



FOR SALE

Indiana Professional Center

15920 E INDIANA AVE

Spokane Valley, WA 99216

PRESENTED BY:

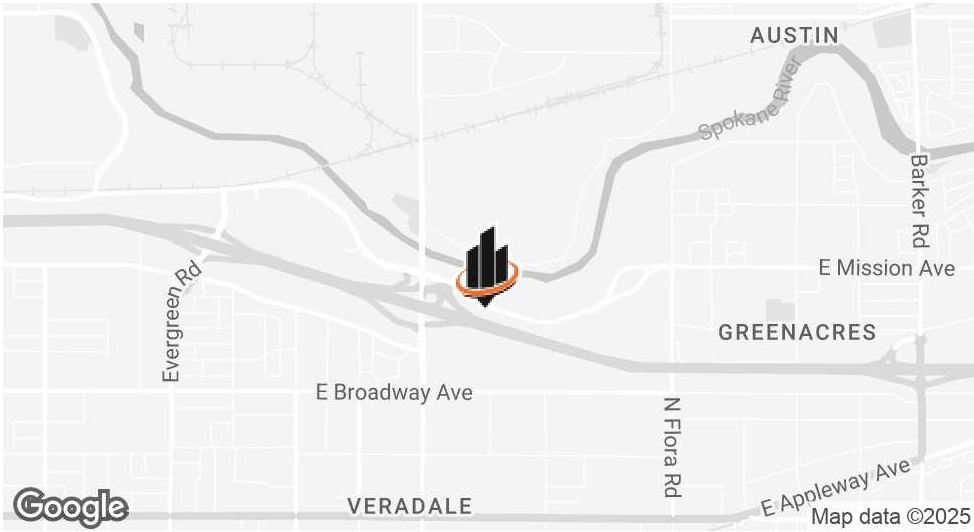
DANNY PATTERSON

Advisor

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,400,000 \$267 PSF
BUILDING SIZE:	27,668 SF
AVAILABLE SF:	1,927 - 7,374 SF
LOT SIZE:	1.87 Acres
PRICE / SF:	\$267.46
CAP RATE:	5.61%
NOI:	\$415,096
YEAR BUILT:	2005

PROPERTY OVERVIEW

This exceptional building is built and owned by a premier builder, offering a strong investment opportunity. Ideally situated with prominent freeway signage, it provides convenient access to Spokane, Spokane Valley, and Liberty Lake. This Class A Medical Office building is meticulously maintained, featuring brand-new interior and exterior paint completed in 2024. Anchor tenant has invested over \$2 million into this property. Financial details are available upon signing a non-disclosure (NDA)

PROPERTY HIGHLIGHTS

- 92.5% Occupied: Suite 201 offers 1,927 SF at \$18/SF | Suite 103 offers 7,374 SF at \$19.50/SF NNN
- 2 Stories | Pylon Sign | 131 Parking Stalls (5.6/1000)
- Flexible Mixed Use Zoning
- Construction Type: Steel Frame with Concrete Docks & Brick; Ground Face Stone Exterior

