

OFFICE BUILDING FOR SALE



📍 8727 W Hwy 2
Airway Heights, WA 99224

Offered at
\$2,500,000

Parcel: 25292.9055

10,214 sqft multi-tenant, professional office building on 1.49 acres, located in Spokane on Highway 2 north of the Spokane International Airport with excellent visibility and traffic counts of 28,000 cars per day. The 5,134 square foot main level is now vacant and available for a partial owner/user and was originally built for Bank of Whitman and features a large open bull-pen area, 2 work areas, 6 private offices, built in reception area, two restrooms and bank vault, glass viewing windows to drive through and working pneumatic tube system.

The 5,080 square foot second-floor is current occupied by a long term tenant with over five years remaining on the lease. The second floor features a large bull-pen area, built in reception area, ten private offices, large conference room with additional storage, janitor closet, two dedicated mechanical rooms, breakroom and two restrooms. The suite also has a separate back entrance/exit. The building offers good parking and a nicely landscaped. Building amenities include an elevator, interior reader board and monument sign. Approx 3 miles from Interstate 90.

📞 **ROB KANNAPIEN** 208.704.3832
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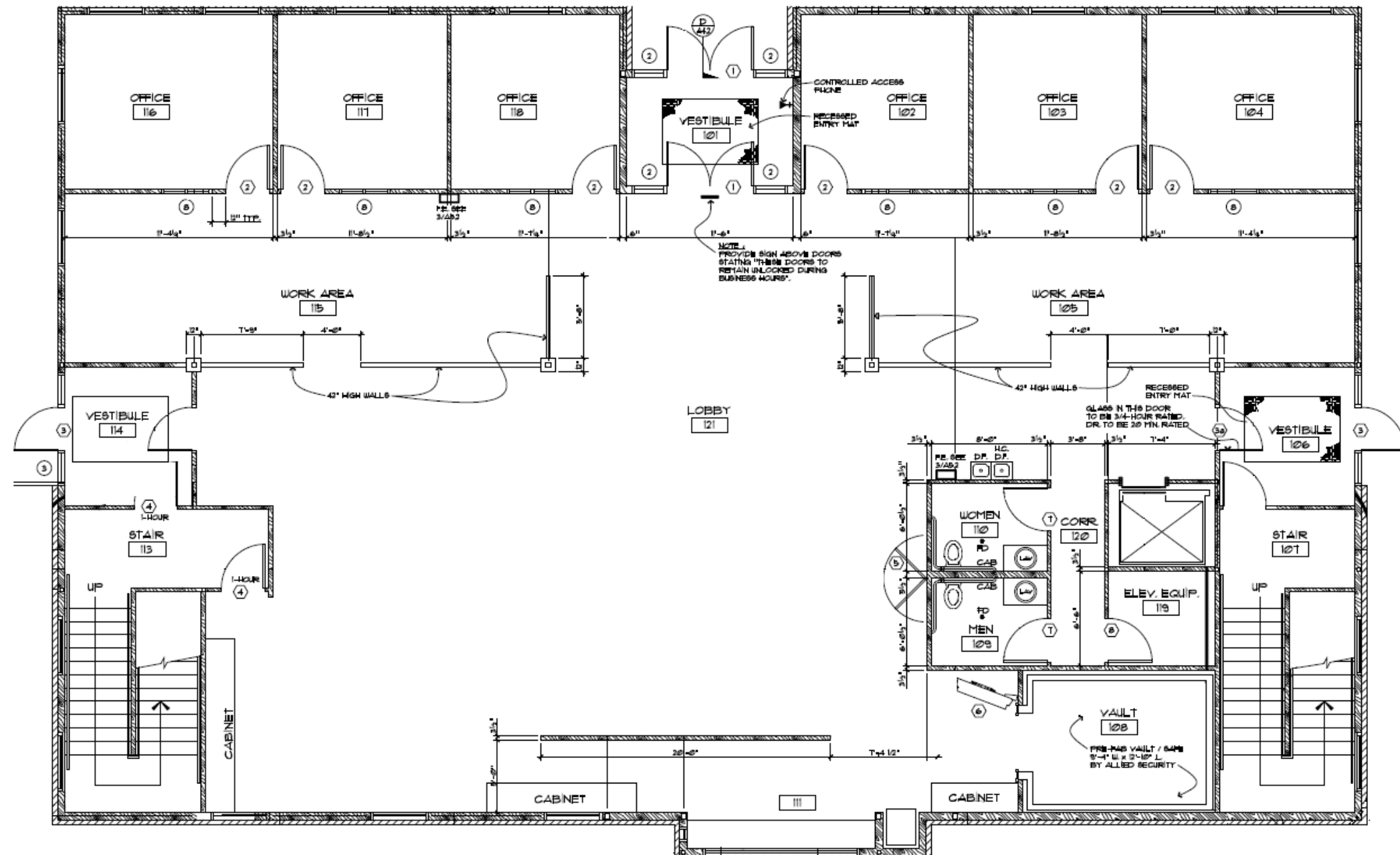
**COLDWELL BANKER
COMMERCIAL**

