



# PACIFIC NORTHWEST TECHNOLOGY PARK

1515 S Technology Blvd, Spokane, WA

## LAND FOR SALE, FOR LEASE, OR BUILD-TO-SUIT

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

## ABOUT THE LANDLORD

Established in the early 1970's, Vandervert Developments & Hotels has expanded exponentially in most recent years, now owning and managing dozens of development properties throughout the region. It is no surprise that Vandervert's legacy continues to grow thanks to the unwavering commitment to excellence and quality. We encourage you to discover for yourself why countless businesses have opted to lease their office, retail, and tech space from Vandervert Developments.

**VANDERVERT**  
*Developments*

# Pacific Northwest Technology Park

1515 S Technology Blvd, Spokane, WA | 1.14 Acres - 66.71 Acres combined



| Acres | Parcel #   | Zoning |
|-------|------------|--------|
| 1.14  | 25292.0104 | L1     |
| 1.33  | 25292.0101 | L1     |
| 1.46  | 25292.9056 | L1     |
| 1.62  | 25292.0501 | L1     |

| Acres | Parcel #   | Zoning |
|-------|------------|--------|
| 1.69  | 25292.0105 | L1     |
| 1.82  | 25292.0502 | L1     |
| 1.84  | 25292.0503 | L1     |
| 1.91  | 25301.0501 | L1     |

| Acres | Parcel #   | Zoning |
|-------|------------|--------|
| 2.47  | 25292.0405 | L1     |
| 2.6   | 25292.0409 | L1     |
| 3.43  | 25301.0244 | L1     |
| 5.24  | 25301.0303 | L1     |

| Acres | Parcel #   | Zoning |
|-------|------------|--------|
| 5.52  | 25302.0205 | L1     |
| 13.19 | 25305.9035 | L1     |
| 14.48 | 25292.0406 | L1     |
| 34.63 | 25295.0307 | L1     |
| 48.28 | 25305.9048 | L1     |

| L1 Zone (Light Industrial)     |         |
|--------------------------------|---------|
| Group Living                   | L[1]    |
| Residential Household Living   | L[2]    |
| Adult business                 | L[4]    |
| Commercial Outdoor Recreation  | P       |
| Commercial Parking             | P       |
| Drive-through Facility         | P       |
| Major Event Entertainment      | CU      |
| Office                         | P       |
| Quick Vehicle Servicing        | P       |
| Retail Sales and Service       | L/CU[5] |
| Mini-storage Facilities        | L[8]    |
| Vehicle Repair                 | P       |
| Mobile Food Vending            | L[12]   |
| High Impact Use                | L[9]    |
| Industrial Service             | P       |
| Manufacturing and Production   | P       |
| Railroad Yards                 | CU      |
| Warehouse and Freight Movement | P       |
| Waste-related                  | CU      |
| Wholesale Sales                | P       |

| L1 Zone (Light Industrial)               |    |
|------------------------------------------|----|
| Basic Utilities                          | P  |
| Colleges                                 | P  |
| Community Service                        | P  |
| Daycare                                  | P  |
| Medical Centers                          | P  |
| Parks and Open Area                      | P  |
| Religious Institutions                   | P  |
| Schools                                  | P  |
| Agriculture                              | P  |
| Aviation and Surface Passenger Terminals | P  |
| Detention Facilities                     | CU |
| Essential Public Facilities              | CU |
| Mining                                   | CU |
| Rail Lines and Utility Corridors         | P  |

#### Use is:

P - Permitted      N - Not Permitted      L - Allowed, but with special limitations      CU - Conditional use review required

#### Notes:

- The use categories are described in chapter 17C.190 SMC.
- Standards that correspond to the bracketed numbers [ ] are specified in SMC 17C.130. 110.
- Specific uses and developments may be subject to the standards in Part 3 of this division, Special Use Standards.
- Standards applicable to conditional uses are stated in chapter 17C.320 SMC.



\*Please note that all outlines provided are approximate and intended for illustrative purposes only



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2.6 Acres  
Parcel# 25292.0409

2.47 Acres  
Parcel# 25292.0405



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3.43 Acres  
Parcel# 25301.0244



