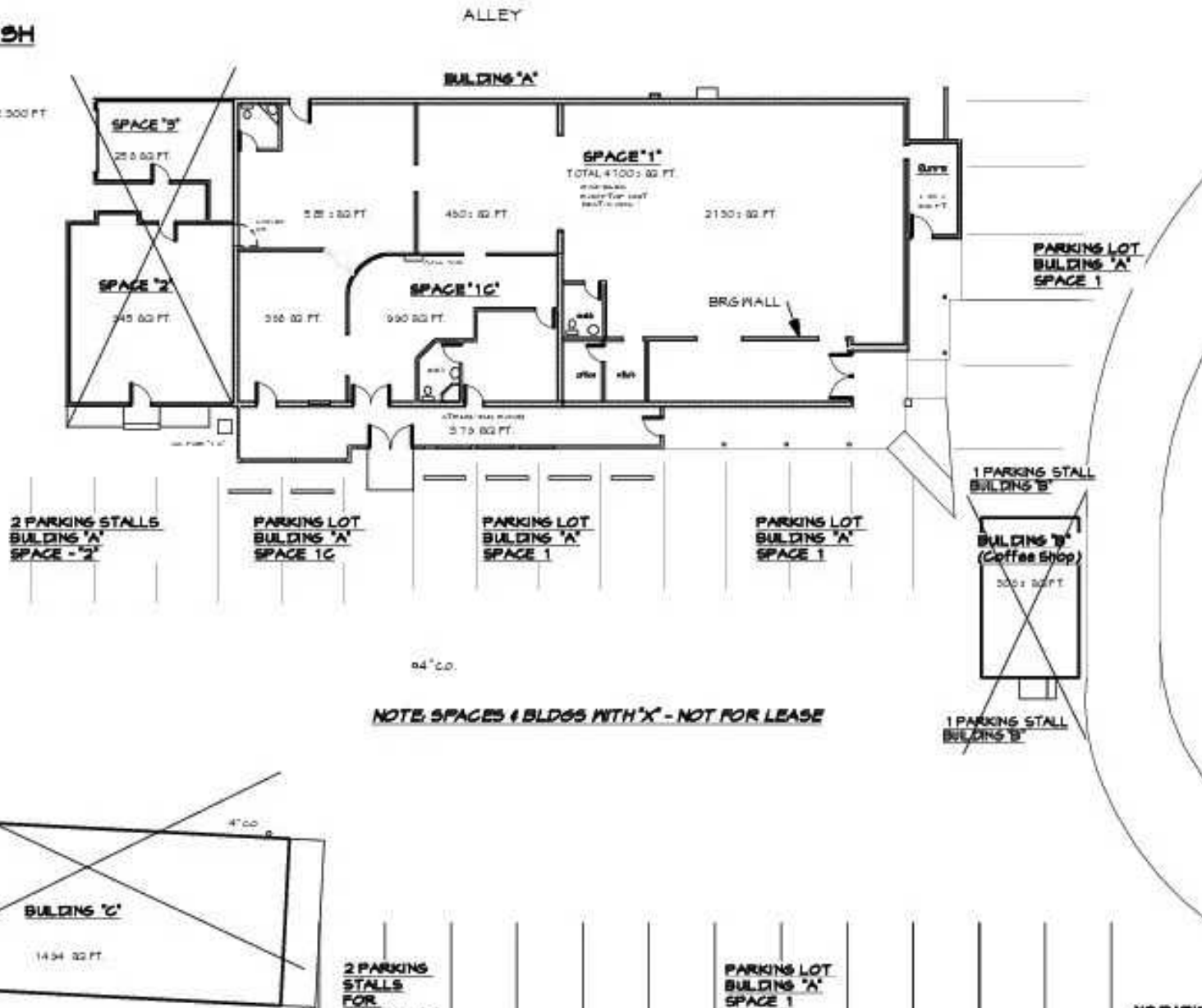
FLOOR PLAN

EXHIBIT "A" 4102 S. BOWDISH SITE PLAN

LEGAL DESCRIPTION:
 B1 50 FT OF N 740 FT OF N 270 FT OF E 300 FT
 OF NE 1/4 OF S41/4, EXC CO RD,
 S33 T 29 R 44, BPOKANE COUNTY
 PARCEL N 45333 9114



