

# MEZZANINE OFFICE SUITES FOR LEASE

**10020 E. KNOX AVE., MEZZANINE SUITE 350-400  
SPOKANE VALLEY, WA 99206**



**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 interchange. I-90 traffic estimates are  $\pm 100,000$  vehicles per day.

**SITE:**

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

**NEW ZONING:**

City of Spokane Valley I, Industrial

**IMPROVEMENTS:**

Total Area Available

2<sup>ND</sup> Floor Office, with Elevator Access:

$\pm 2,801$  SF

Year Built:

2000

Construction Type:

Concrete tilt

Fire Sprinkler:

Wet system – EFSR Designed

Utilities:

Gas serviced by Avista; electric serviced by Modern Electric.

Insulation:

R-30 Roof, R-19 Walls

**MESSAGE**

**CENTER SIGN:**

Business advertisement on message center sign available.

**LEASE PRICE:**

\$2,241.00/Month + utilities, plus elevator maintenance (80¢/SF/Mo/NNN ~ 2<sup>nd</sup> Floor Office)

Please See Attached Floor Plan & Aerial Photo

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# 10020 E. KNOX AVE., MEZZANINE SUITE 350 & 400 SPOKANE VALLEY, WA 99206



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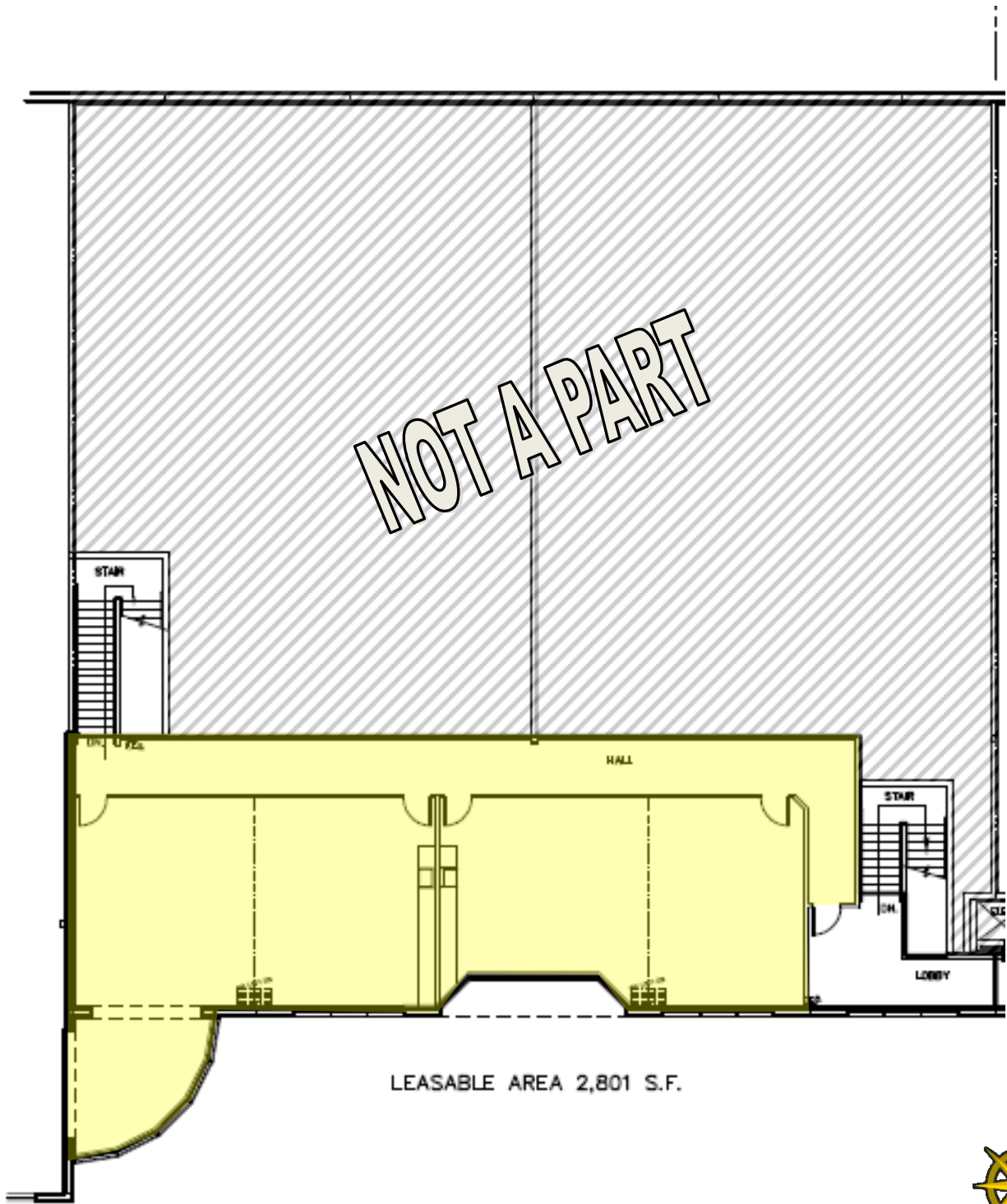
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All boundary lines indicated are approximate only.

Google earth

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**2nd STORY OFFICE  
FLOOR PLAN**