

FOR LEASE

\$100,000 COMMISSION OFFERED!

Commission offered by landlord to tenant broker for acceptable lease executed by 8.31.26.
**Additional terms and conditions apply. See page 2.*

SINGLE TENANT LIBERTY LAKE OFFICE BUILDING

Knox Lane III | Building 4

2780 N Eagle Lane | Liberty Lake, WA 99019

MARY KIENBAUM

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KIEMLEHAGOOD

JON HAGER, with Hager Realty Services, Inc

425.830.8165

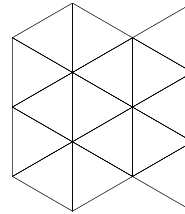
jon@jhager.com

HAGER
REALTY SERVICES, INC.

PRIME LIBERTY LAKE LOCATION FOR LEASE

2780 N Eagle Lane
Liberty Lake, WA 99019
Knox Lane III | Building 4

LEASE RATE		\$27,500 /Month (\$22.00 PSF/YR)
EST NNN RATE 2026		\$4.30 PSF
AVAILABLE		NOW
TOTAL BUILDING SF		±15,000 SF
YEAR BUILT		2023
ZONING		C1 - Liberty Lake
PARCEL NO.		55112.9077



**Purchase of existing office furniture can be negotiated.*

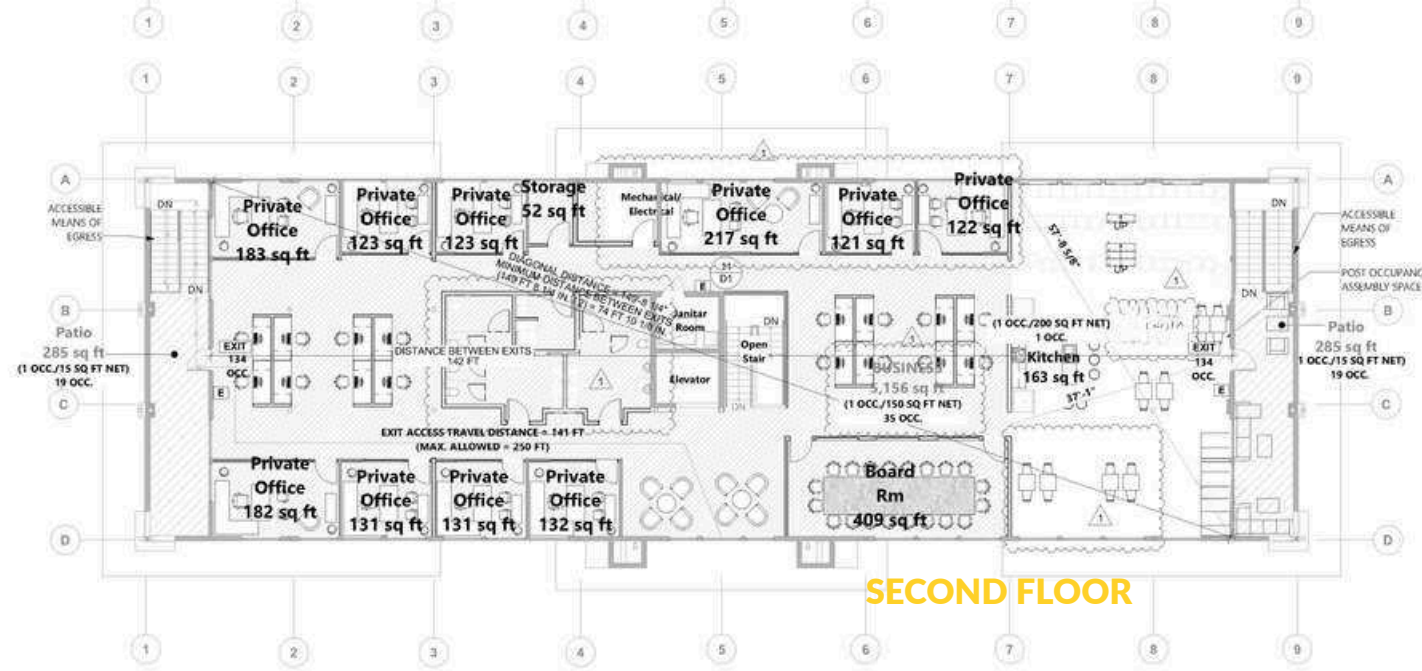
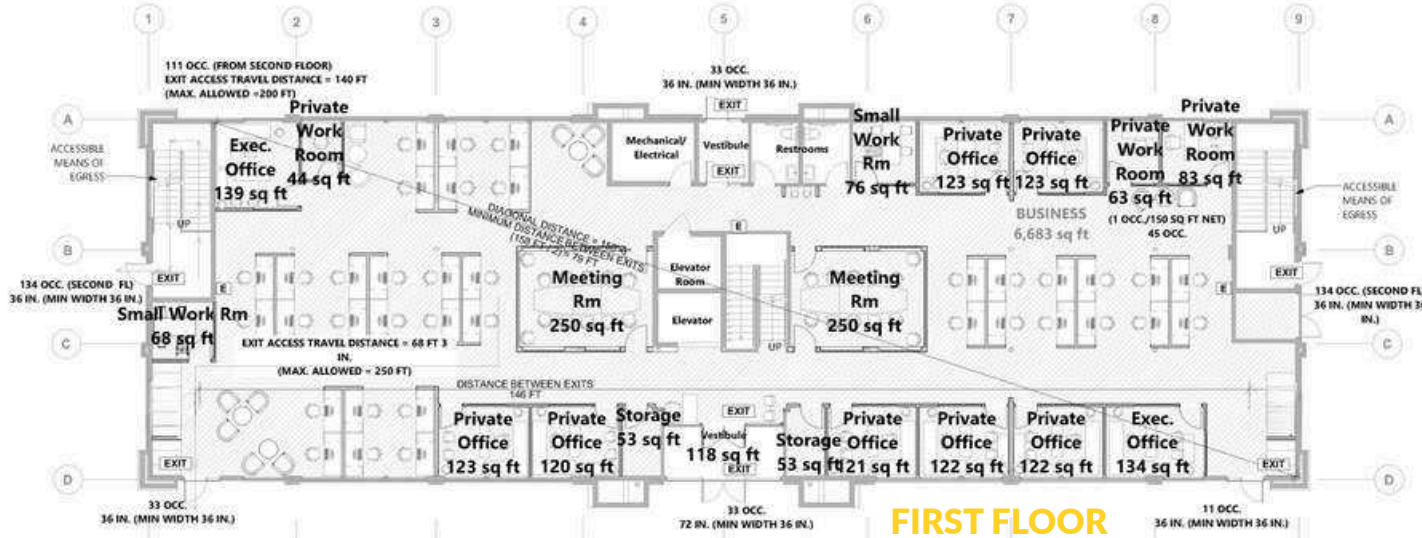
Landlord is offering a \$100,000 Cooperating Broker Commission to a qualified tenant broker for a lease executed at the asking rental rate, with lease terms acceptable to Landlord, on or before August 31, 2026.

Now available, this ±15,000 SF like new single tenant office building offers a high quality, modern workspace in a prime Liberty Lake location with convenient access to I-90. Constructed in 2023 with tenant improvements completed in 2024, the property is thoughtfully designed to support collaboration, productivity, and employee comfort. The layout includes 19 private offices, 5 small private work rooms, 3 open work areas, and 3 conference rooms, along with a well-appointed kitchen with a hood system, and cafeteria area. Two private patios and beautiful views further enhance the work environment, making this an exceptional opportunity for a tenant seeking a contemporary, move-in-ready office building in one of the region's most desirable submarkets.



