

FOR LEASE



EXCELLENT LOCATION AND BUILDING TO PROMOTE YOUR BUSINESS, VISIBLE FROM EAST AND WESTBOUND I-90 TRAFFIC, WITH ROUGHLY ±120,000 VEHICLES PER DAY ON AVERAGE



Office Space

13412 E Nora Avenue
Spokane Valley, WA 99206

LEASE RATE	\$13.00 PSF /YR \$20.00 PSF/YR
LEASE TYPE	NNN
OFFICE BUILDING	Parcel #45104.9154 Lot Size ±22,842 SF Building Size ±4,694 SF
LAND	Parcel #45104.9155 Land Size ±35,763 SF

ANTHONY "TONY" VILLELLI
208.661.3044
tony.villelli@kiemlehagood.com

**KIEMLE
HAGOOD**

CO LISTED WITH: DEVIN NAGEL
509.990.4365
devinnagel@hotmail.com

K KELLY RIGHT
real estate.

OFFICE SPACE FOR LEASE

13412 E NORA AVENUE offers an ideal setting for businesses seeking a functional and well-located workspace. This office building presents a prime opportunity for businesses looking to establish a presence in Spokane’s vibrant commercial landscape. Whether you’re expanding an existing operation or starting a new venture, this property offers the perfect blend of location, amenities, and potential. Building is well-maintained and move-in ready, featuring contemporary finishes and a professional aesthetic. Large windows ensure a bright and welcoming atmosphere throughout the space.



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	11,958	75,946	131,179
Projected Pop 2030	12,278	77,877	133,920
Est Daytime Pop	9,236	59,494	90,996
2024 Average HHI	\$79,769	\$92,996	\$106,853
2024 Median HHI	\$66,851	\$74,469	\$84,759

TRAFFIC COUNT

E Nora Avenue	±380 ADT
I-90	±106,946 ADT

NEIGHBORING TENANTS

- Steinway Piano Gallery of Spokane
- Harken Dental Excellence Family & Emergency Dentistry



BUILDING PHOTOS





Office Space for Lease

13412 E Nora Avenue | Spokane Valley, WA 99206

ANTHONY "TONY" VILLELLI

208.661.3044

tony.villelli@kiemlehagood.com

CO LISTED WITH: DEVIN NAGEL

509.990.4365

devinnagel@hotmail.com



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

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

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814