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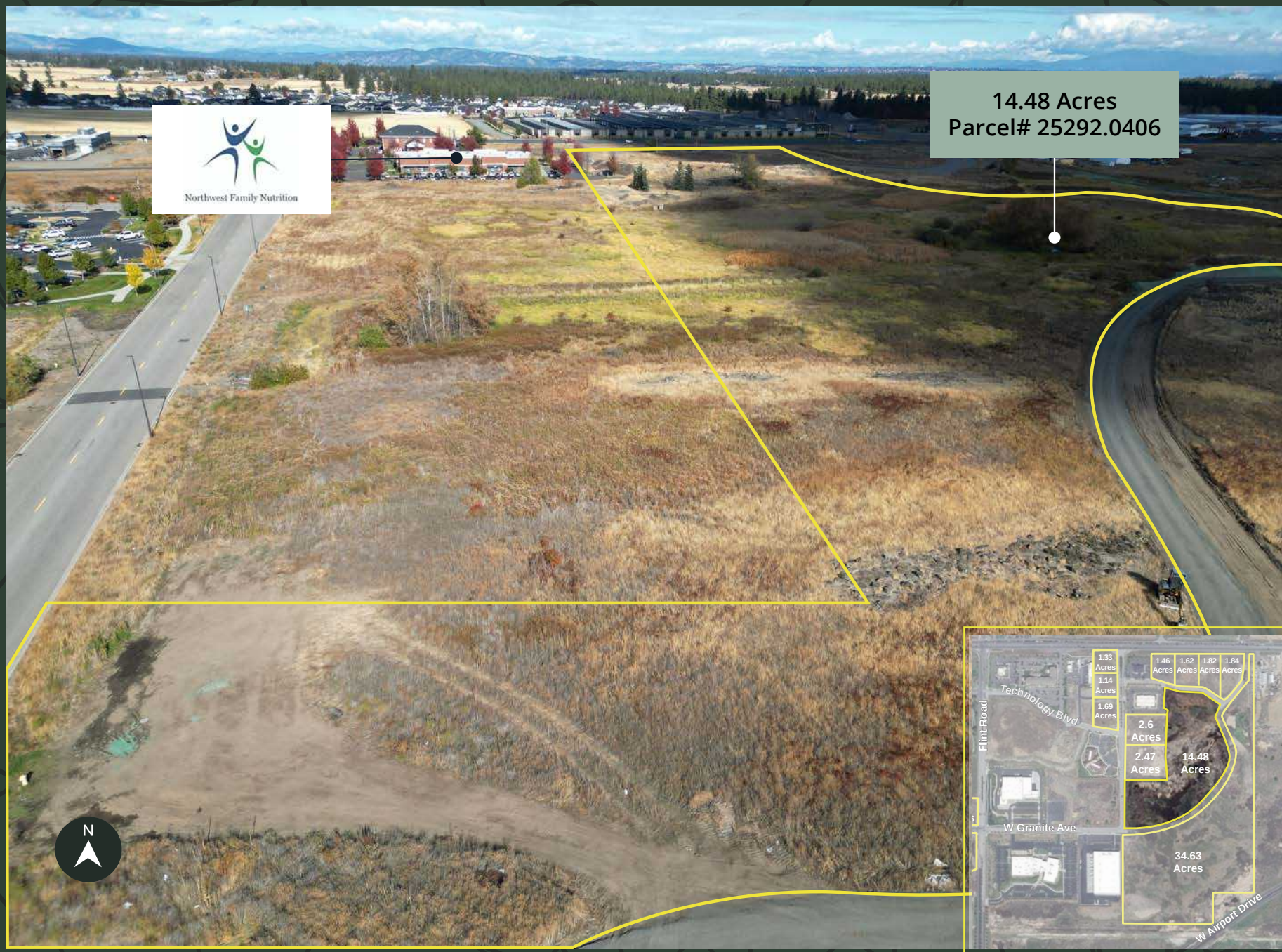


5.24 Acres  
Parcel# 25301.0303

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# Development Highlights

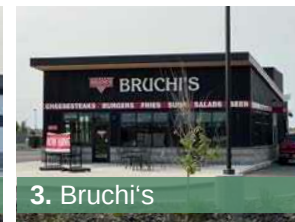
- Light industrial land for sale, for lease, or build-to-suit
- Installed utilities: Streetlights, stormwater, paved roads, electricity, water, sewer, gas
- Direct access to Highway 2, about 5 minutes to I-90, and 10 minutes to Downtown Spokane
- Within 3 miles of Spokane International Airport (GEG)



1. Tech Park Entrance



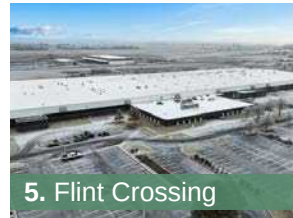
2. Mister Car Wash



3. Bruchi's



4. Hilton Garden Inn



5. Flint Crossing



6. McKinstry



7. Goodwill



8. Selkirk Pharma



9. AgWest Farm Credit



10. Fred's Appliance



11. Enduris





Walmart

NORTH40

DQ  
Grill & Chill

CHIPOTLE  
MEXICAN GRILL

MOD  
Pizza

CIRCLE K

Starbucks

Jack  
in the box

Dutch Bros

RUSTY MOOSE

Hilton  
Garden Inn  
Spokane Riverside

Mister  
CAR WASH

BRUCH'S

Spokane Police

Longhorn  
Barbecue

GROCERY  
OUTLET

THE SCHWAN  
FOOD COMPANY

Pacific Northwest  
Tech Park

Spokane International Airport

1 Mile

US  
02

N



W Sunset Highway 2

S Lucas Dr

Flint Road

Technology Blvd

W Granite Ave

W Airport Drive

3.43  
Acres

5.52  
Acres

5.24  
Acres

13.19  
Acres

48.28  
Acres

1.91  
Acres

1.33  
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1.69  
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14.48  
Acres

34.63  
Acres

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