

# FOR LEASE



**LOCATION:** Great Spokane Valley location, situated along the Montgomery Corridor between Pines Rd. and Argonne Rd. interchanges offering excellent I-90 access.

**SITE:** A portion of a multi-tenanted complex totaling ±2.42 acres, ±105,368 SF; parcel #45083.0801

**ZONING:** City of Spokane Valley I, Industrial

**IMPROVEMENTS:**

## OFFICE / FLEX

2205 N. Woodruff Rd.  
Spokane Valley, WA 99206

Suite #	Total SF	Office SF	Whse SF	Monthly Base Rent	2024 Est. NNNs (\$0.31/SF/Mo)	Total Rent	Notes
1	±2,450	±2,450	±0	\$2,205/Mo/NNN	\$760	\$2,965/Mo	Available January 1, 2024
4/5	±4,900	±4,900	±0	\$4,410/Mo/NNN	\$1,519	\$5,929/Mo	Available February 1, 2024

Construction Type: Pre-cast concrete tilt panels  
 Age: 2003  
 Clearance Height: 14'8" to 15'9"  
 HVAC: Office: forced air gas with A/C  
 Total Building Footprint: ±22,050 SF  
 Utilities: Electric serviced by Modern Electric, gas serviced by Avista Utilities  
 Power: 200 amp, 120/208 3 phase panel services each suite

[View Location](#)



