



**LEAVITT**  
CAPITAL COMPANIES

## **CLASS A SPACE FOR SUBLEASE**









12710 E Mirabeau Parkway Suite 300, Spokane Valley, WA

**+/- 3,463 SF Available**





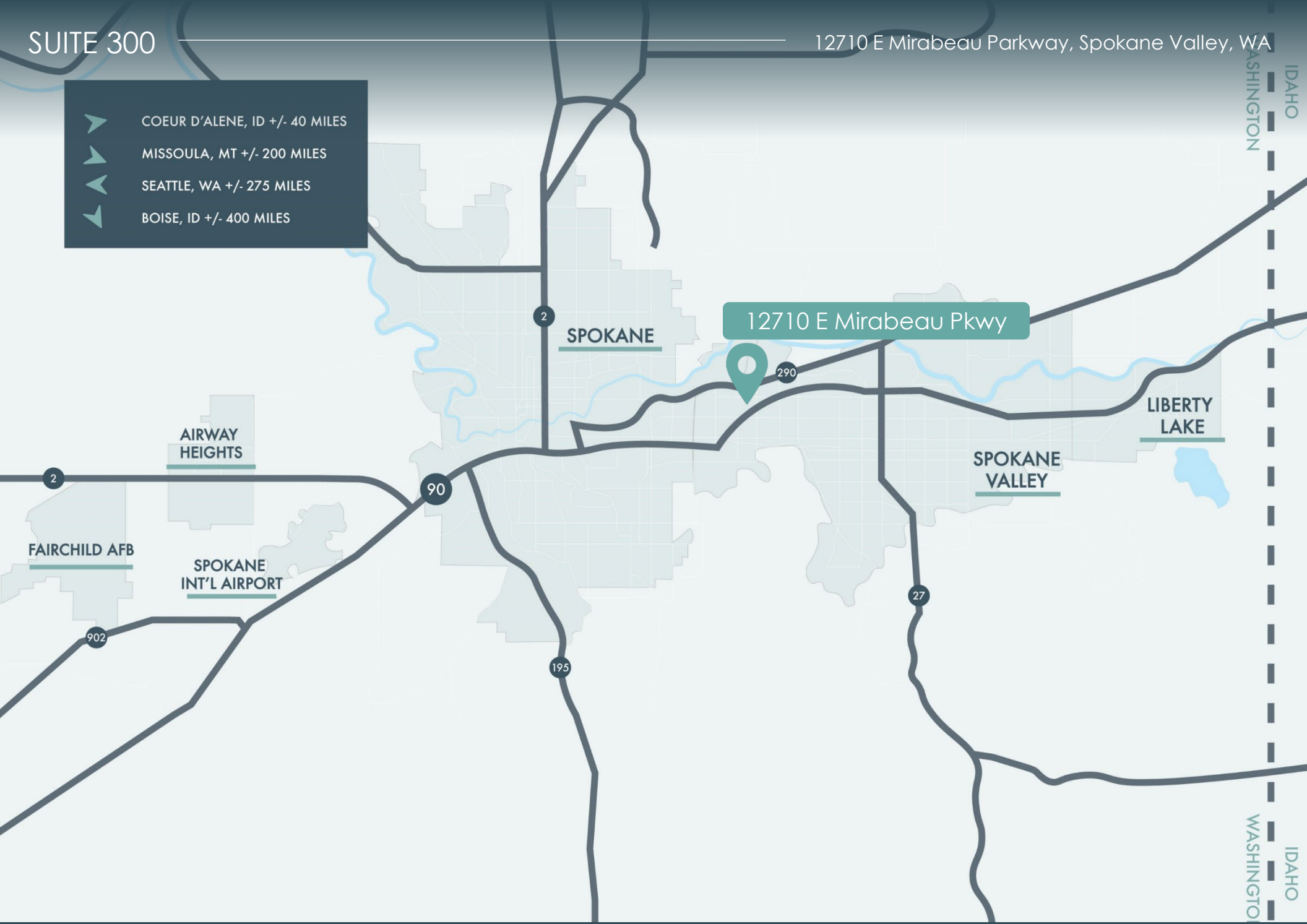
## PROPERTY DETAILS

	<b>RENT</b>	\$14.00 SF/YR NNN
	<b>BUILT</b>	2001
	<b>SIZE</b>	+/- 3,463 SF available
	<b>AVAILABLE</b>	Now
	<b>LEASE</b>	Sublease until 10/31/2025, Ownership is open to direct, longer-term deal
	<b>PARKING</b>	4.5 car parks per 1,000 SF leased
	<b>TELECOM</b>	Multiple onsite fiber providers
	<b>AMENITIES</b>	Park amenities include restaurant, executive board room and exercise facility with showers.



All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.