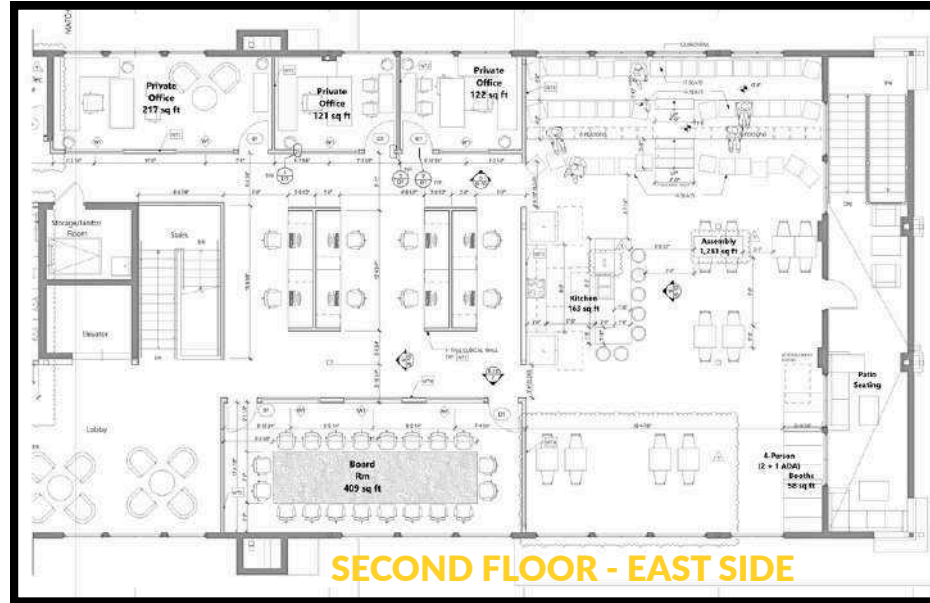
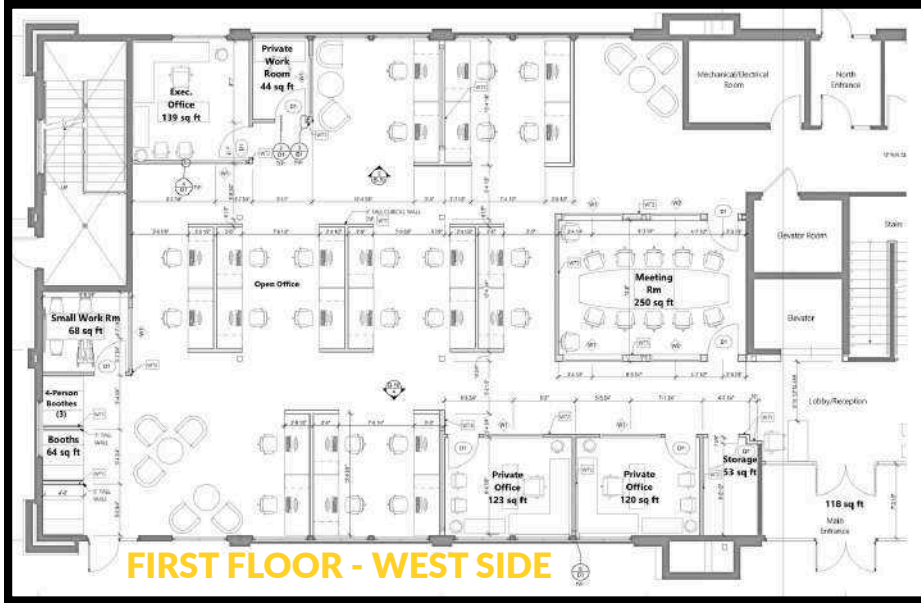
PROPERTY HIGHLIGHTS