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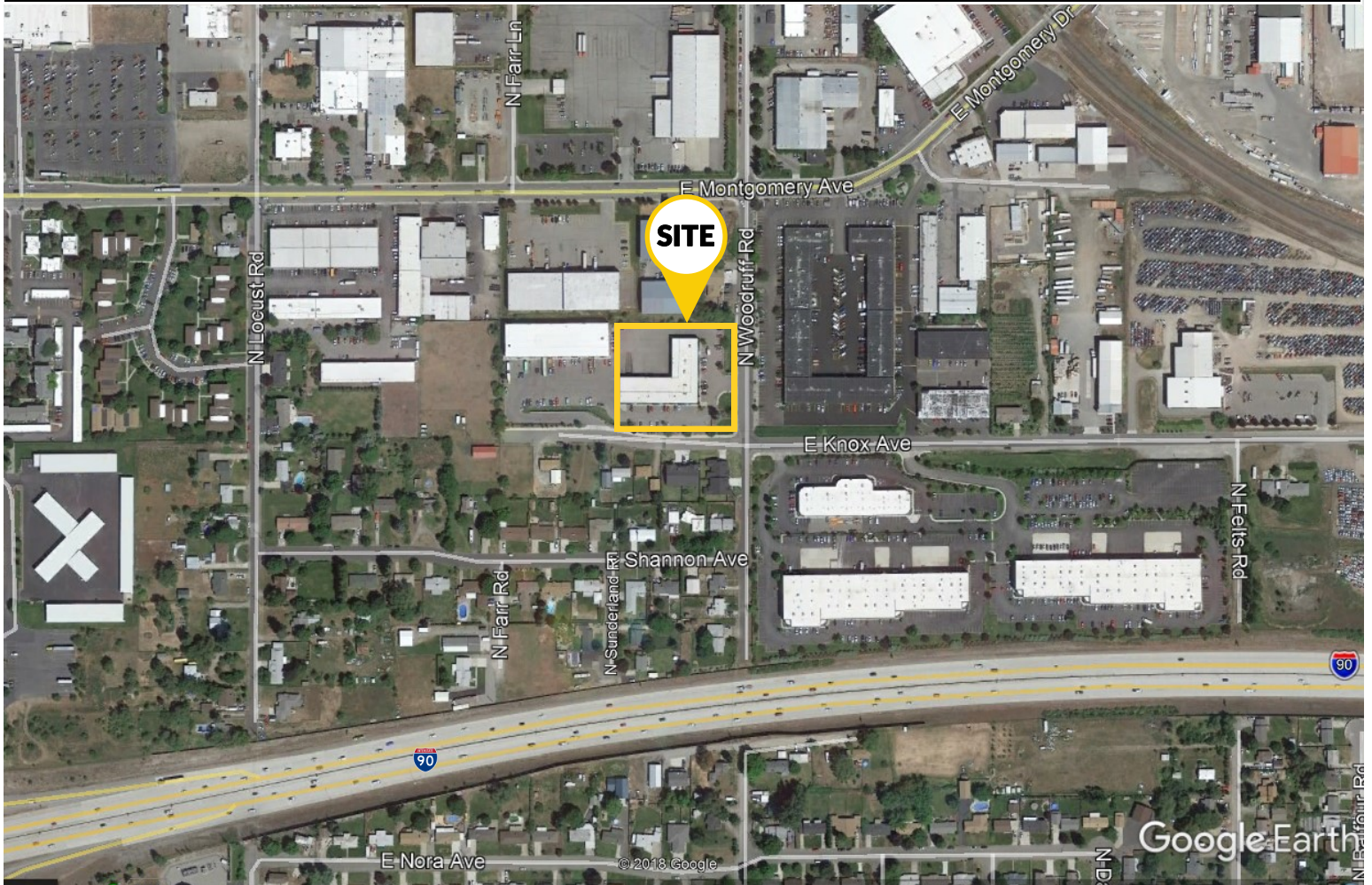
**OFFICE LOCATIONS** SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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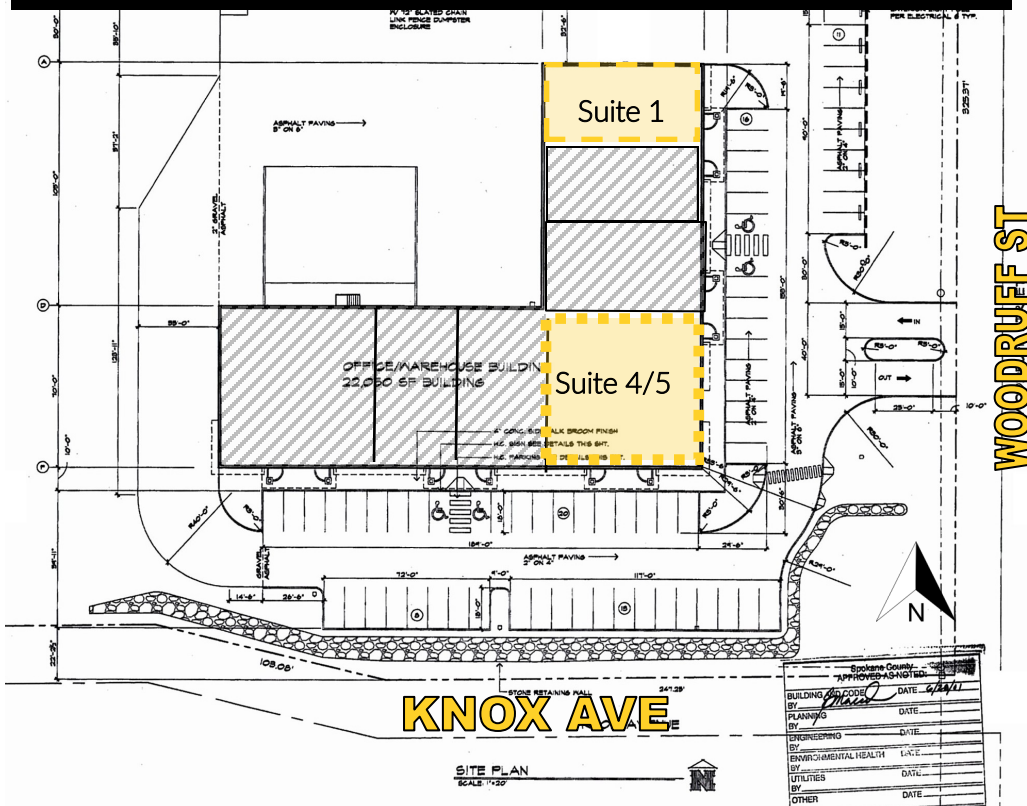
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## SITE PLAN