1" = 20'-0"

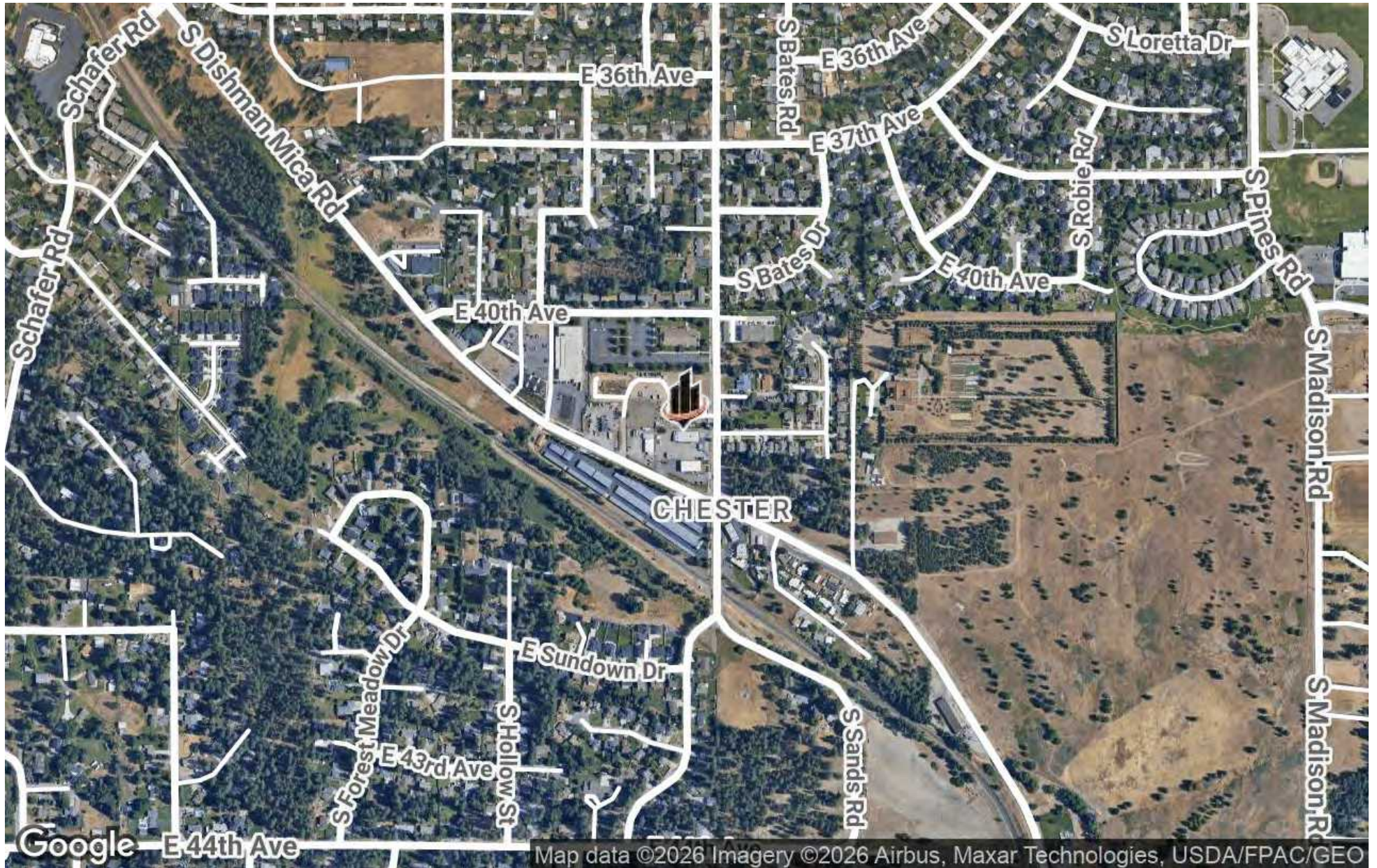




REGIONAL MAP



AERIAL MAP



ADVISOR BIO



MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com

Direct: **509.321.2000** | Cell: **509.499.9229**

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

1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000



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1311 N. WASHINGTON STREET
SUITE D
SPOKANE, WA 99201



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