FOR LEASE

OFFICE / HI-TECH / FLEX  2205 N. Woodruff Rd., Spokane Valley, WA 99206

LOCATION:  Great Spokane Valley location, situated along the Montgomery Corridor between Pines Rd. and Argonne Rd. interchanges offering excellent I-90 access.

SITE:  A portion of a multi-tenant complex totaling ±2.42 acres, ±105,368 SF; Parcel #45083.0801

ZONING:  City of Spokane Valley I, Industrial

IMPROVEMENTS:

<table>
<thead>
<tr>
<th>Suite #</th>
<th>Total SF</th>
<th>Office SF</th>
<th>Whse SF</th>
<th>Monthly Base Rent</th>
<th>2017 Est. NNNs (24¢/SF/Mo)</th>
<th>Total Rent</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>±1,329</td>
<td>±1,329</td>
<td>±0</td>
<td>$997/Mo/NNN</td>
<td>$319</td>
<td>$1,316/Mo</td>
<td>Vacant and available.</td>
</tr>
<tr>
<td>4/5</td>
<td>±4,900</td>
<td>±4,358</td>
<td>±542</td>
<td>$4,814/Mo/NNN</td>
<td>$1,176</td>
<td>$5,990/Mo</td>
<td>Available July 1, 2018.</td>
</tr>
</tbody>
</table>

Construction Type:  Pre-cast concrete tilt panels
Age:  2003
Clearance Height:  14’8” to 15’9”
Power:  Each 35’ wide x 70’ deep bay can be serviced by a 200 amp, 120/208 3-phase panel; 480 volt 3 phase service to the building.
HVAC:  Office: forced air gas with A/C;  Warehouse: gas fired unit heaters
Parking:  68 total car parks (±7 for each 2,450 SF suite)
Total Building Footprint:  ±22,050 SF

Mark Lucas, SIOR  | 509.755.7524 or mlucas@kiemlehagood.com
Tracy Lucas       | 509.755.7558 or tracyl@kiemlehagood.com

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FLOOR PLAN
SUITE 4/5
2205 N. Woodruff Rd., Spokane Valley, WA 99206
OFFICE / HI-TECH / FLEX

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

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com
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