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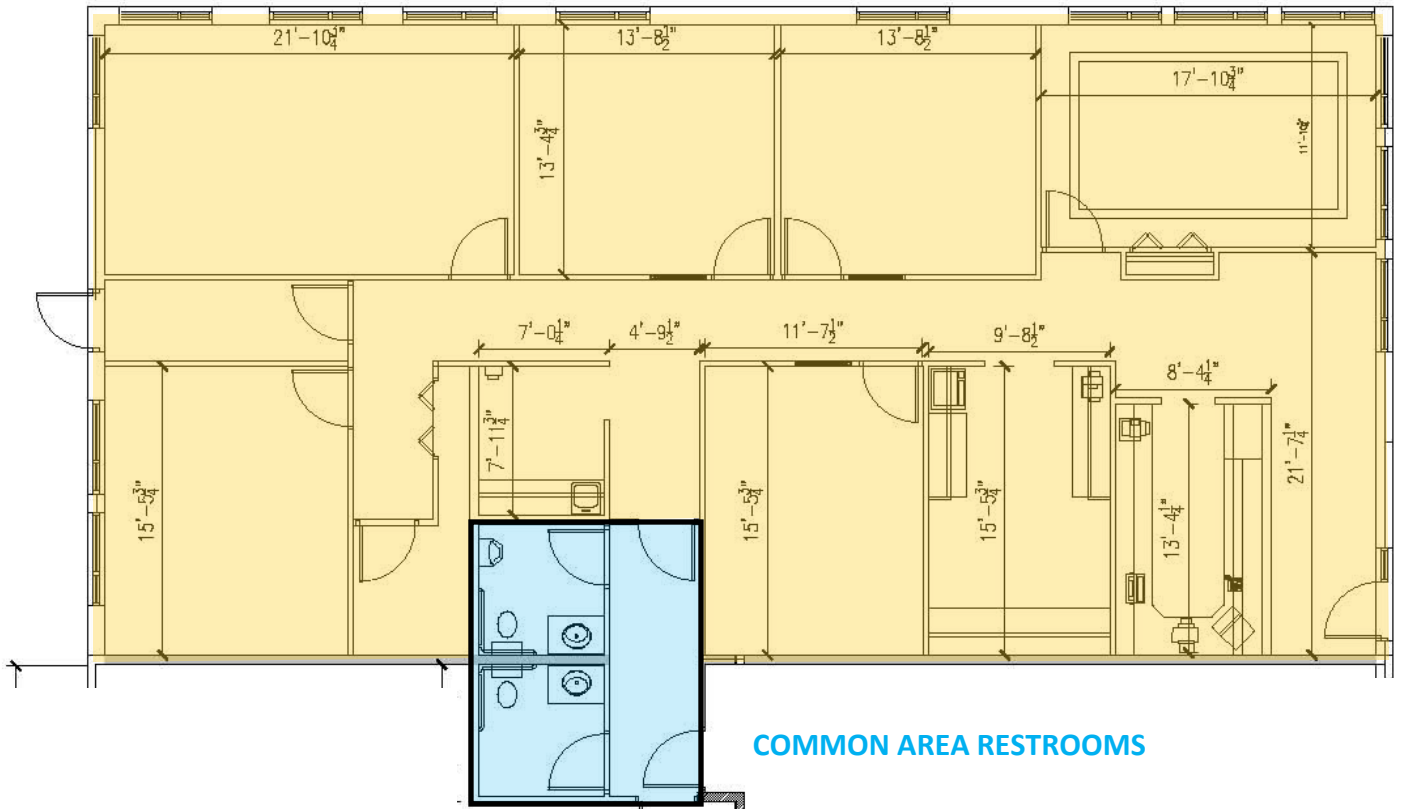
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# FLOOR PLAN

