

**OFFICE / WAREHOUSE & MEZZANINE SUITES
FOR LEASE
10102 E. KNOX
SPOKANE VALLEY, WA**



LOCATION: Well-located along the Montgomery corridor between Pines and Argonne. This property has I-90 frontage & exposure and is between the Argonne & Pines Road interchanges. I-90 traffic estimates are ±100,000 vehicles per day.

SITE: A portion of a multi-tenanted complex. ±16.3 acres, ±710,000 SF

ZONING: City of Spokane Valley I-1, Light Industrial

IMPROVEMENTS:

Main Floor Suites	Total SF	Office Area	Warehouse Area	Base Rent	2015 NNNs (18.5¢/SF)	Total Rent	Note
Suite 300	5,820	3,408 (75¢/SF)	2,412 (35¢/SF)	\$3,400	\$1,077	\$4,477	Will include office carpet & paint
Mezzanine Suites	Total SF	Rent/SF	Total Monthly Rent	Note			
Suite 250	2,460 office	40¢/gross + utilities	\$984	Will Include new restroom			
Suite 300	2,028 office	40¢/gross + utilities	\$811	Will include 1 new restroom			
Suite 400	2,832 office	40¢/gross + utilities	\$1,133				
Suite 450	2,532 unfinished	20¢/gross + utilities	\$506	Expansion space only			

Year Built: 2000
 Construction Type: Concrete tilt
 Truss Clearance: 27'0" to 28'0"
 Fire Sprinkler: Wet system – EFSR Designed
 Power: 400 amp 208/230 volt, single phase & 400 amp 480 volt, 3 phase
 Insulation: R-30 Roof, R-19 Walls
 Message Center Sign: Business advertisement on message center sign to be negotiated.

Please See Attached Aerial and Floor Plans

CONTACT:

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 Spokane, WA 99201

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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 08/10/2016/TP

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10102 E. KNOX SPOKANE VALLEY, WA 99206

