

FORMER CLASSROOM/TRAINING SPACE FOR LEASE

10020 E. KNOX, SUITES 350 & 500
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. Former location of Alpine College and most recently Providence Health & Services.
- 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:**
- | | |
|--|--------------------------------|
| Total Area Available: | $\pm 21,092$ SF |
| Total Main Floor Area: | $\pm 14,988$ SF |
| 2 nd Floor Office/Mezzanine Area: | $\pm 6,104$ SF |
| Year Built: | 2000 |
| Construction Type: | Concrete tilt |
| Truss Clearance: | 27'0" to 28'0" |
| Fire Sprinkler: | Wet system – EFSR Designed |
| Power: | 120/208 Volt 3-phase |
| Insulation: | R-30 Roof, R-19 Walls |
| Available: | Immediately |
| Note: | Suites can possibly be divided |
- MESSAGE CENTER SIGN:** Business advertisement on message center sign to be negotiated.
- PARKING:** 120 car parks, unassigned and unreserved.
- OPERATING EXPENSE:** 2015 operating expenses are estimated at 18.5¢/SF/Month
- LEASE PRICE:** \$24,200/Month/NNN

(Please See Attached Floor Plan)

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. 10/28/15/TP J:\BROKERS\LUCAS DOCS\FLYERS\KNOX E. 10020, Suites 300, 350, 450, 500.DOC

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Montgomery Ave

Si RR and BN RR-SC P

Woodruff Rd

Knox Ave

Shannon Ave

SUBJECT

Felts Rd



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All boundary lines indicated are approximate

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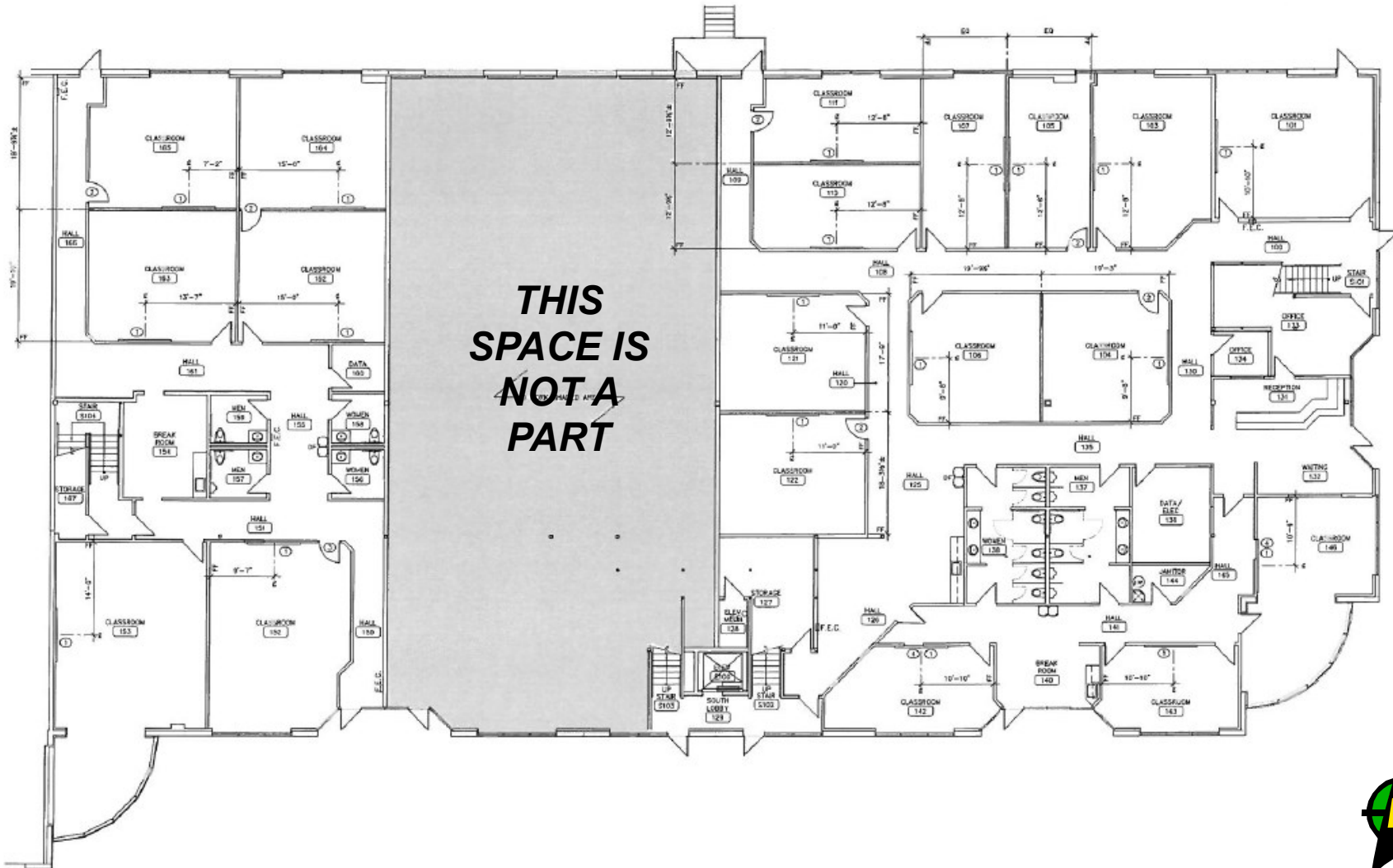


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THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY LESSEE.