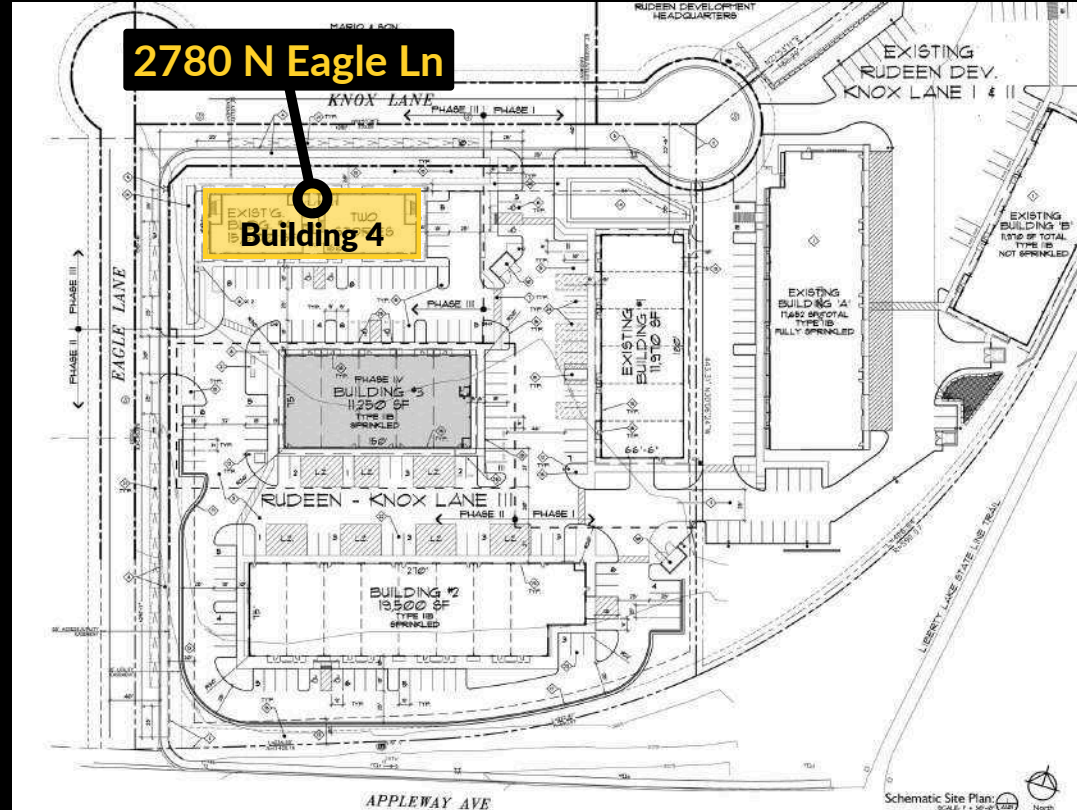
- o 19 Offices
- o 5 Small Private Work Rooms
- o 3 Open Work Areas
- o 3 Conference Rooms
- o Kitchen/Cafeteria Area
- o 2 Patios
- o Shower



