

FOR SALE or LEASE



VALLEY OFFICE BUILDING

9011 E Valleyway Avenue | Spokane Valley, WA 99212



OFFERING PRICE	\$599,000
LEASE RATE	\$20.00 PSF /YR
EST. NNN EXPENSE	\$4.00 PSF
BUILDING SIZE	±2,528 SF
YEAR BUILT	1996
LOT SIZE	±0.26 Acres (±11,325 SF)
PARCEL NO.	45184.0815
ZONING	CMU

TIM KESTELL

509.755.7542

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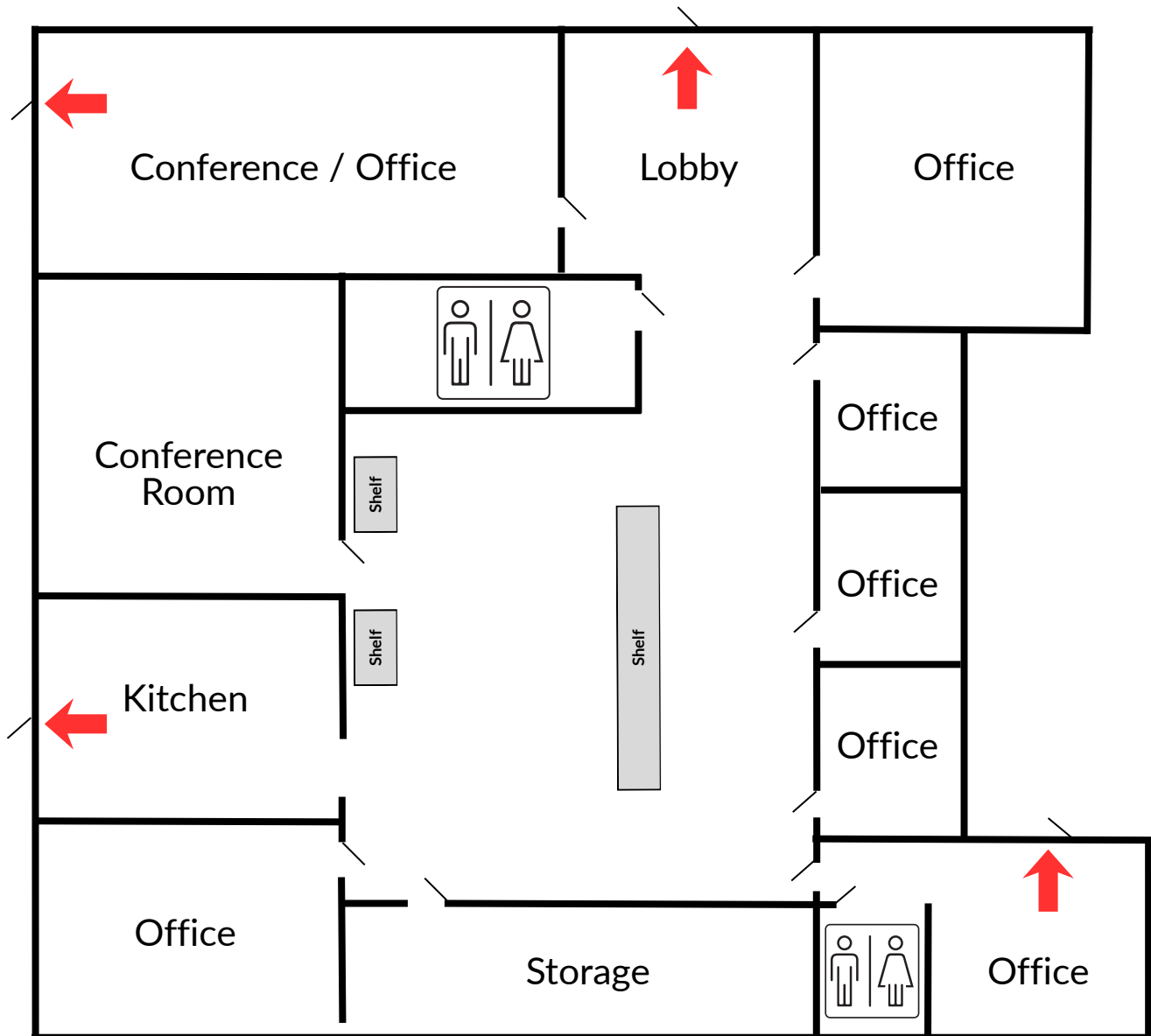
ANDY BUTLER, CCIM

