

OFFICE/WAREHOUSE SPACE FOR LEASE

411 E NORTH FOOTHILLS DR
SPOKANE, WA 99207



LEASE PRICE: \$0.92/SF NNN

NAIBlack

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FOR LEASE

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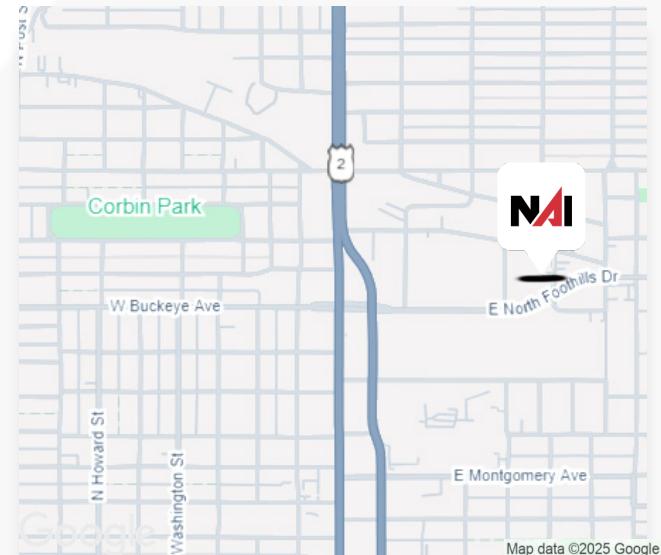
PROPERTY HIGHLIGHTS

- Built: 1993
- Parcel Number: 35082.4102
- Space Available: \pm 8,237 SF
 - Office: \pm 2,756 SF
 - Warehouse: \pm 5,481 SF
- Lot Size: \pm 1.1 Acres
- Zoning: GC-70
- Water & Sewer: City of Spokane
- Power: 120V/3-Phase
- Parking: 14 spaces in front & 6 spaces in rear
- New paint & Carpet in Office Area
- Newer Roof & New plumbing fixtures

PROPERTY OVERVIEW

- The office space is fully HVAC-equipped, while the warehouse features efficient heating systems, a 12' x 12' overhead door, and three-phase power. Ample parking, with a total of 20 spaces, ensures convenience for employees and customers alike.

- Its strategic location near downtown Spokane, Gonzaga University, and surrounding residential neighborhoods enhances accessibility and exposure, making it a prime choice for businesses seeking growth and visibility in the Spokane market.



