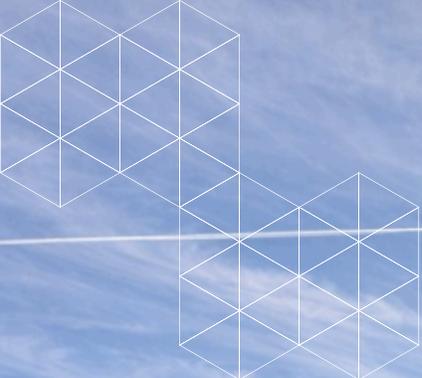
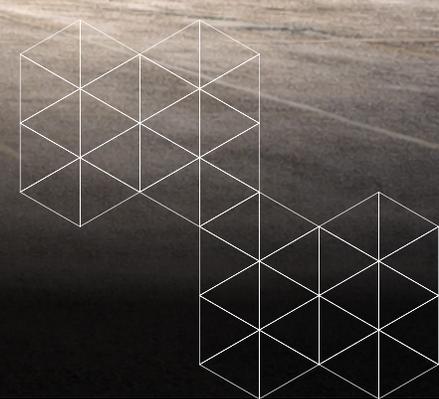


# FOR LEASE



## GROCERY ANCHORED RETAIL

12204 N Division Street, Suite C | Spokane, WA 99218



LEASE RATE	\$24.00 PSF /YR
EST. NNN RATE	\$7.43 PSF
AVAILABLE SUITE	Suite C
SUITE C SIZE	±1,660 SF
TOTAL BUILDING SIZE	±10,420 SF
PARKING RATIO	±3.32 /1,000

**KIEMLE  
HAGOOD**

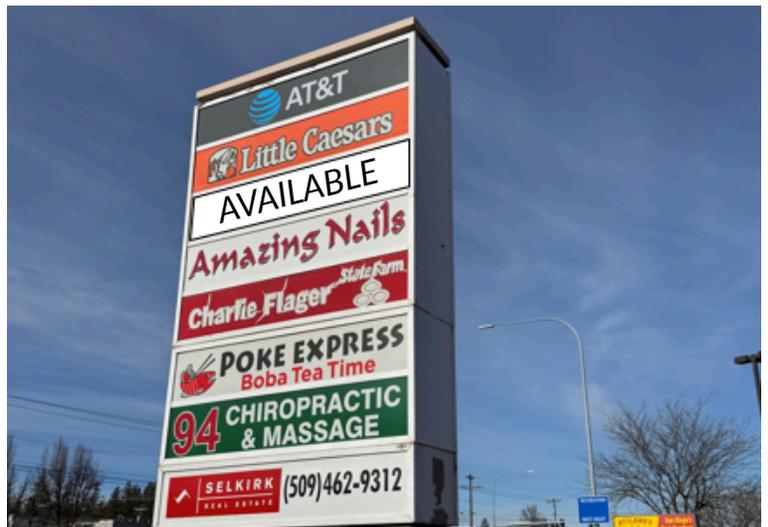
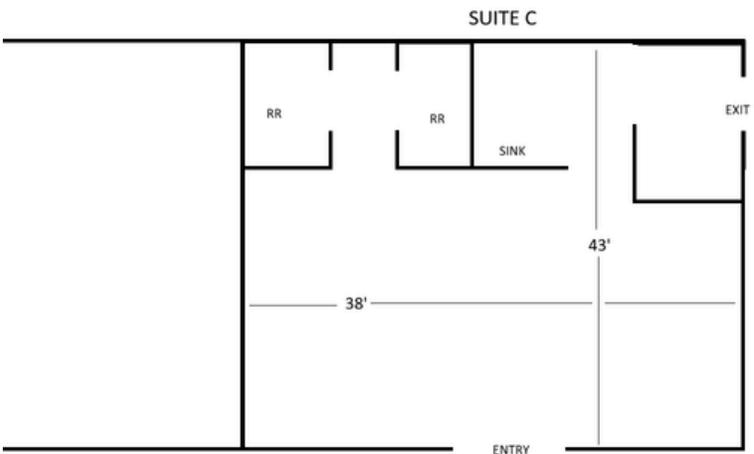
**ANDY BUTLER, CCIM**  
509.385.9121