## 2205 N. WOODRUFF SUITE #1



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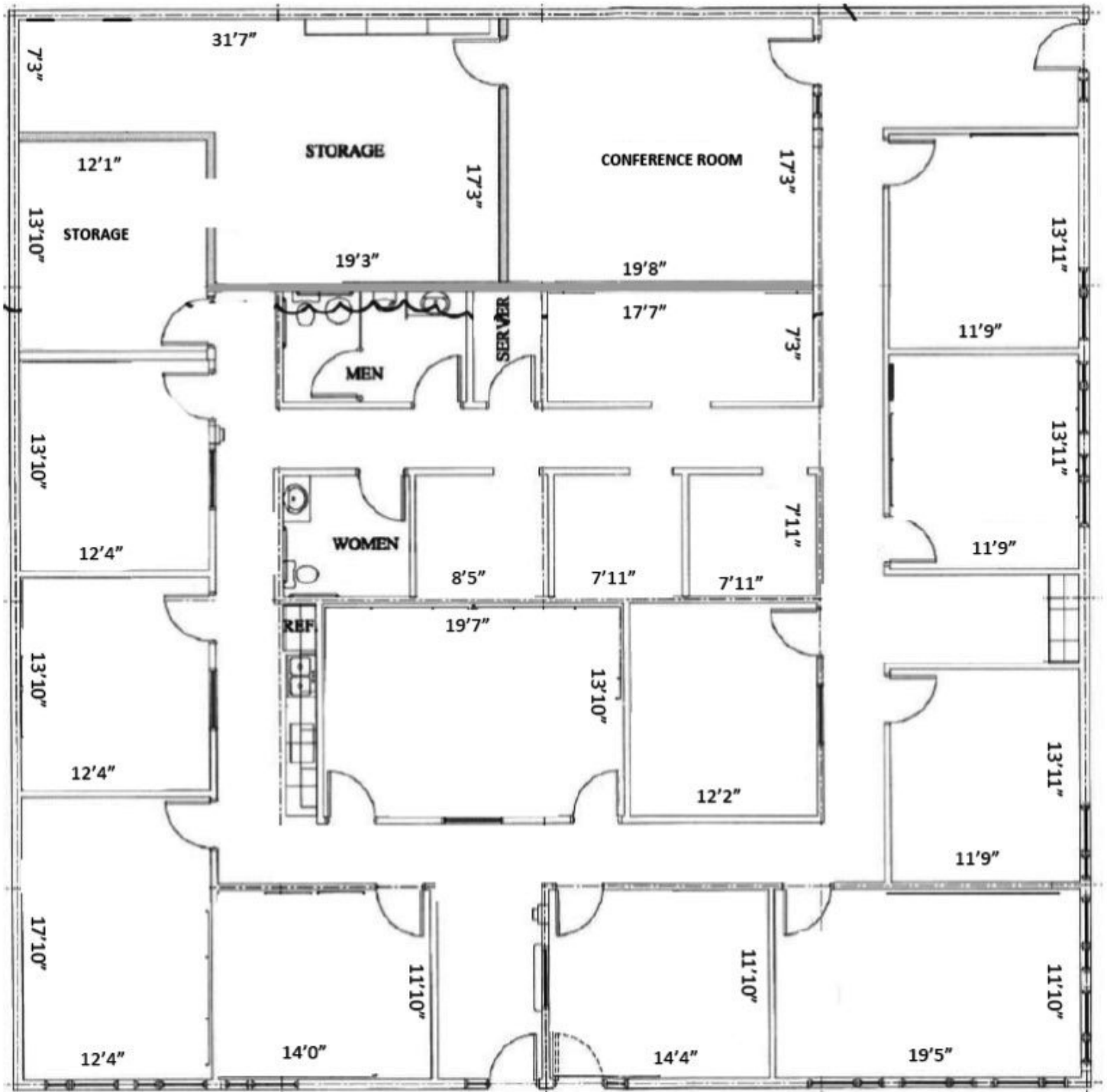
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# FLOOR PLAN

2205 N. WOODRUFF  
SUITE #4/5



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