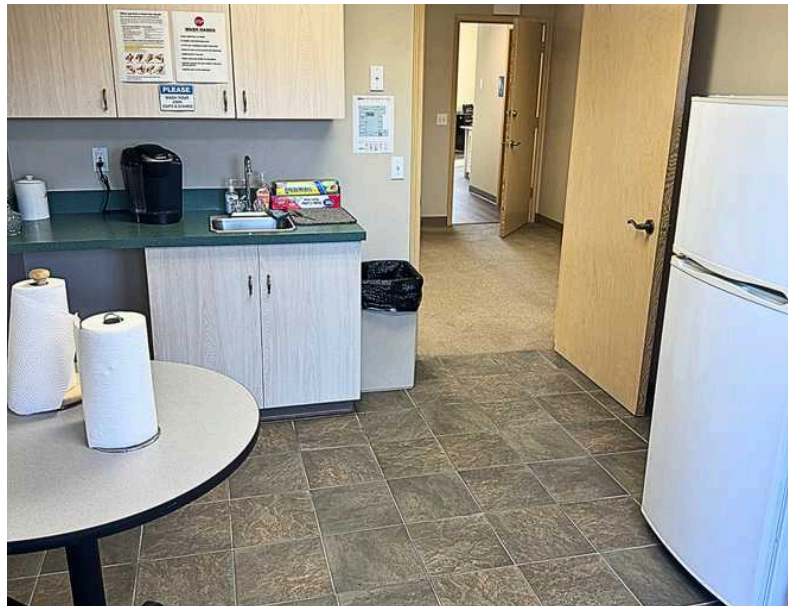
509.385.9121

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KIEMLEHAGOOD

Available for Sale or Lease: single-story office building on Valleyway just off Argonne in Spokane Valley. Suited for a variety of users including professional office, medical, service retail, or an owner-user investment. Functional layout and on-site parking support efficiency, while the central location provides easy access for both employees and customers. Monument and building signage available. Contact listing brokers for additional information or to schedule a tour.

