



Spokane Valley Office For Sale or Lease



10525 E Main Ave

SPOKANE VALLEY, WA 99206

PRESENTED BY:

DANNY PATTERSON

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WA #114652

PROPERTY SUMMARY



VISUAL MEDIA

360° VIRTUAL TOUR

OFFERING SUMMARY

SALE PRICE:	\$450,000
LEASE RATE:	\$12.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,524 SF
LOT SIZE:	8,630 SF

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Spokane Valley, WA. This 2,524 SF office building, constructed in 1958, offers a prime location in the heart of Spokane Valley. Zoned MF, the property presents versatility for office or medical use with 1 unit, making it an ideal choice for an office building investor. This well-maintained building provides a solid foundation for a variety of business endeavors, and its strategic position ensures strong visibility and accessibility for potential tenants.

PROPERTY HIGHLIGHTS

- Built out and ready to occupy
- Versatile space to tailor to business needs
- Large windows for natural light
- Prime location with excellent visibility
- Opportunity for a new business venture
- 2,524 SF office building

ADDITIONAL PHOTOS



FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 2,370 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



RETAILER MAP

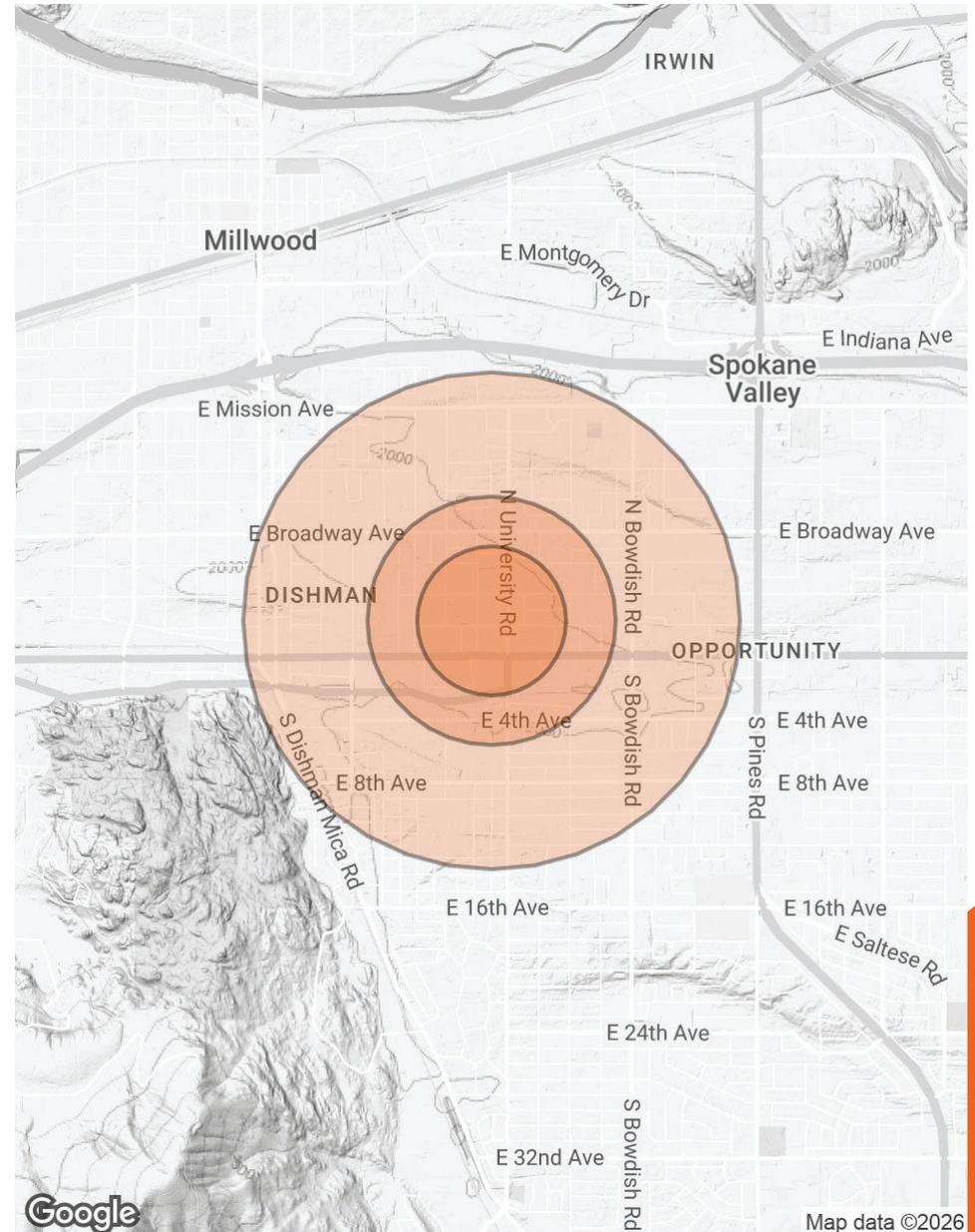


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	704	3,416	13,301
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	315	1,440	5,423
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$69,540	\$75,328	\$78,070
AVERAGE HOUSE VALUE	\$332,858	\$348,497	\$349,964

Demographics data derived from AlphaMap





DANNY PATTERSON

Advisor

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PROFESSIONAL BACKGROUND

Danny Patterson is an Advisor at SVN Cornerstone. In 2001, he graduated with a Civil Engineering degree and completed his P.E. in 2006. After extensive experience in development and new construction as a Civil Engineer, Danny became a licensed broker in the State of Washington in 2013. He worked as both a Broker and an Engineer through 2017 when he joined Synergy Properties and focused on Real Estate Brokerage and Real Estate Investments. Danny has extensive experience in Spokane working with medical building developers and has transacted extensively and invested in the multifamily sector. Danny joined SVN Cornerstone in 2025.

EDUCATION

Licensed Broker – State of Washington

BSCE Walla Walla College

Certified Commercial Investment Members, CCIM: CI-101

MEMBERSHIPS

Spokane Association of REALTORS®: Member

National Association of REALTORS®: Member

Trader's Club of Spokane: Member

SVN | Cornerstone

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Collective Strength, Accelerated Growth

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