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ADDITIONAL PHOTOS



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PROPERTY OUTLINE



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RETAILER MAP



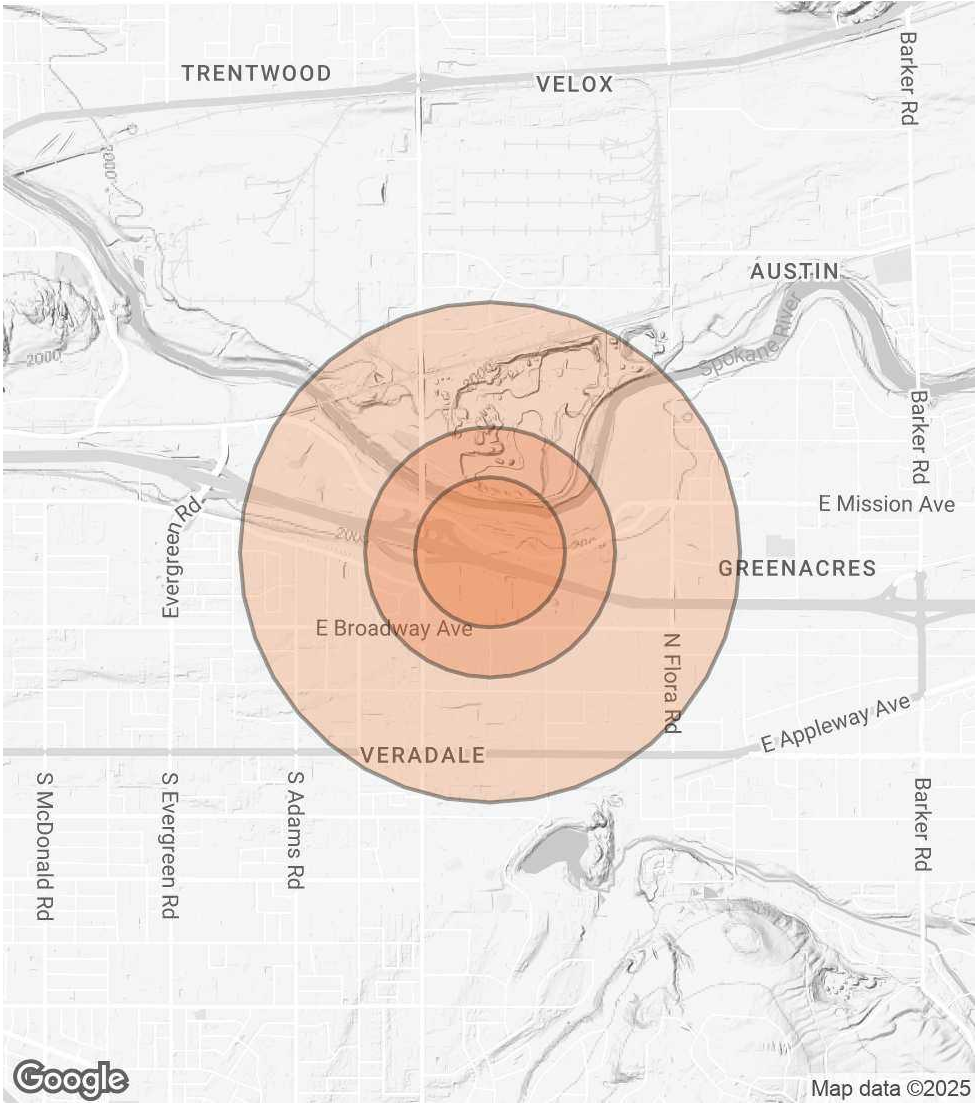
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	630	1,797	7,693
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	36	37	36
AVERAGE AGE (FEMALE)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	270	756	3,275
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$90,361	\$84,576	\$76,981
AVERAGE HOUSE VALUE	\$429,074	\$404,636	\$349,894

Demographics data derived from AlphaMap



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Danny Patterson is an Advisor at SVN Cornerstone. In 2001, he graduated with a Civil Engineering degree and completed his P.E. in 2006. After extensive experience in development and new construction as a Civil Engineer, Danny became a licensed broker in the State of Washington in 2013. He worked as both a Broker and an Engineer through 2017 when he joined Synergy Properties and focused on Real Estate Brokerage and Real Estate Investments. Danny has extensive experience in Spokane working with medical building developers and has transacted extensively and invested in the multifamily sector. Danny joined SVN Cornerstone in 2025.

EDUCATION

Licensed Broker – State of Washington

BSCE Walla Walla College

Certified Commercial Investment Members, CCIM: CI-101

MEMBERSHIPS

Spokane Association of REALTORS®: Member

National Association of REALTORS®: Member

Trader's Club of Spokane: Member

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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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