

OFFICE / INDUSTRIAL BUILDING

FOR LEASE



LEASING OPPORTUNITY

1760 EAST TRENT AVENUE - SPOKANE, WA 99202

ANDY BUTLER, CCIM

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KIEMLEHAGOOD

PROPERTY DETAILS

OFFICE / INDUSTRIAL BUILDING **FOR LEASE**
1760 E Trent Avenue | Spokane, WA 99223

Lease Rate: \$12.00 PSF, NNN

Total Available SF: ±6,000

Divisible SF to: ±5,000

Available: February 1st, 2025

PLEASE DO NOT DISTURB TENANT

Parcel #: 35163.1714 (Portion of)

Zoning: Heavy Industrial (HI)

Property Type: Office / Industrial

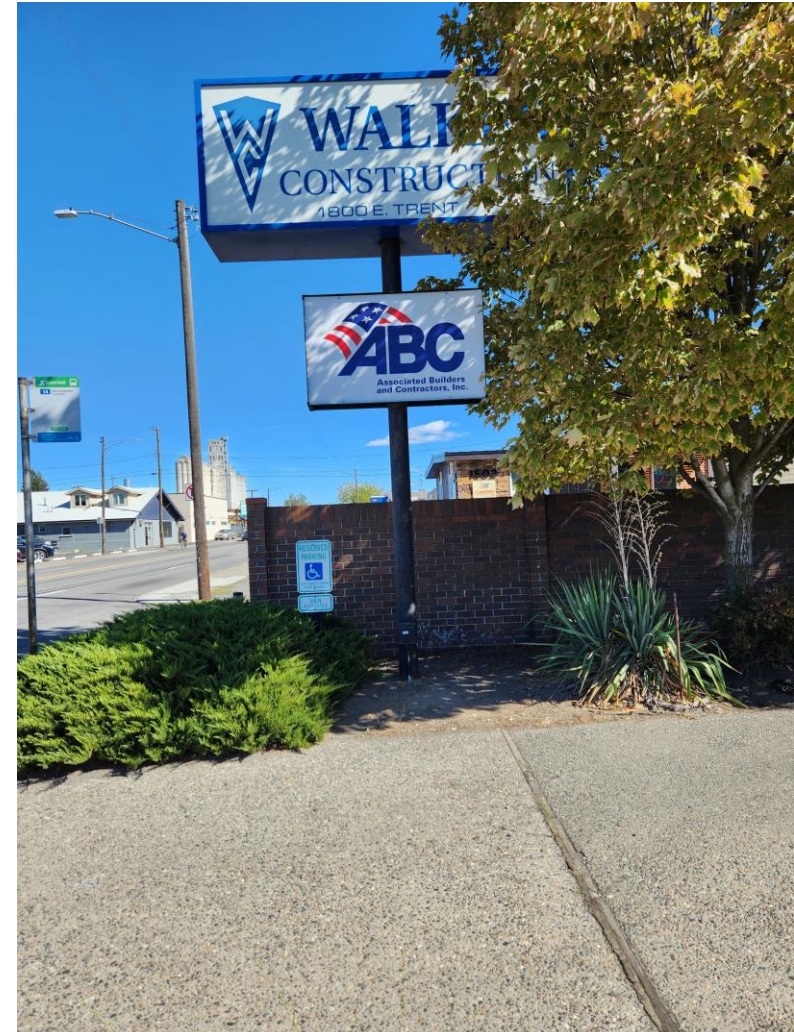
Building(s): One (1)+

Year Built: 1979

Floors: 2

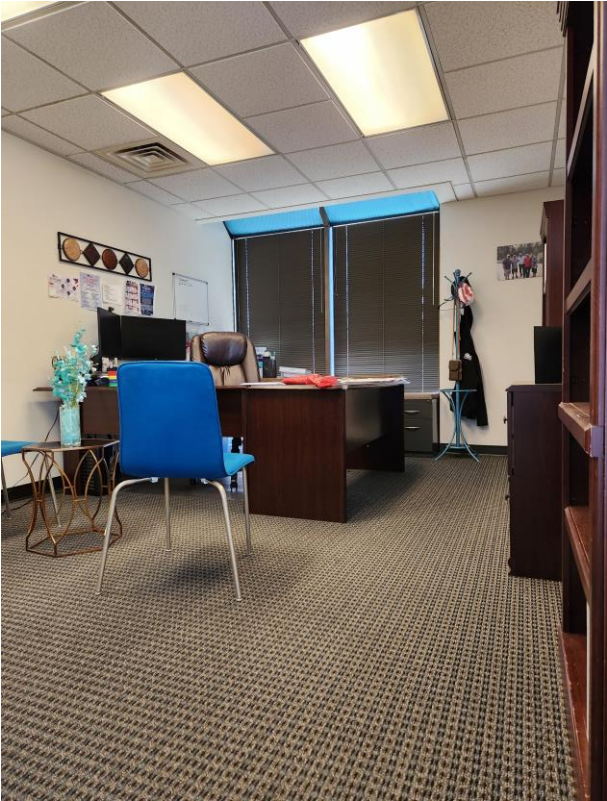
Land SF: ±47,112 SF (Portion of)

±5,000 SF: Primary Building
±1,000 SF: Training Room
±6,000 SF: Total Square Feet