SCHNEIDMILLER REALTY
2000 Northwest Blvd
CdA, ID 83814

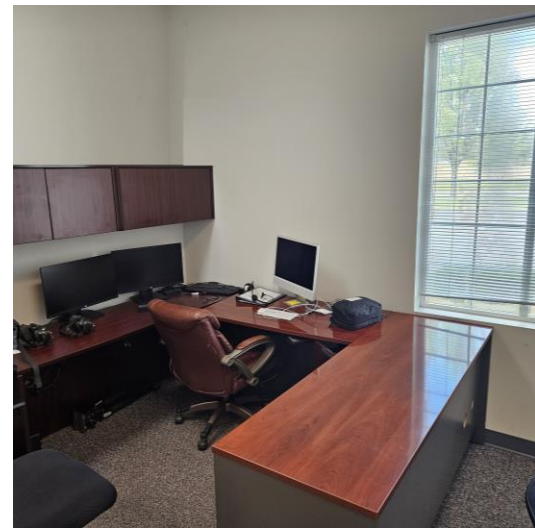
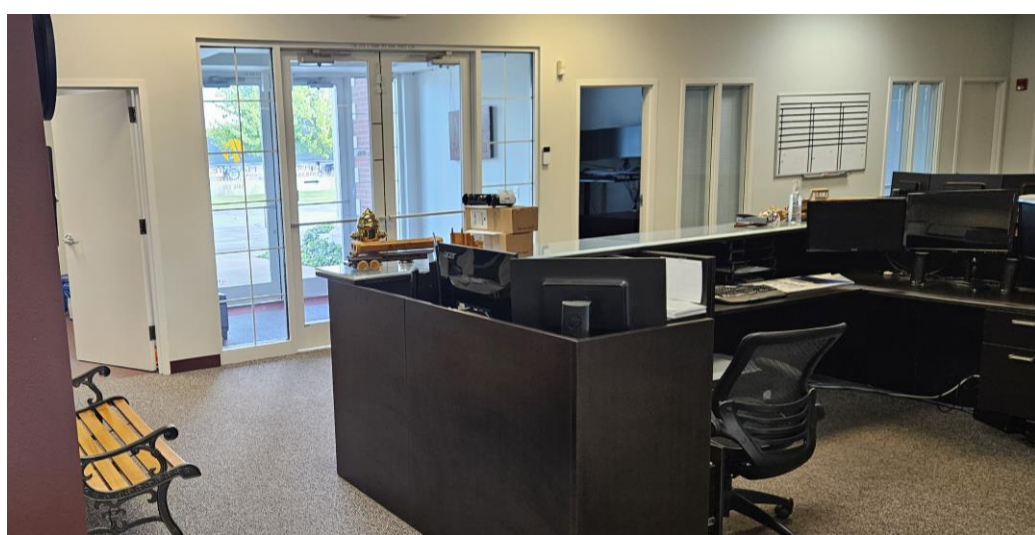


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MAIN FLOOR PLAN



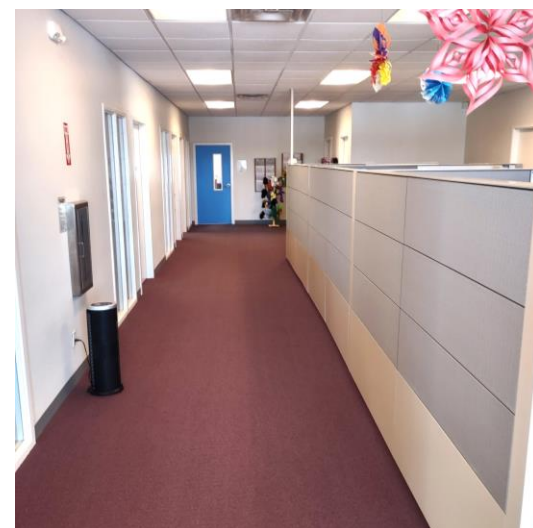
MAIN FLOOR SUITE



Floor Plan Details:

- Top Section:** A row of five offices. The rightmost office is labeled "OFFICE 212". A "COAT and STORAGE CLOSET 31 SF." is located between the second and third offices from the left. Dimensions for room widths and heights are provided.
- Open Office Area 200:** A large central area labeled "OPEN OFFICE AREA 200". It contains two callouts for "AREA FOR EVACUATION ASSISTANCE 36' x 48' MIN WITH TWO WAY COMMUNICATION SYSTEM AND SIGNAGE TYPICAL".
- Bottom Section:**
 - On the left, a staircase labeled "DOWN" and a mechanical room labeled "MECH. 207".
 - Three offices are shown in the center-bottom.
 - On the right, a "LUNCH/BREAK 206" room, a "CORR 201" (corridor), and restrooms labeled "WOMEN 205" and "MEN 204".
 - Other rooms include "JANITOR 201", "ELEC/PHONE 202", and "MECH. 203".
 - A "DOWN" staircase is located on the far right.
- Notes and Dimensions:**
 - "NOTE: CONTRACTOR TO PROVIDE BATT INSUL. IN ALL MECH. ROOM WALLS TYP."
 - "12" TYP." (typical) for door or window heights.
 - Various dimensions for room sizes and furniture placement are shown throughout the plan.

UPPER FLOOR SUITE



CLOSE UP

Whitman Campus

Technology Blvd.

Highway 2



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NEARBY BUSINESSES



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LOCATION



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