andy.butler@kiemlehagood.com

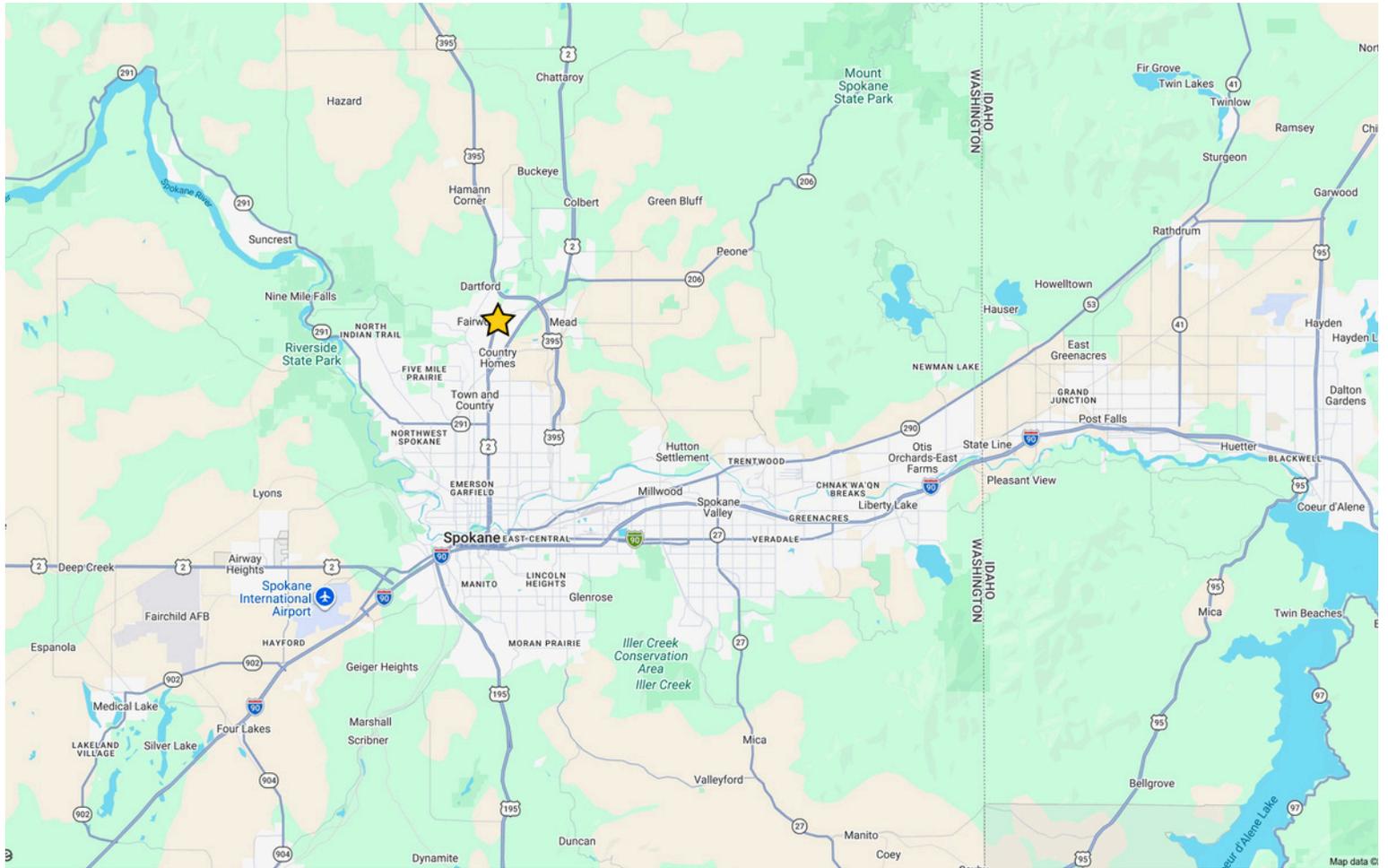
## PROPERTY OVERVIEW

## GROCERY ANCHORED RETAIL **FOR LEASE**

For Lease - Grocery Anchored end cap available for lease in North Spokane near Wandermere. Abundant parking, monument, building signage and highly visible with direct access from Division | 395. Space is in warm shell condition with 2 restrooms, improvements and term negotiable. Neighboring retail bay tenants include chiropractic, nail salon, state farm agency and QSR's.







[VIEW LOCATION](#)

# GROCERY ANCHORED RETAIL

12204 N Division Street | Spokane, WA 99218



**ANDY BUTLER, CCIM**

509.385.9121 | andy.butler@kiemlehagood.com



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201