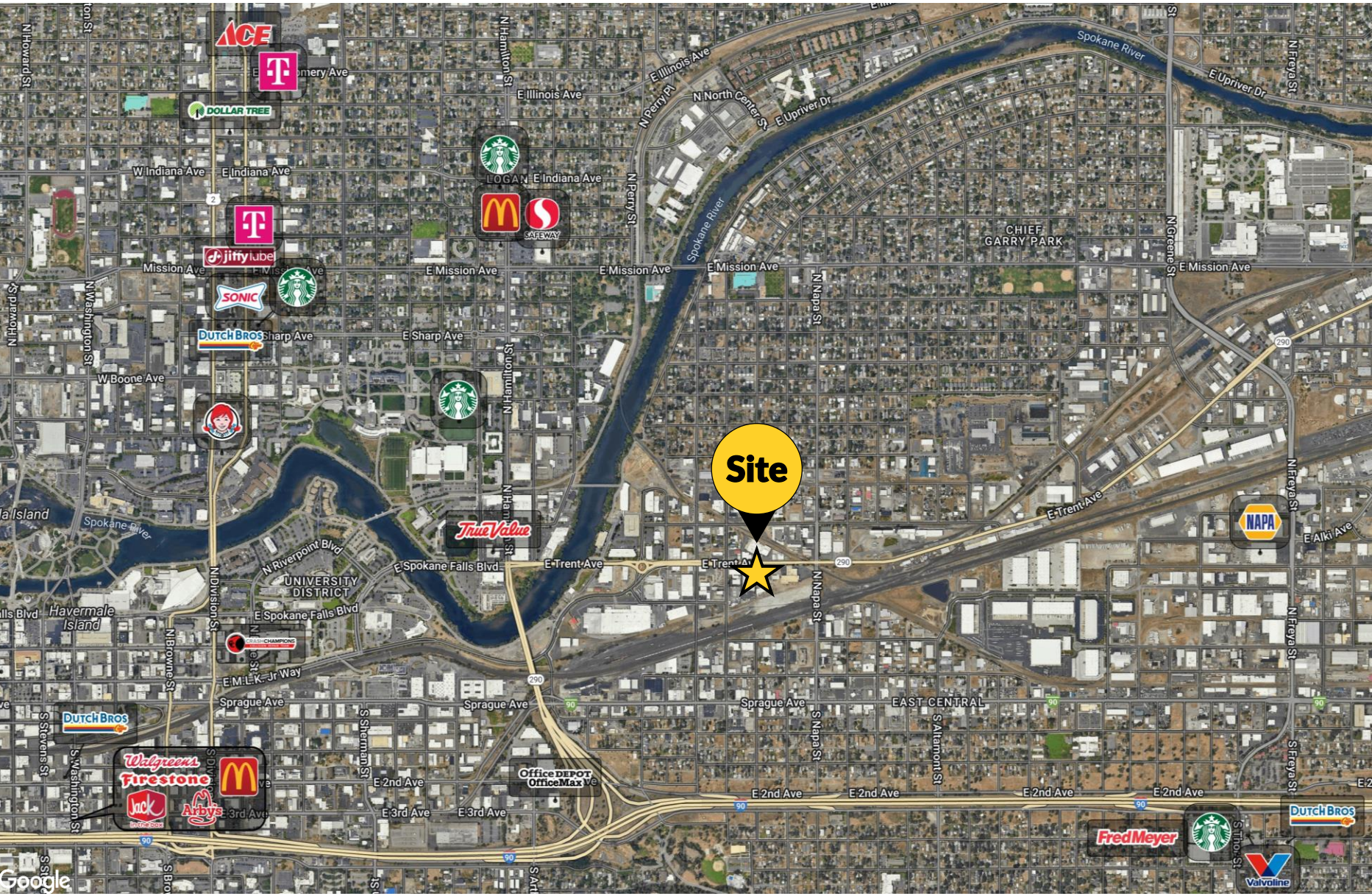
PROPERTY PHOTOS

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1760 E Trent Avenue | Spokane, WA 99223



NEARBY RETAIL

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DEMOGRAPHICS & TRAFFIC COUNTS

OFFICE / INDUSTRIAL BUILDING **FOR LEASE**
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	1MILE	3MILES	5MILES
POPULATION 2024	12,785	126,650	241,235
PROJ POPULATION 2029	13,148	128,009	241,964
AVERAGE HHI	\$72,245	\$88,721	\$98,327
MEDIAN HHI	\$49,972	\$65,380	\$71,891
MEDIAN AGE	30.3	36.0	37.0
DAYTIME DEMOS	12,839	126,670	195,879

