

**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 $\pm 100,000$ vehicles per day.

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

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

IMPROVEMENTS:

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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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. 10/20/2016/TP
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10102 E. KNOX SPOKANE VALLEY, WA 99206

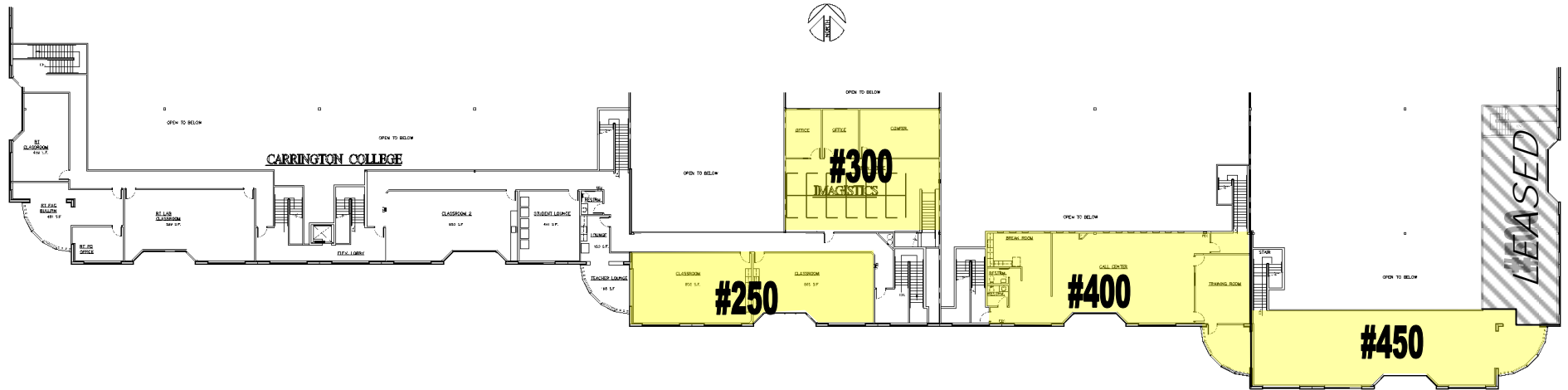


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All boundary lines indicated are approximate, only.

10102 E. KNOX AVENUE SPOKANE VALLEY, WA 99206

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



SECOND LEVEL FLOOR PLAN

1/16" = 1'-0"

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FLOOR PLANS**