CLOSE-IN FLOOR PLAN

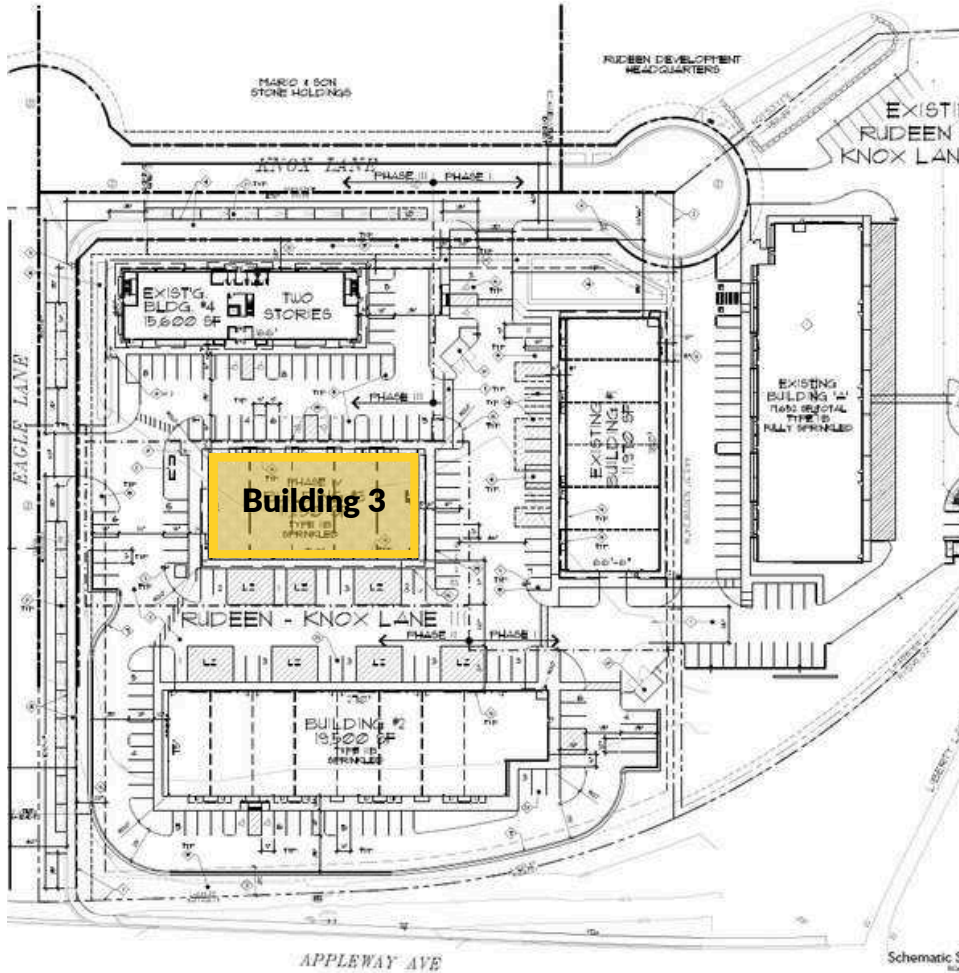
PRIME LIBERTY LAKE LOCATION FOR LEASE





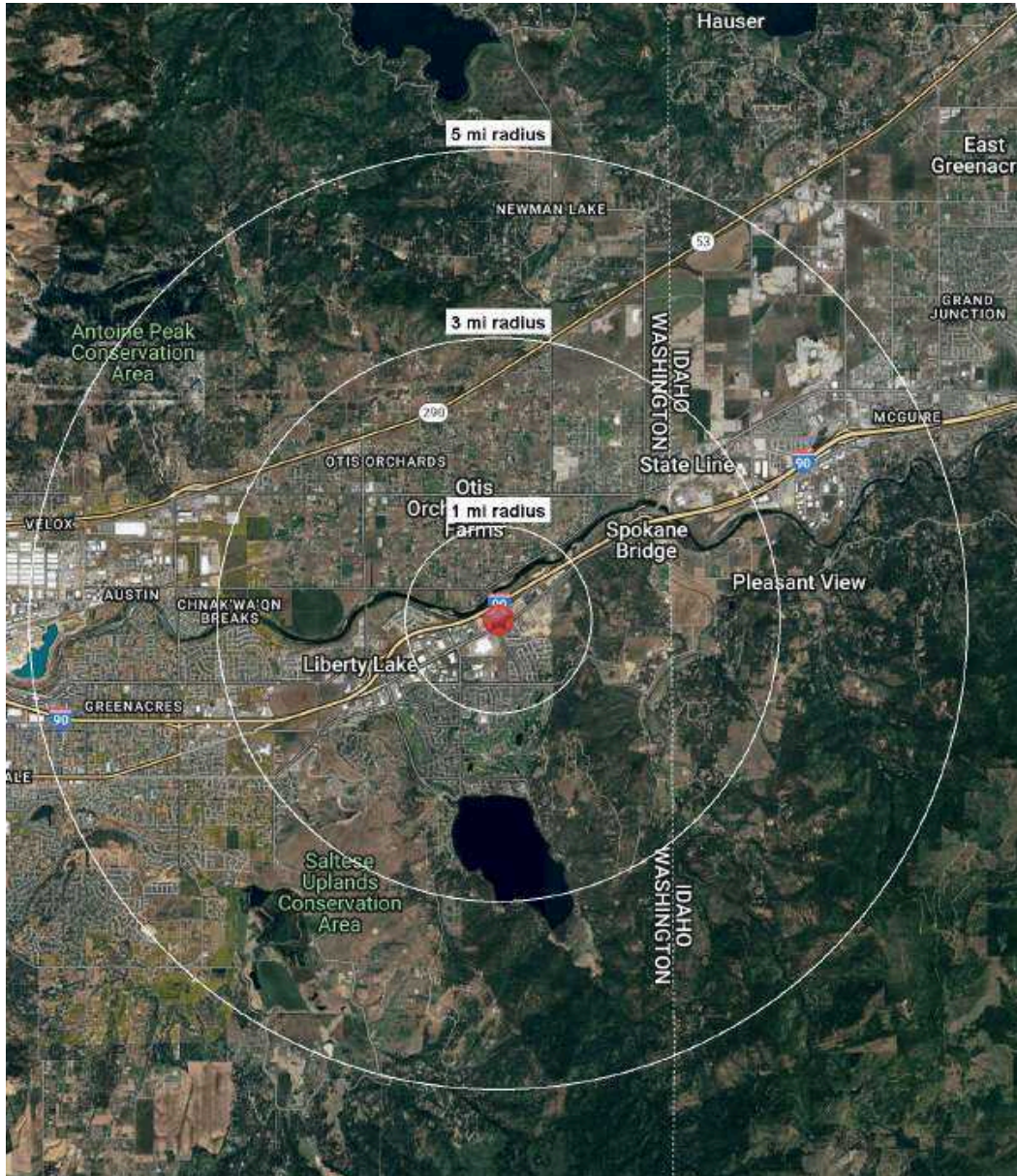






Coming Spring 2026
BUILDING 3
Warehouse Space for Lease
MULTIPLE ±2,250 SF UNITS
Contact List Agent for More Information





DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	4,197	22,020	49,568
Projected Pop 2030	4,244	22,629	52,377
Proj Ann Growth (25-30)	1.11%	2.77%	5.67%
Est Daytime Pop	4,422	14,371	31,037
2025 Average HHI	\$154,333	\$143,372	\$123,497
2025 Median HHI	\$123,084	\$108,044	\$94,477