TRENT @ SITE

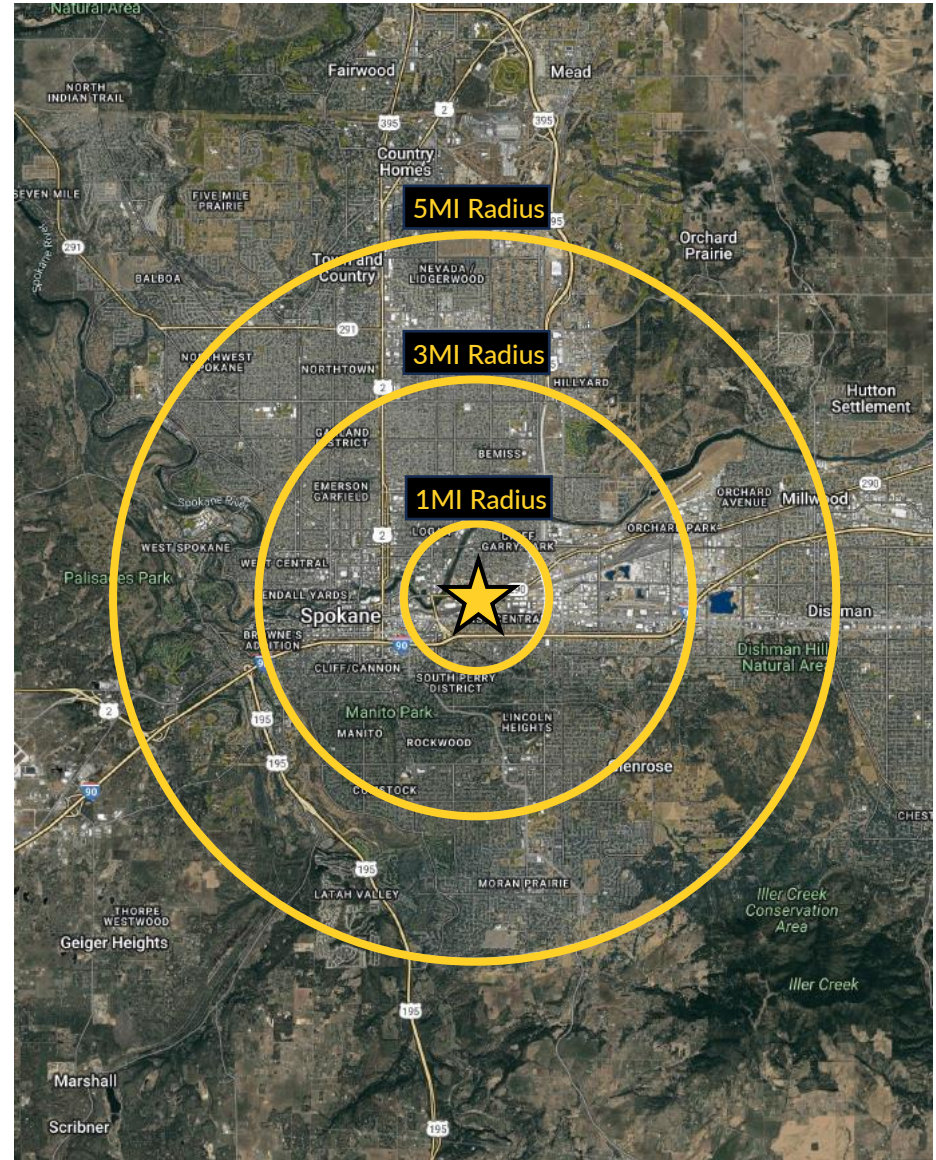
±6,916 ADT

TRENT & MADELIA

±7,905 ADT

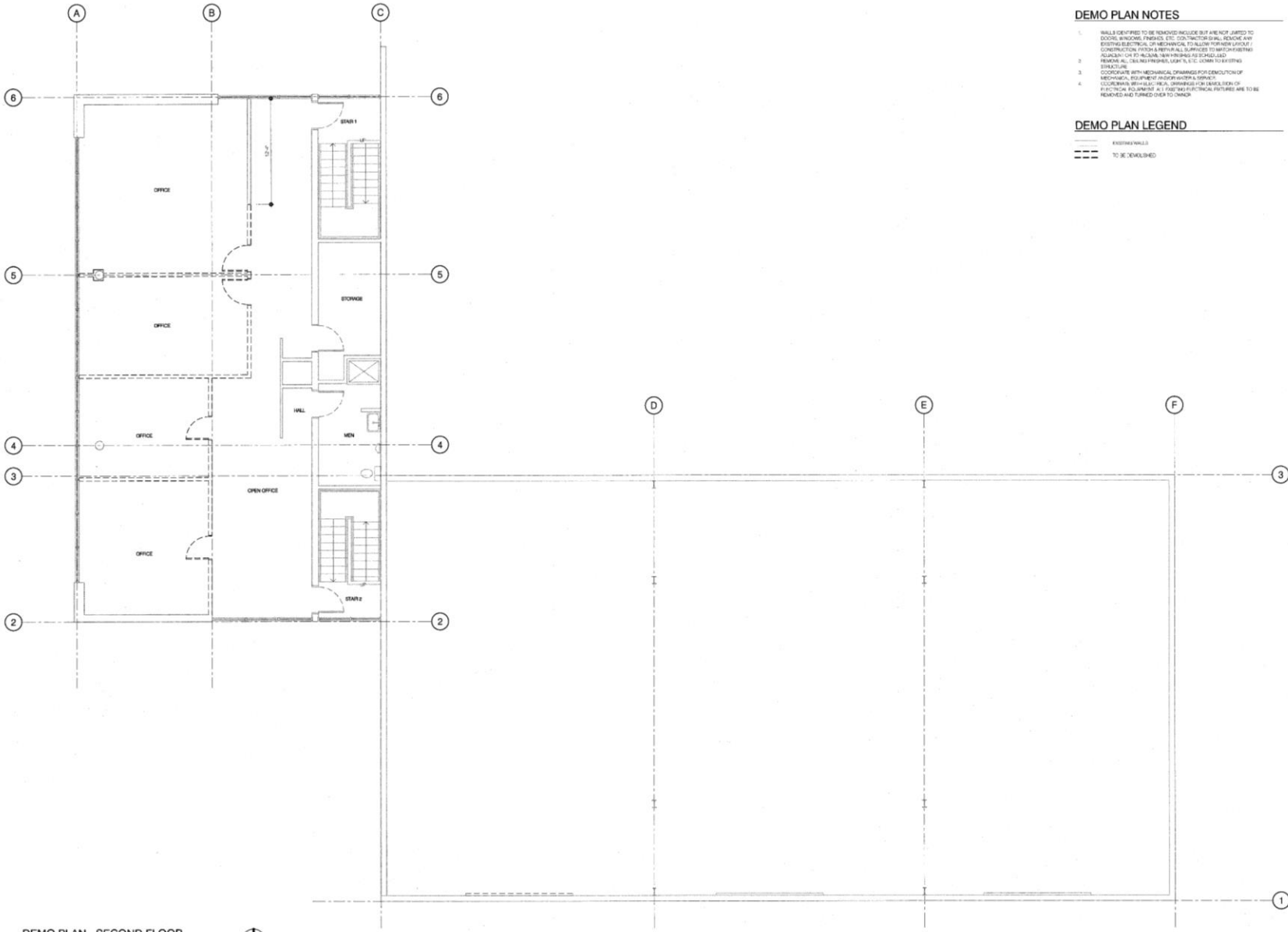
TRENT & NAPA

±7,092 ADT



SECOND FLOOR

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DEMO PLAN NOTES

1. WALLS IDENTIFIED TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO DOORS, WINDOWS, PARTIAL, ETC. CONSTRUCTION SHALL REMOVE ANY EXISTING ELECTRICAL OR MECHANICAL EQUIPMENT FROM EXISTING CONSTRUCTION FROM ALL AREAS. ALL SURFACES TO BE DEMOLISHED SHALL BE REMOVED TO ORIGINAL FINISHES AS SCHEDULED.