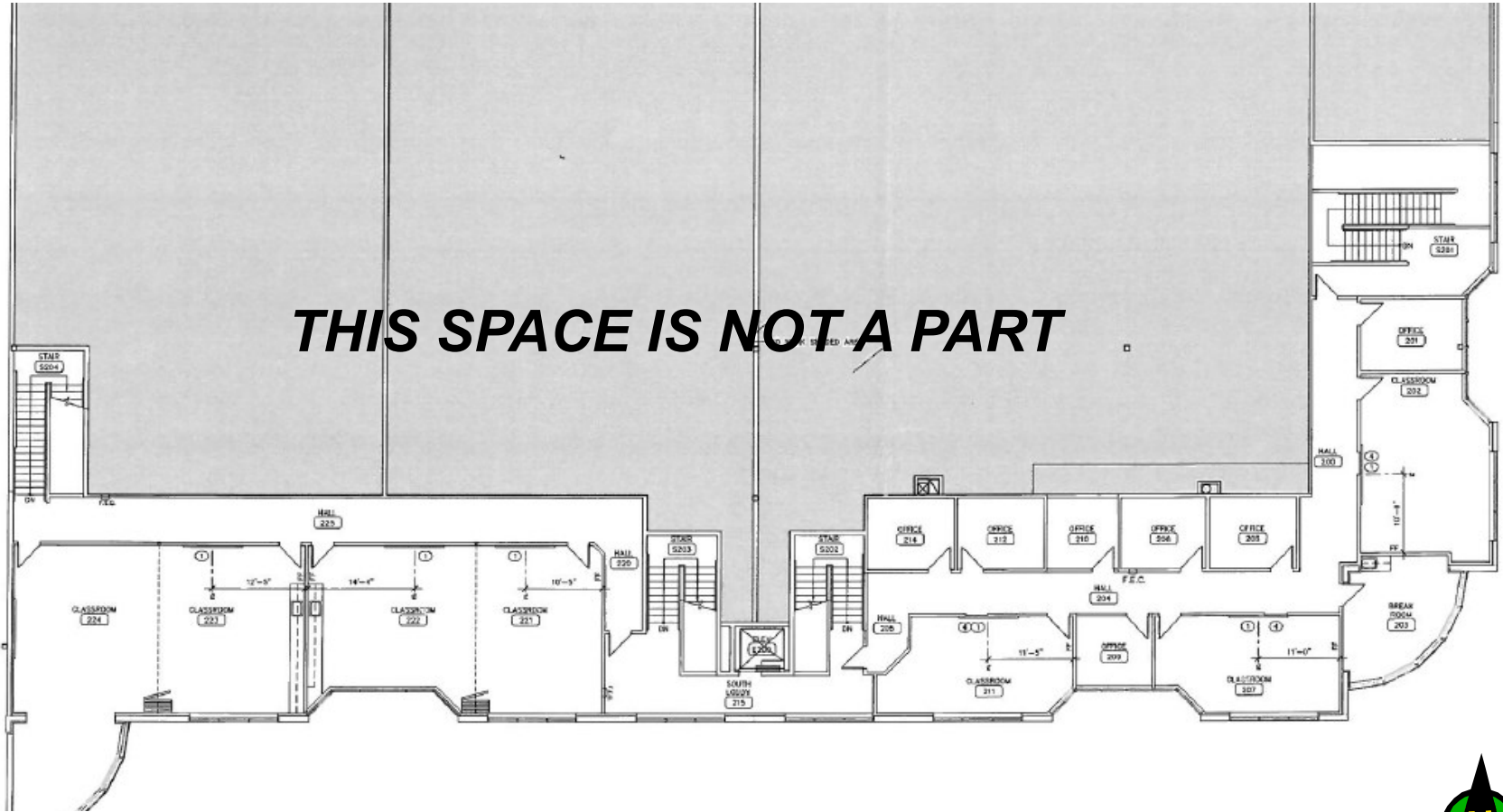


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MAIN FLOOR PLAN

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THIS SPACE IS NOT A PART



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**SECOND LEVEL
FLOOR PLAN**