DISTANCE & DRIVE TIMES

SPOKANE VALLEY, WA

±14 Minutes, ±9 Miles

SPOKANE, WA

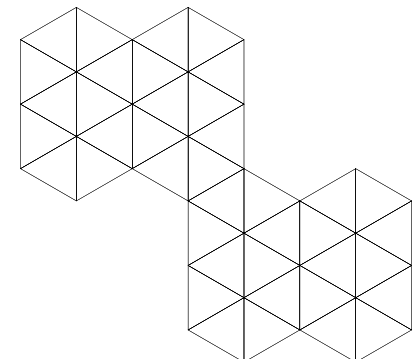
±22 Minutes, ±18 Miles

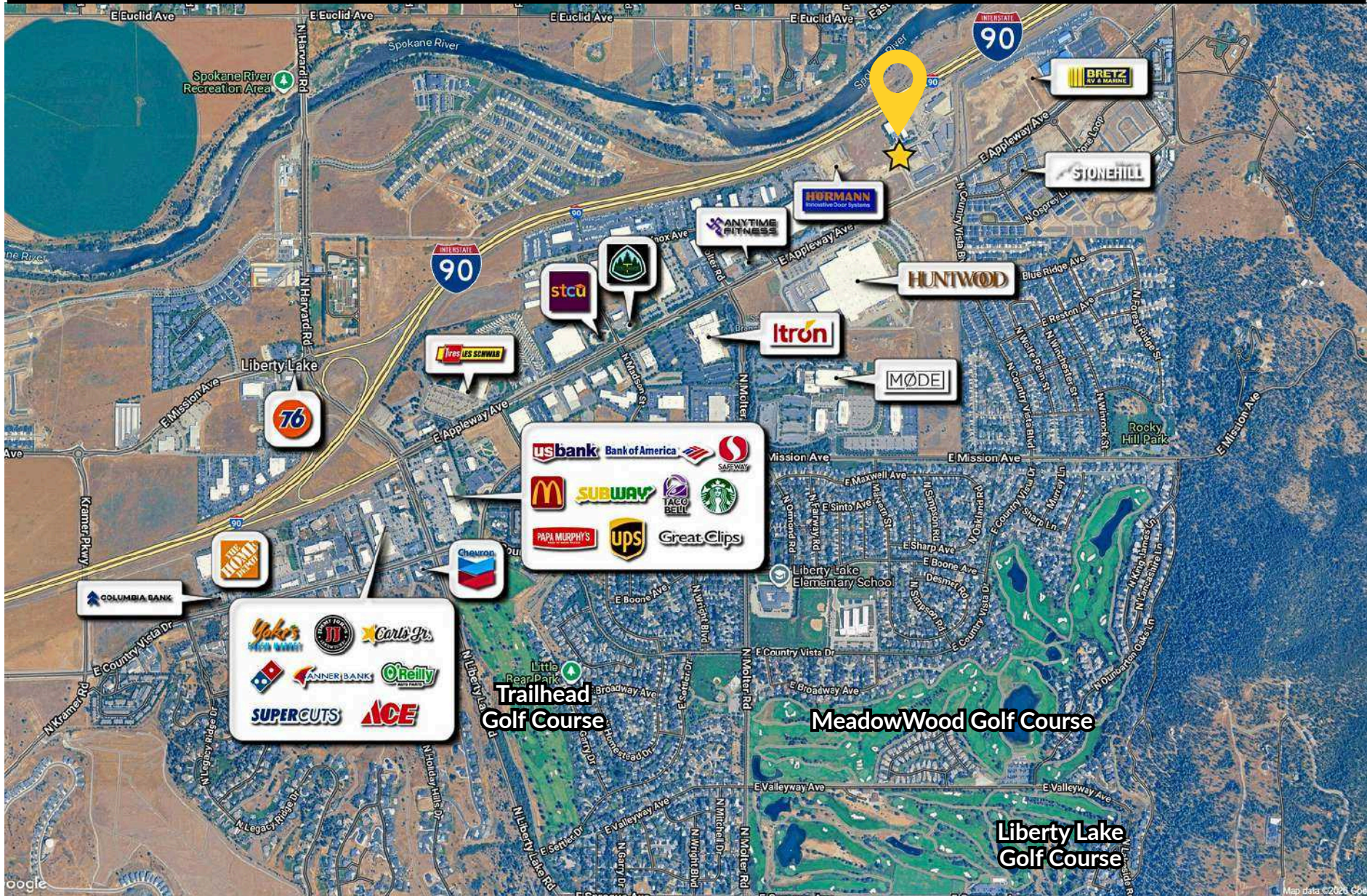
POST FALLS, ID