2. REMOVE ALL EXISTING PARTIAL, ETC. CONSTRUCTION FROM EXISTING STRUCTURE.
3. COORDINATE WITH MECHANICAL DRAWINGS FOR REMOVAL OF MECHANICAL EQUIPMENT OF INSIDE AND/OR SERVICE.
4. COORDINATE WITH ELECTRICAL DRAWINGS FOR REMOVAL OF ELECTRICAL EQUIPMENT AT ALL FLOOR ELECTRICAL PARTS ARE TO BE REMOVED AND TURNED OVER TO OWNER.

DEMO PLAN LEGEND

- EXISTING WALLS
- TO BE DEMOLISHED

nystrom + olson
architects
602 W Riverside Ave., Suite 200, Spokane, WA 99201
PH: 509.328.8464 web: www.nostrom.com

REVISIONS		
#	DESCRIPTION	DATE

RECORDED
INDEXED
1760 E TRENT AVENUE
SPOKANE, WA 99202

DEMO PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

***FOR ILLUSTRATION PURPOSES ONLY**

PROJECT:
**WALKER / ABC TENANT
IMPROVEMENT**
1760 E. TRENT AVE.
SPOKANE, WA 99202

PREP: # 14.00
DRAWN: ONW
CHECKED: RBN
DATE: 11.11.14

PERMIT SET

D2.2

SECOND FLOOR DEMO PLAN

PRIMARY BUILDING
±5,000 SF



TRAINING ROOM
±1,000 SF



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