- COEUR D'ALENE, ID +/- 40 MILES
- MISSOULA, MT +/- 200 MILES
- SEATTLE, WA +/- 275 MILES
- BOISE, ID +/- 400 MILES



## INTERIOR -

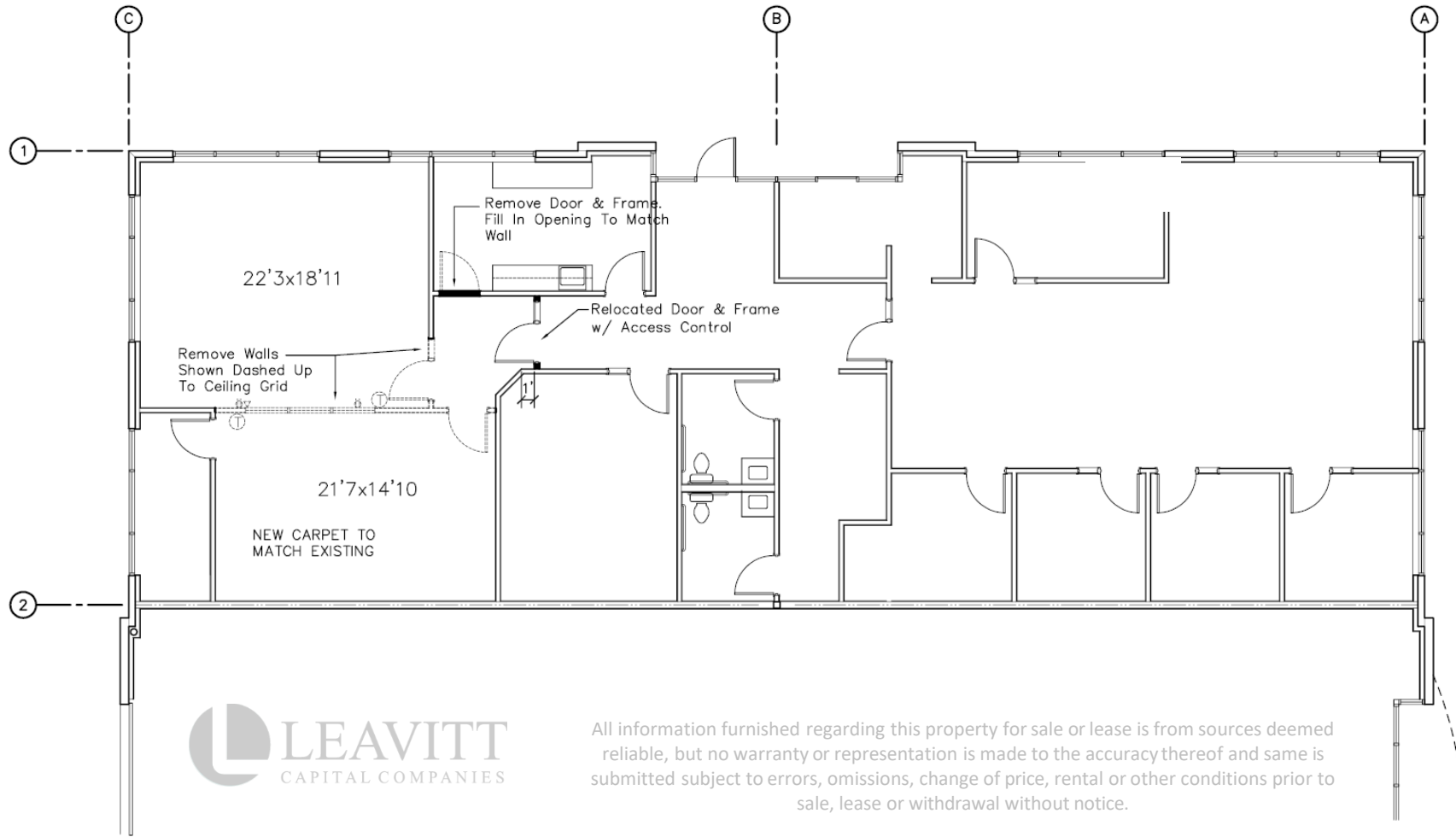


This suite features 3 offices, a secure IT room, 3 conference rooms, and a break room as seen above.



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FLOOR PLAN -



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## PINECROFT BUSINESS PARK

Our prestigious campus will enhance employee recruitment, retention, and productivity. Pinecroft Business Park is surrounded by natural areas which offer a wide range of recreational opportunities. The eighty acre Mirabeau Natural Area and fifty-two acre Mirabeau Point Park border the business campus to the south and east. The campus is buffered on the north by the scenic Spokane River. The thirty-seven mile Centennial Trail follows the Spokane River connecting Spokane and Coeur d'Alene, Idaho.

Pinecroft Business Park is a premier business campus, offering space, technology, and a scenic natural environment to help your business prosper.