±11 Minutes, ±8 Miles

COEUR D'ALENE, ID

±22 Minutes, ±16 Miles

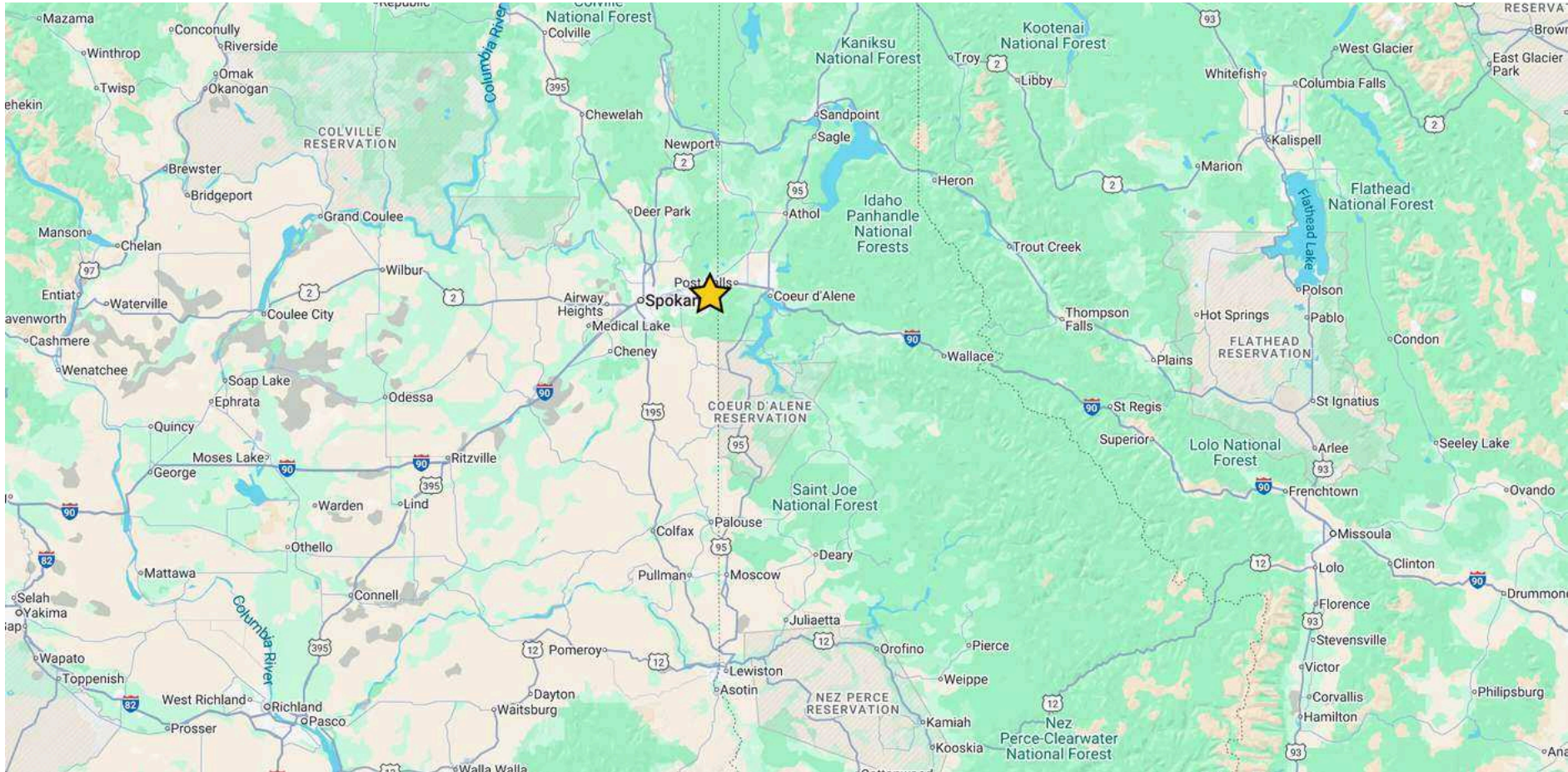




VIEW LOCATION



PRIME LIBERTY LAKE LOCATION FOR LEASE



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