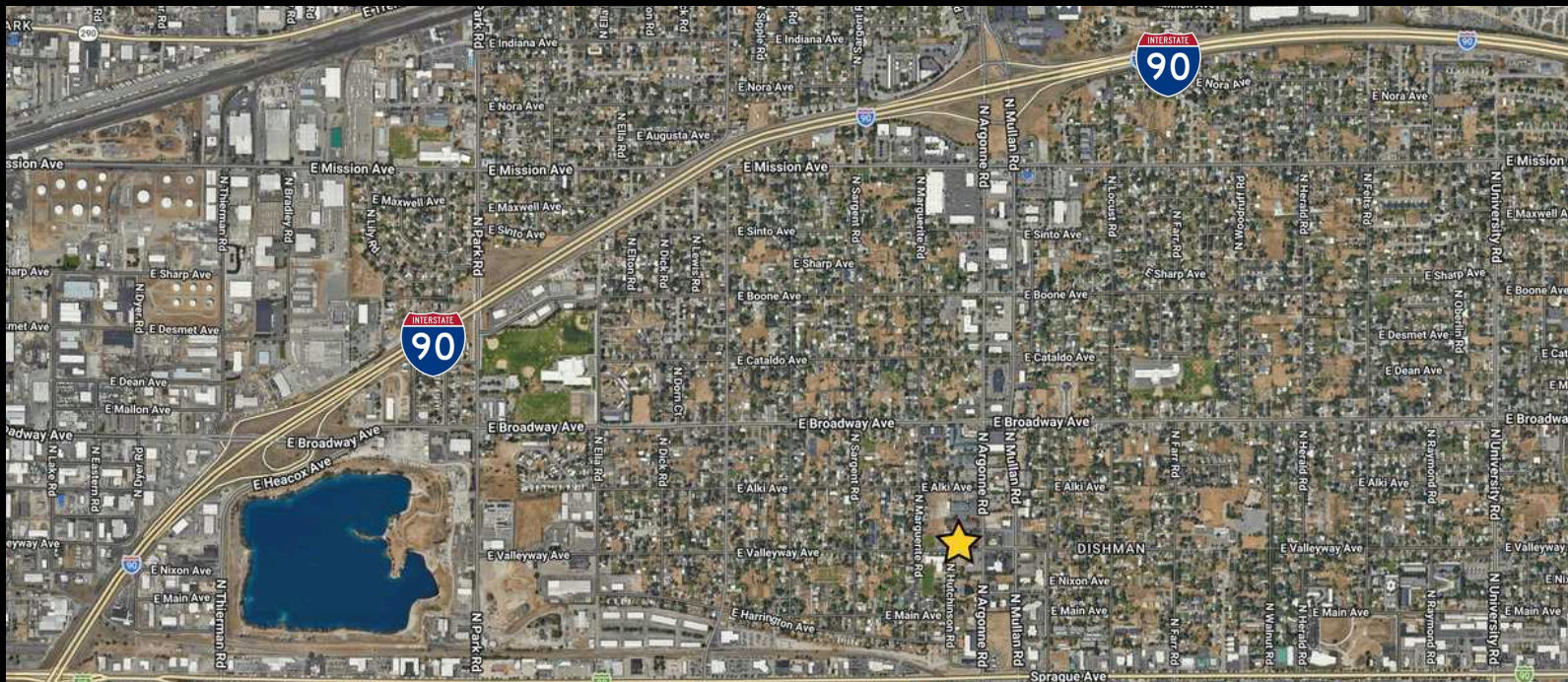






DEMOGRAPHICS

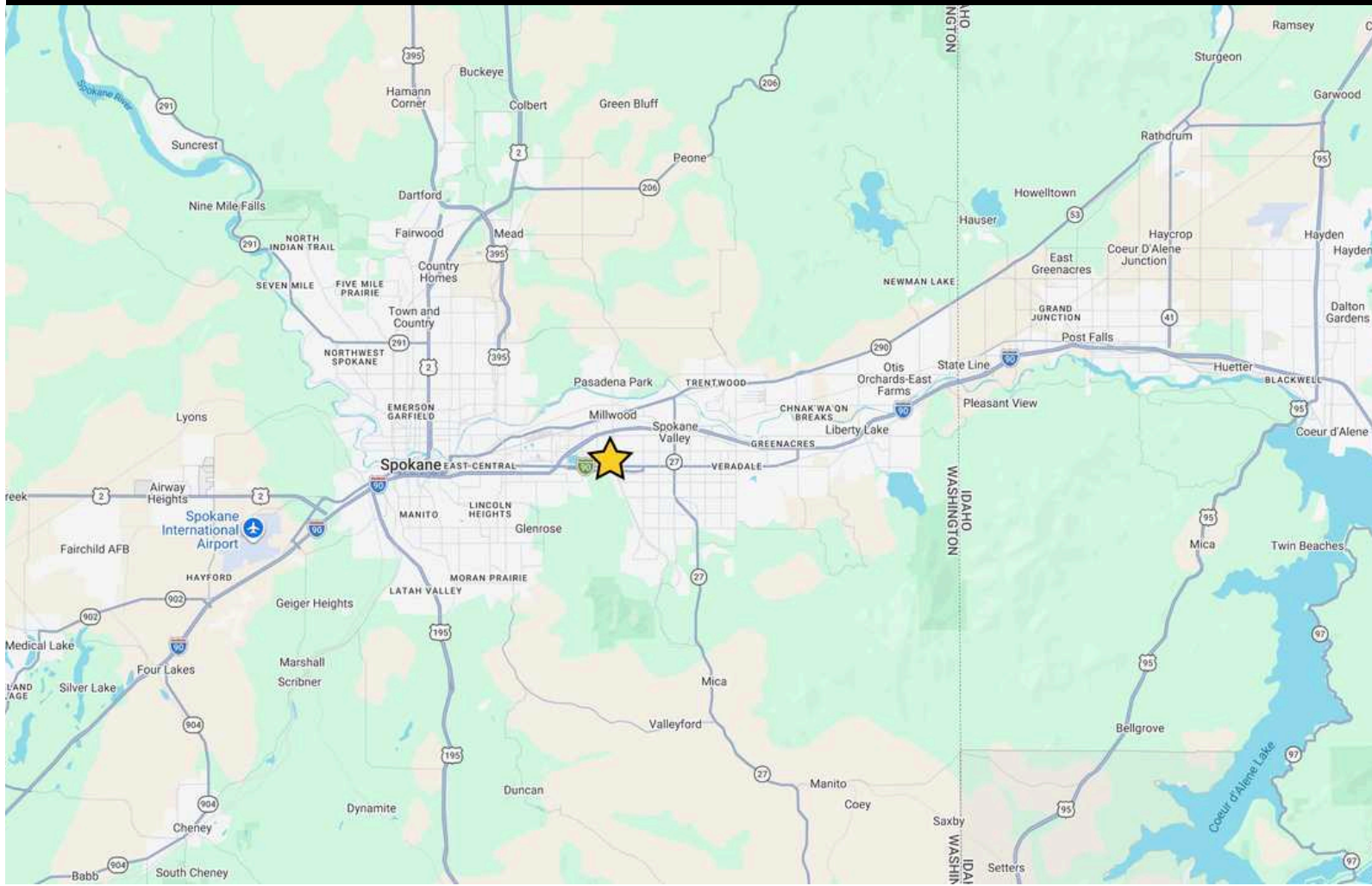
	1 MI	3 MI	5 MI
EST POPULATION 2025	8,905	69,162	162,517
PROJ. POPULATION 2030	8,619	69,571	163,405
MEDIAN AGE	38.3	37.8	38.2
ADJ. DAYTIME DEMO	9,051	56,565	122,509
2025 AVERAGE HHI	\$82,999	\$90,392	\$102,442
2025 MEDIAN HHI	\$62,389	\$71,388	\$80,403



TRAFFIC COUNTS

*Average Daily Traffic

- E Valleyway Avenue | ±791 ADT
- N Argonne Road | ±9,567 ADT
- N Mullan Road | ±8,646 ADT



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[VIEW LOCATION](#)



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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201