

FOR SALE

INDIANA PROFESSIONAL CENTER



**IMPRESSIVE MEDICAL OFFICE BUILDING WITH
ESTABLISHED TENANTS IN A PRIME LOCATION!**

15920 E Indiana Avenue, Spokane Valley, WA 99216

SALE PRICE: \$7,400,000 (\$267 PSF)
TOTAL BUILDING SIZE: ±27,668 SF
TOTAL PARKING: 131 STALLS
Freeway visible signage & pylon monument

DANNY PATTERSON, BROKER |

509.862.5385

danny.patterson@kiemleahagood.com

KIEMLEHAGOOD

THE OPPORTUNITY

INDIANA PROFESSIONAL CENTER

15920 E Indiana Avenue, Spokane Valley, WA 99216

Premier Building in Spokane: Indiana Professional Center

SALE DETAILS

Sale Price:	\$7,400,000
Price Per SF:	\$267 PSF
CAP Rate:	5.6%
NOI:	\$415,096

PROPERTY DETAILS

Parcel Number:	45132.0417
Building Size:	±25,538 RSF
Occupancy:	92.5%
Vacancy Factor:	7.5% (±1,927 RSF)
Lot Size:	±1.87 AC
Zoning:	Mixed-Use
Year Built:	2005
Signage:	Monument
Parking Stalls:	131 stalls
Parking Ratio:	5.1 / 1,000 RSF
Floors:	2 Floors
Construction Type:	Steel Frame with Concrete docks & brick; Ground face stone exterior

Anchor Tenant has invested over 2 million into this property

This exceptional building is built and owned by a premier builder, offering a strong investment opportunity. Ideally situated with prominent freeway signage, it provides convenient access to Spokane, Spokane Valley, and Liberty Lake. This Class A Medical Office Building is meticulously maintained, featuring brand-new interior and exterior paint completed this year. *Financial details are available upon signing a non-disclosure agreement (NDA)*



SURROUNDING AREA

INDIANA PROFESSIONAL CENTER
15920 E Indiana Avenue, Spokane Valley, WA 99216



NEARBY BUSINESSES

- Arby's
- AT&T
- Barnes and Noble
- Best Buy
- Duluth Trading
- HomeGoods
- Jo-Ann Fabric and Craft Stores
- Krispy Kreme Doughnuts
- Olive Garden
- Outback Steakhouse
- Panera Bread
- Sportsman's Warehouse
- The Good Foot Store
- Vaqueros Mexican Restaurant & Taqueria
- Verizon Wireless

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION 2024	7,664	68,407	121,499
PROJ POPULATION 2029	8,172	69,906	122,940
AVERAGE HHI	\$77,738	\$103,824	\$110,335
MEDIAN HHI	\$64,504	\$80,504	\$84,245
MEDIAN AGE	33.8	37.5	38.6
DAYTIME DEMOS	7,199	47,408	84,348

TRAFFIC COUNTS



INDIANA AVENUE	±12,549 ADT
SULLIVAN ROAD	±37,907 ADT
I-90	±93,153 ADT

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KIEMLE HAGOOD
509.838.6541
601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201



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