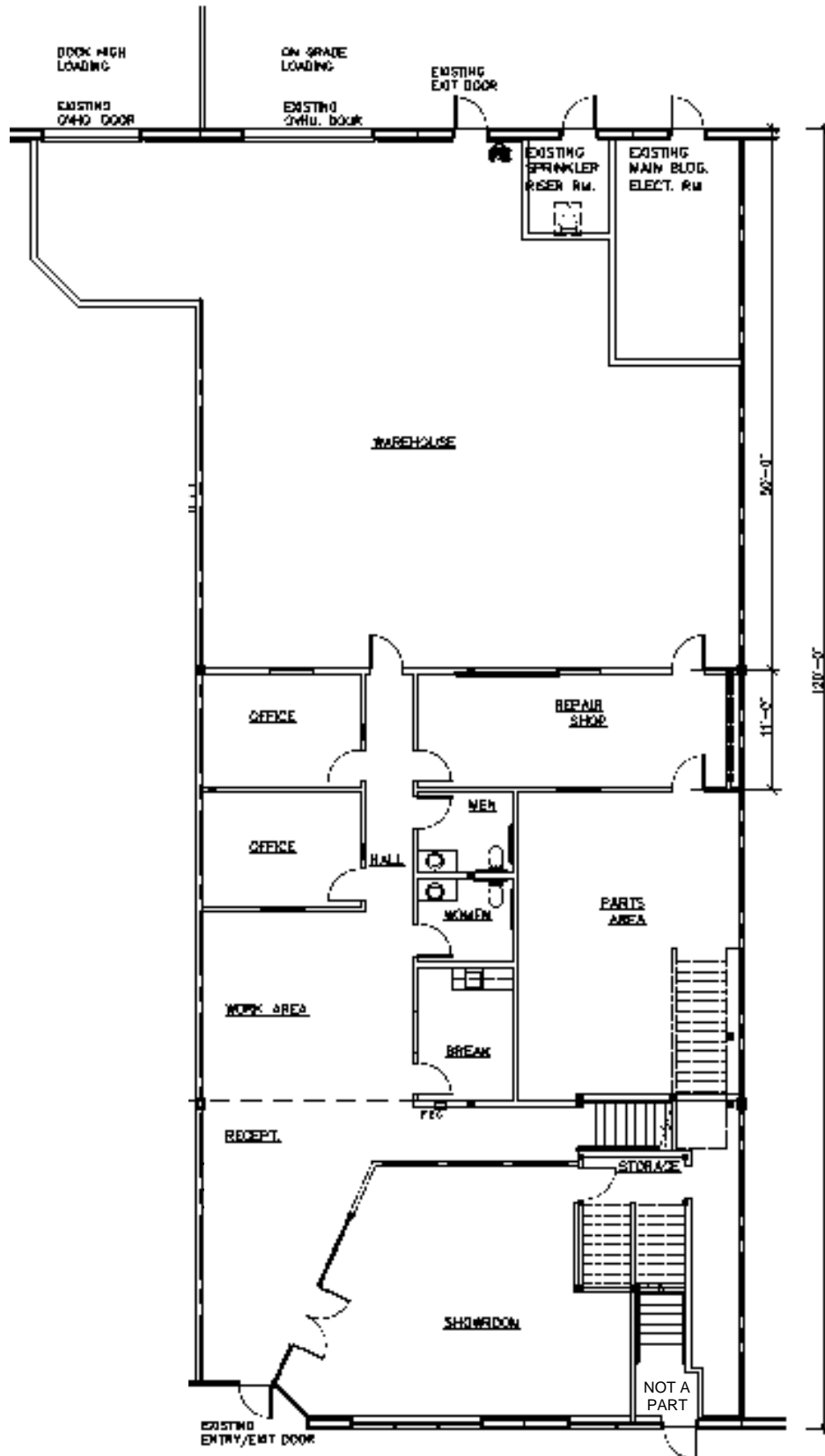


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All boundary lines indicated are approximate only.

10102 E. KNOX AVENUE, SUITE 300 SPOKANE VALLEY, WASHINGTON 99206

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED.

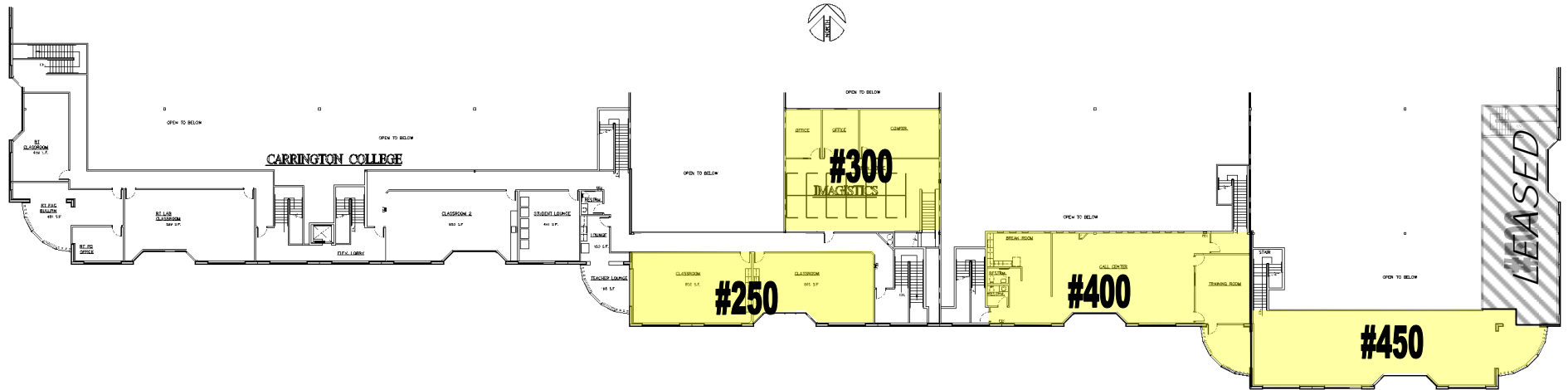


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FLOOR PLAN

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SECOND LEVEL FLOOR PLAN
1/16" = 1'-0"

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**MEZZANINE SUITES
FLOOR PLANS**