

Space For Lease

// **10220 E SPRAGUE AVE**

Spokane Valley, WA 99206



// PRESENTED BY:

**RYAN OBERG**

COMMERCIAL LEASING & SALES BROKER

509.990.8423

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# // PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Discover the exceptional opportunity waiting for your business at 10220 E Sprague Ave in the thriving heart of Spokane Valley, WA. This expansive 45,000 square-foot commercial space, situated prominently on the second floor, is primed for a dynamic transformation into a bustling gym, pickleball court, sports, or recreational center. With soaring 14+ foot high ceilings and pillars placed 26 feet apart, the open design offers unparalleled flexibility to create an invigorating and spacious environment for your patrons. Accessibility will be effortless thanks to the landlord's commitment to installing a brand-new elevator, ensuring easy flow for clients and equipment alike. Additionally, an increase in parking availability on the east side of the building will accommodate a growing clientele with convenience in mind. Elevate your venture at this premier location, where potential meets practicality in Spokane Valley's fast-growing commercial landscape.

## PROPERTY HIGHLIGHTS

- Located between Sprague Ave and Appleway Blvd, just south of the Spokane Valley City Hall
- Easy Ingress & Egress
- NNN Lease
- Building Signage Available
- New Elevator and Parking Area

| SPACES    | LEASE RATE       | SPACE SIZE         |
|-----------|------------------|--------------------|
| For Lease | \$15/sf/yr + NNN | 20,000 - 45,000 SF |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 5,046    | 57,234   | 166,199  |
| Total Population  | 11,576   | 134,428  | 375,706  |
| Average HH Income | \$60,301 | \$74,438 | \$72,875 |

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# // RENDERINGS



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# // RETAILER MAP

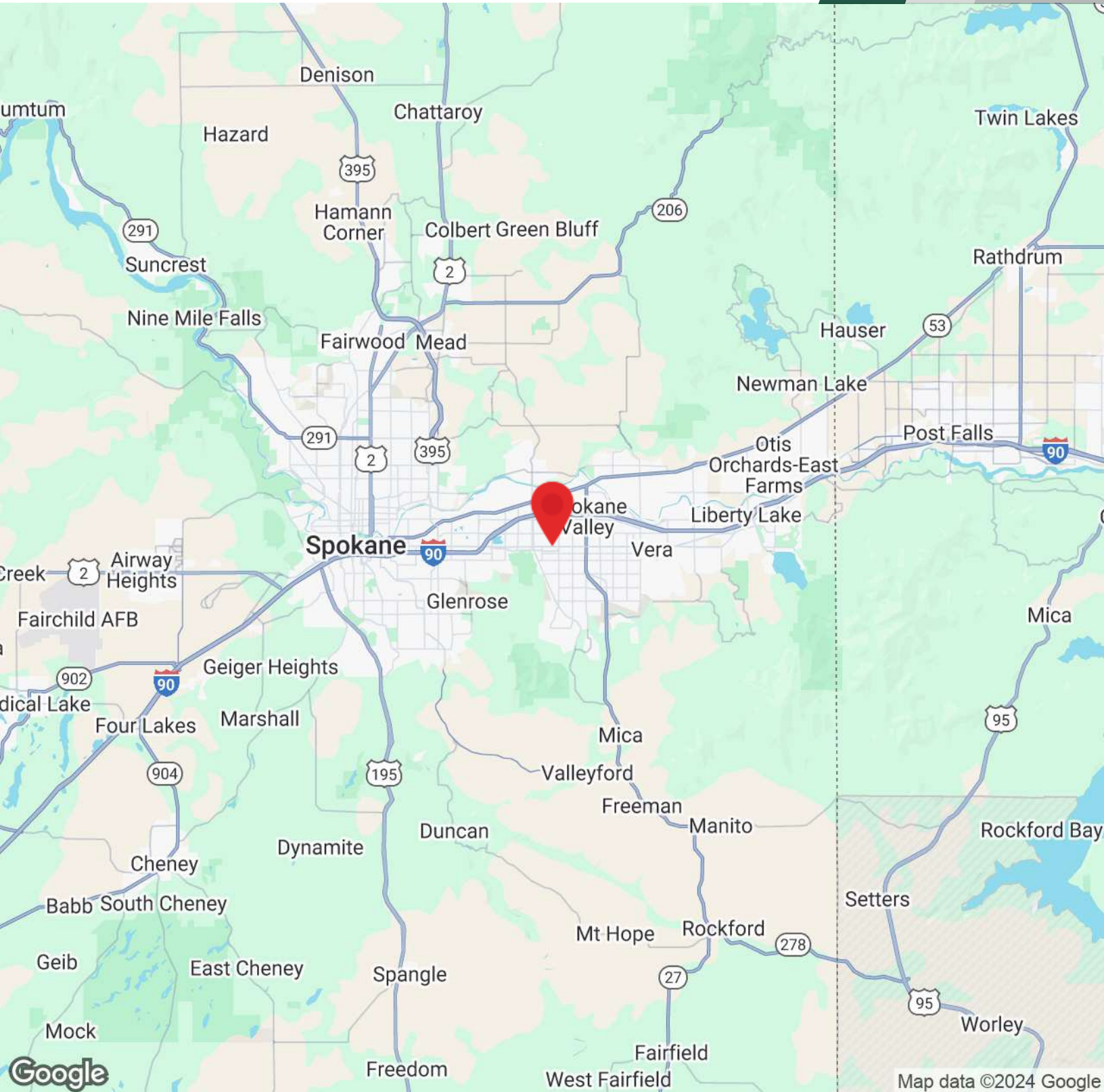


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# // LOCATION MAP



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