

INDUSTRIAL OFFICE FOR LEASE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**



This property is located in the vibrant and accessible East Central neighborhood and is a prime location near key commercial and industrial hubs. Minutes from I-90 and major arterial roads, this property provides excellent connectivity to downtown Spokane and surrounding areas. The neighborhood is a dynamic and convenient area for business operations. Nearby amenities include local dining options, retail stores, and recreational spaces.

OFFERING SUMMARY

Lease Rate	\$10/SFT/YR/NNN
Est. NNN	\$3 - \$4.50/SFT/YR
Bldg. SFT	3,600 SFT
Garage SFT	480 SFT
Total SFT	4,080 SFT
Available	Now



[PROPERTY VIDEO - CLICK HERE](#)

[WALKTHROUGH TOUR- CLICK HERE](#)

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

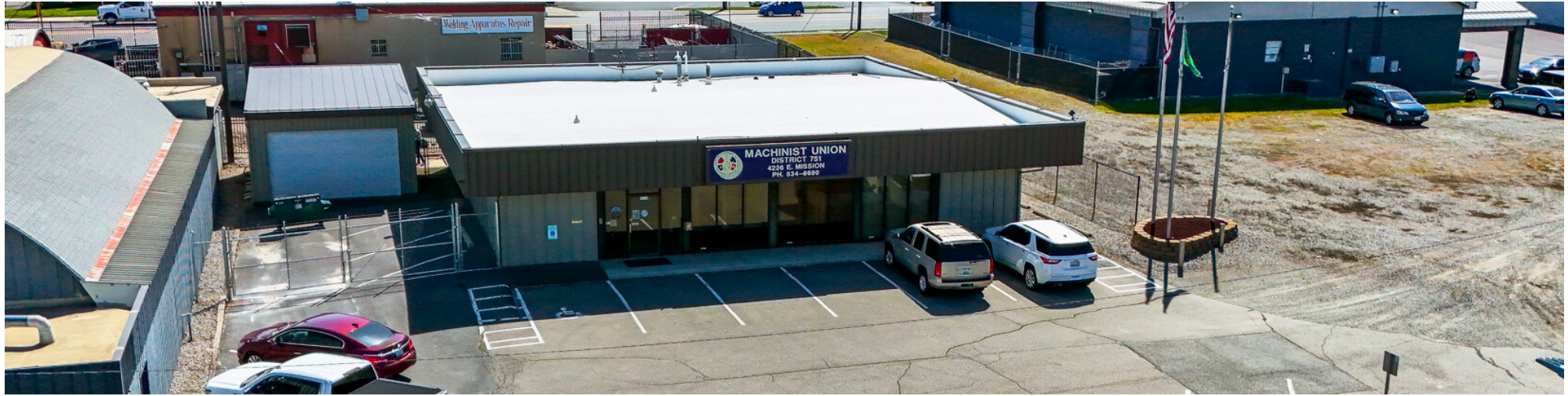
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PROPERTY DETAILS

LAND AREA	0.29 AC	ZONING	LI	YEAR BUILT	1986
OFFICES	5	APN	35151.0102	CEILING HEIGHT	7'10" - 9'5"
BATHROOMS	3	PARKING	13 STALLS	CLASS	B
CONFERENCE ROOMS	2	PARKING RATIO	3.04/1000	CONSTRUCTION	METAL

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The logo for Daines Capital, featuring a stylized 'DC' monogram in white on a dark blue background, with decorative wavy lines to the left and right.
DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

1 MILE

3 MILE

Population	5,124	85,541
Households	2,047	32,927
Median Age	34	35
Median HH Income	\$62,386	\$55,889
Daytime Employees	7,012	46,050
Population Growth '24-'29	6.1%	6.4%
Household Growth '24-'29	6.2%	6.6%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Mission Ave.	N. Florida St. SW	17,820
E. Trent Ave.	N. Hough St. NW	23,423
E. Trent Ave.	N. Hough St. W	23,318

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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