



**RETAIL / OFFICE
FOR LEASE
13817 E. SPRAGUE AVE
SPOKANE VALLEY, WASHINGTON**



LOCATION: The northwest corner of Sprague Avenue and Evergreen Road, in the City of Spokane Valley, this property has excellent arterial exposure with approximately 25,500 cars / day on Sprague Ave and 15,300 cars / day on Evergreen Rd, per 2001 Spokane County Traffic Count.

SITE: A portion of a multi-tenant retail / office property totaling approximately 86,230 square feet (1.98 acres). Parcel #45154.2004 & #45154.2005

ZONING: City of Spokane Valley , Community Commercial.

IMPROVEMENTS:

Suite #	Retail / Office Square Footage	Base Rent	NNN Charges	Total Rent	Notes
#8b	±720 Sq Ft.	\$335 / Mo	\$200 / Mo	\$535 / Mo	Requires Suite #9 Lease
#9	±1,920 Sq Ft	\$1,760 / Mo	\$530 / Mo	\$2,290 / Mo	

Construction Type: Concrete Tilt-Up
 Heat - Retail / Office: Forced Air Gas Heat with Air Conditioning
 Power: Each Unit Serviced by a 200 Amp Single-Phase Electric Panel
 Year Built: 1984

UTILITIES /

SEWER & WATER: Spokane Co. Utilities Dept / Sewer. Vera Water & Power / Water.

GAS & ELECTRIC: Tenant Responsibility / Metered Separately

(Please See Floor Plan On Following Page)

**CONTACT:
JIM BONUCCELLI / ROB AMSDEN
(509) 924-9730 / FAX (509) 924-9734**

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, although commissions will be split 50/50 with any cooperating broker(s).

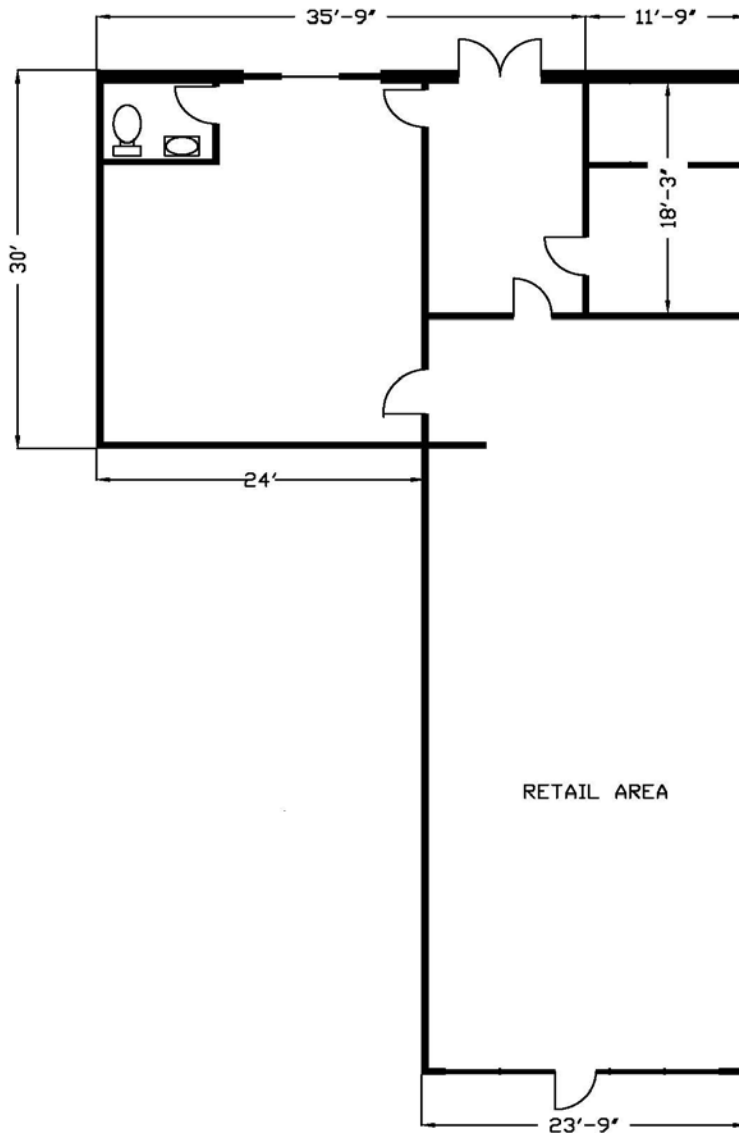


13817 E. SPRAGUE AVE. - #8b & #9 SPOKANE VALLEY, WASHINGTON

EVERGREEN SQUARE
SUITE #8B & #9
E. 13817 SPRAGUE
SPOKANE, WASHINGTON
99216

SQUARE FOOTAGE:
2,640 SQ.FT.

THIS DRAWING IS FOR REPRESENTATIONAL PURPOSE ONLY
ALL CRITICAL MEASUREMENTS MUST BE VERIFIED



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VILLAGE SQUARE REALTY, INC.

FLOOR PLAN

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P.O. Box 141449
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