

# OFFICE/WAREHOUSE SPACE FOR LEASE

411 E NORTH FOOTHILLS DR  
SPOKANE, WA 99207



LEASE PRICE: \$0.92/SF NNN



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# FOR LEASE

411 E NORTH FOOTHILLS DR  
SPOKANE, WA 99207



## PROPERTY HIGHLIGHTS

- Built: 1993
- Parcel Number: 35082.4102
- Space Available: ± 8,237 SF
  - Office: ± 2,756 SF
  - Warehouse: ± 5,481 SF
- Lot Size: ± 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*

**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

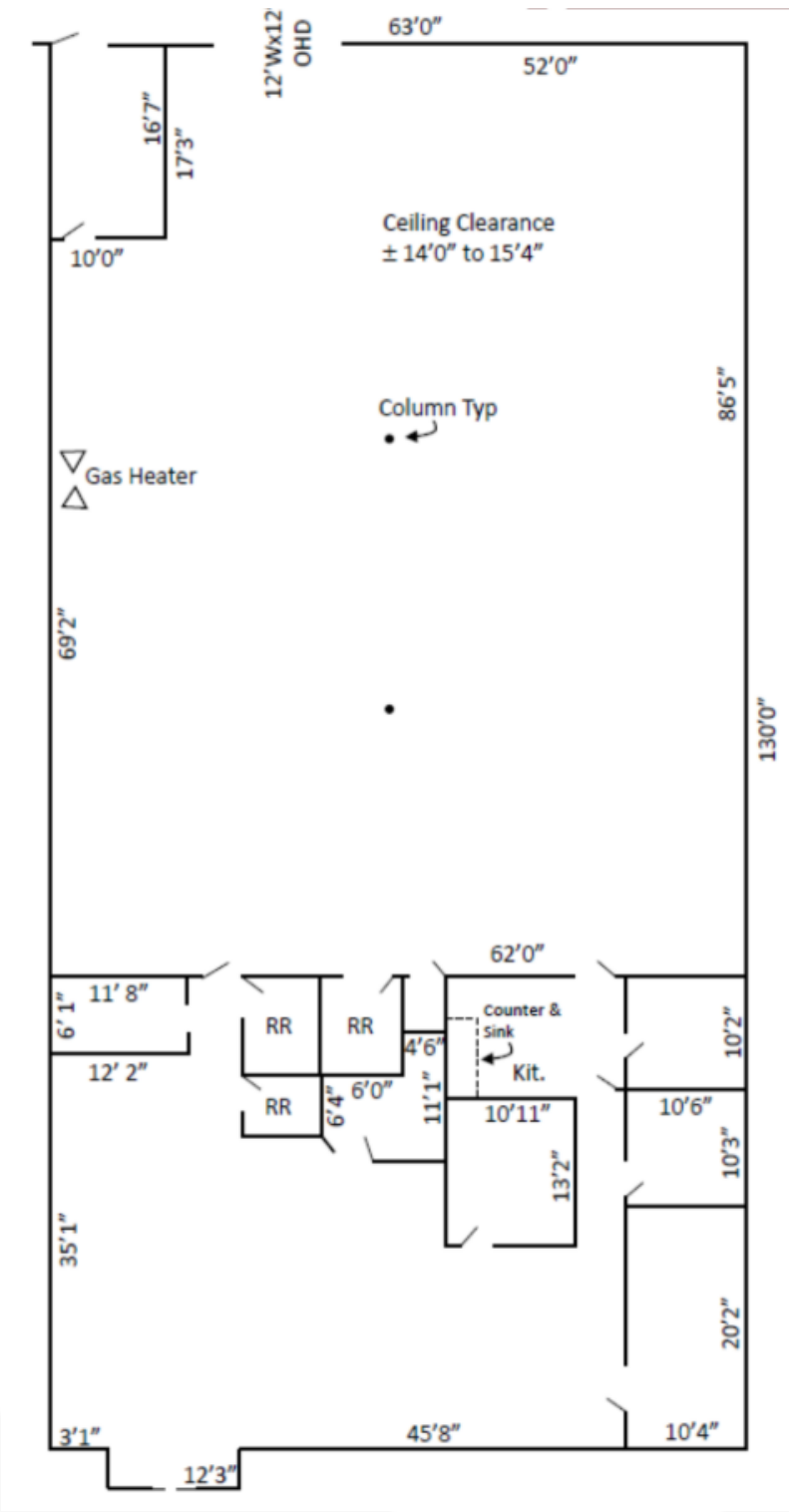
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# FLOOR PLAN

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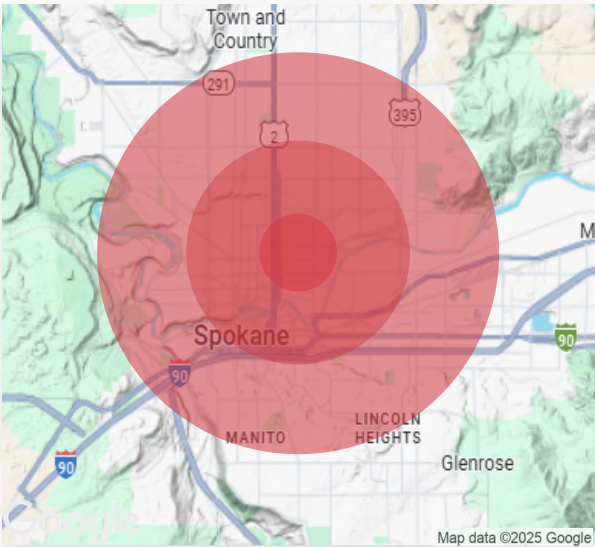


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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	12,500	62,000	153,000
Households	5,300	25,800	64,000
Avg. HH Income	\$68,000	\$64,000	\$62,500
Median Age	35.5	36.5	37.0



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