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Available January 2026

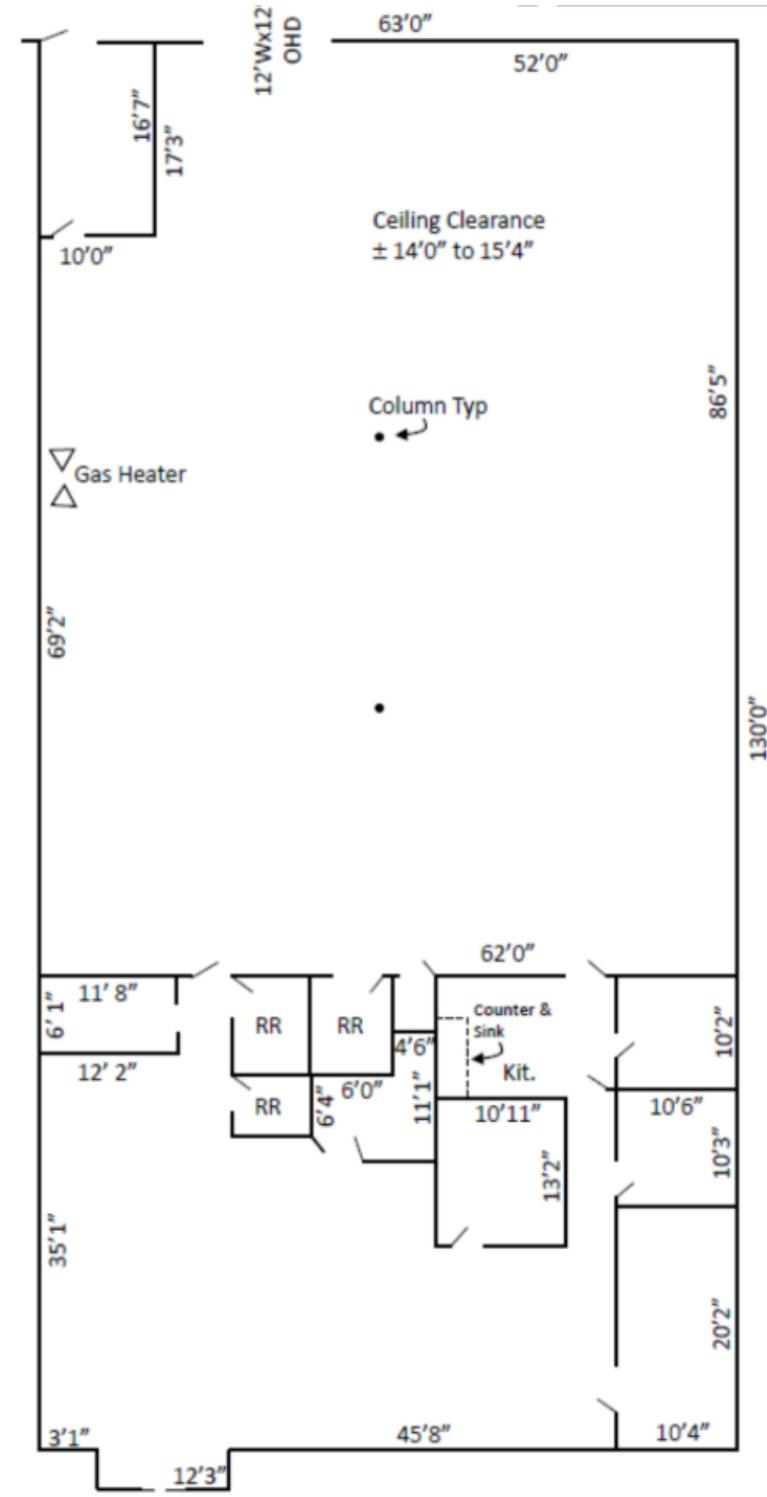


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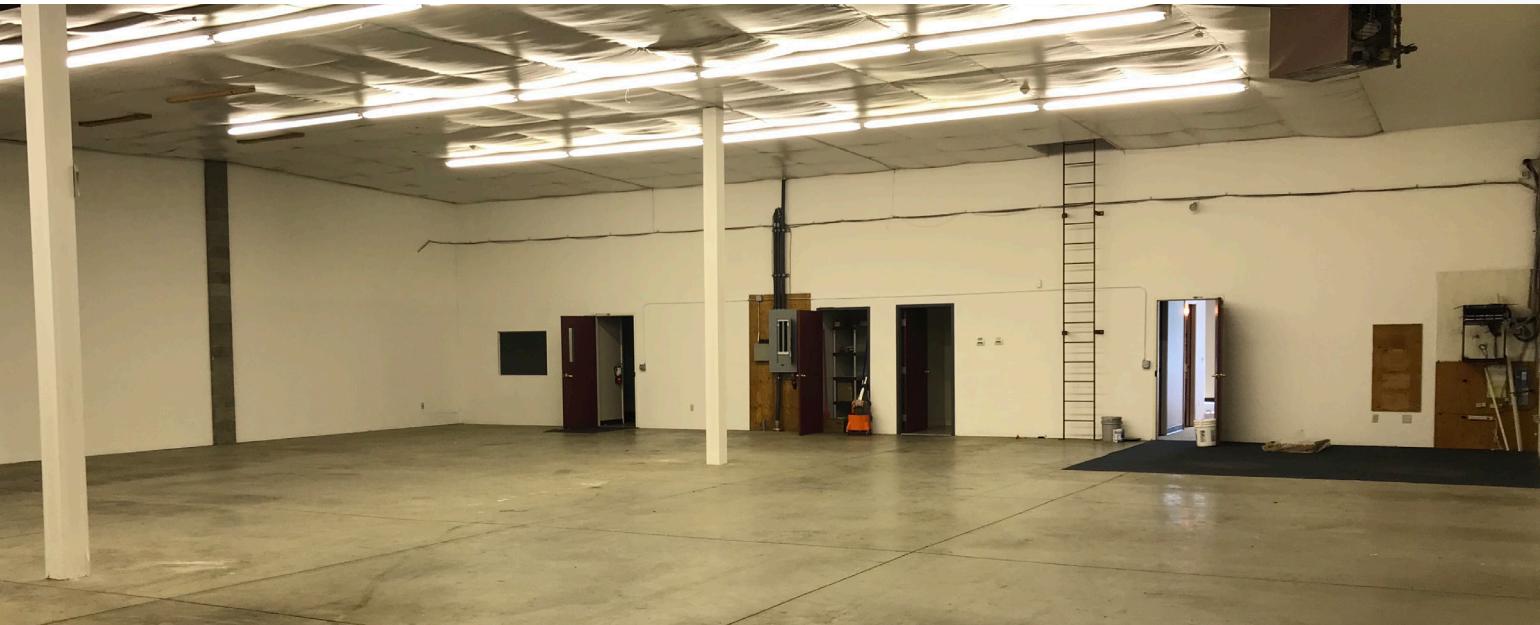
FLOOR PLAN

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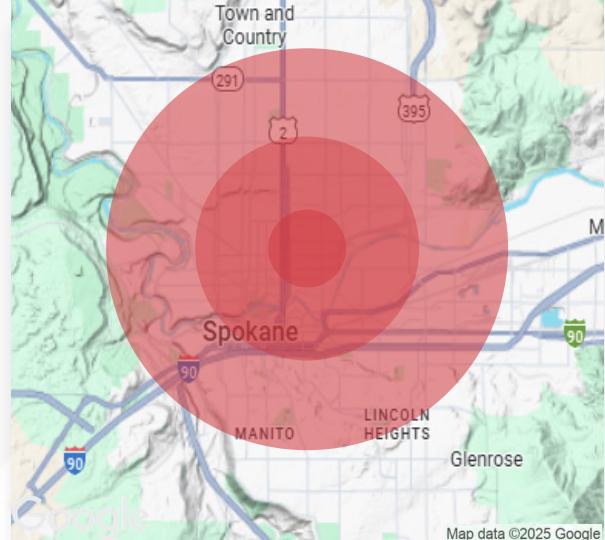
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	12,500	62,000	153,000
Households	5,300	25,800	64,000
Avg. HH Income	\$68,000	\$64,000	\$62,500
Median Age	35.5	36.5	37.0



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