

Northpointe Professional Center

9425 N NEVADA, SPOKANE, WA 99218

FOR LEASE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

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BARB PIELLI

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Executive Summary

9425 N NEVADA, SPOKANE, WA 99218

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OFFERING SUMMARY

Lease Rate:

\$26.00 SF/yr
Full Service

Load Factor:

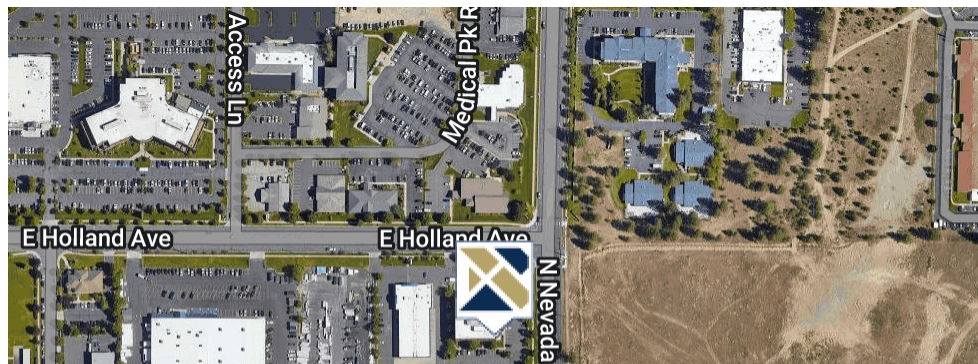
15%

Zoning:

GC-70

PROPERTY HIGHLIGHTS

Multiple suites available with unlimited potential and ample parking available onsite. Building amenities include: elevator, grand staircase entryway, natural light, and recently updated units.



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.



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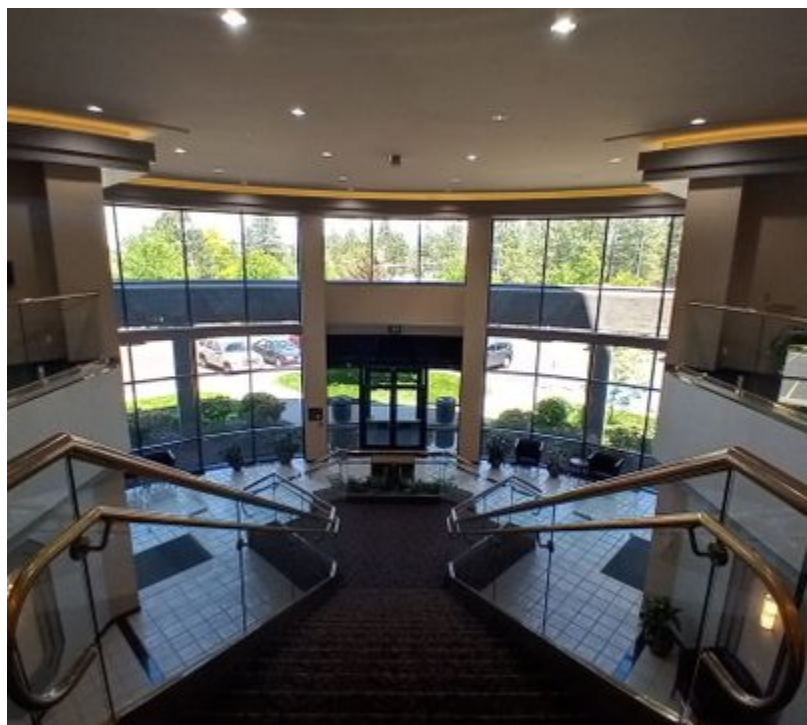
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Additional Photos

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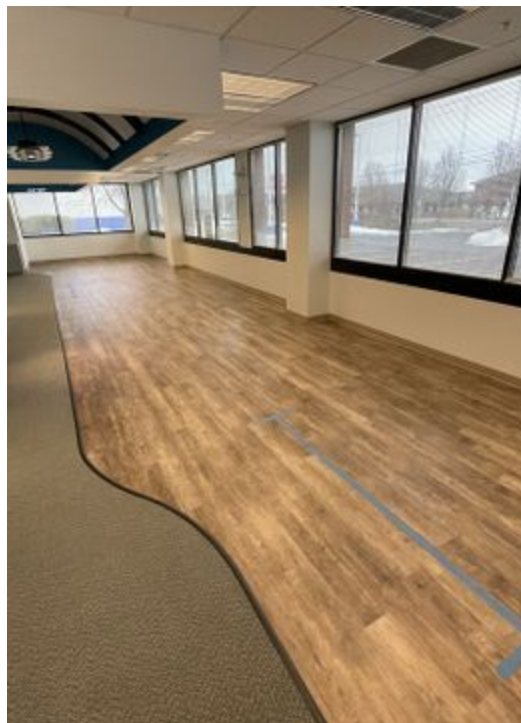
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Suite 100

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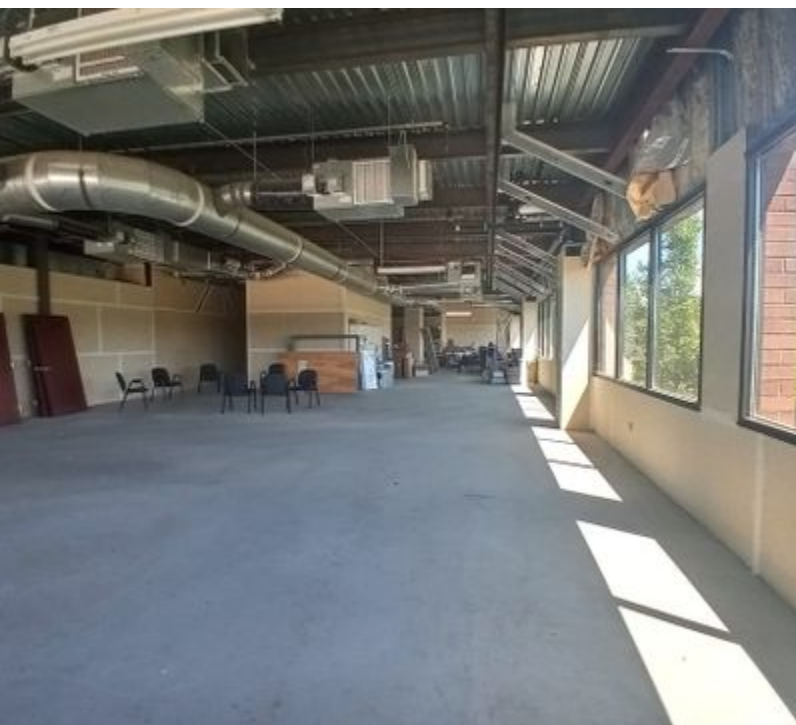
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Lease Spaces

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,127 - 4,692 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	4,692 SF	Full Service	\$26.00 SF/yr
Suite 114	Available	3,504 SF	Full Service	\$26.00 SF/yr
Suite 200	Available	1,306 SF	Full Service	\$26.00 SF/yr
Suite 206	Available	2,162 SF	Full Service	\$26.00 SF/yr
Suite 211	Available	1,127 SF	Full Service	\$26.00 SF/yr
Suite 310	Available	2,979 SF	Full Service	\$26.00 SF/yr



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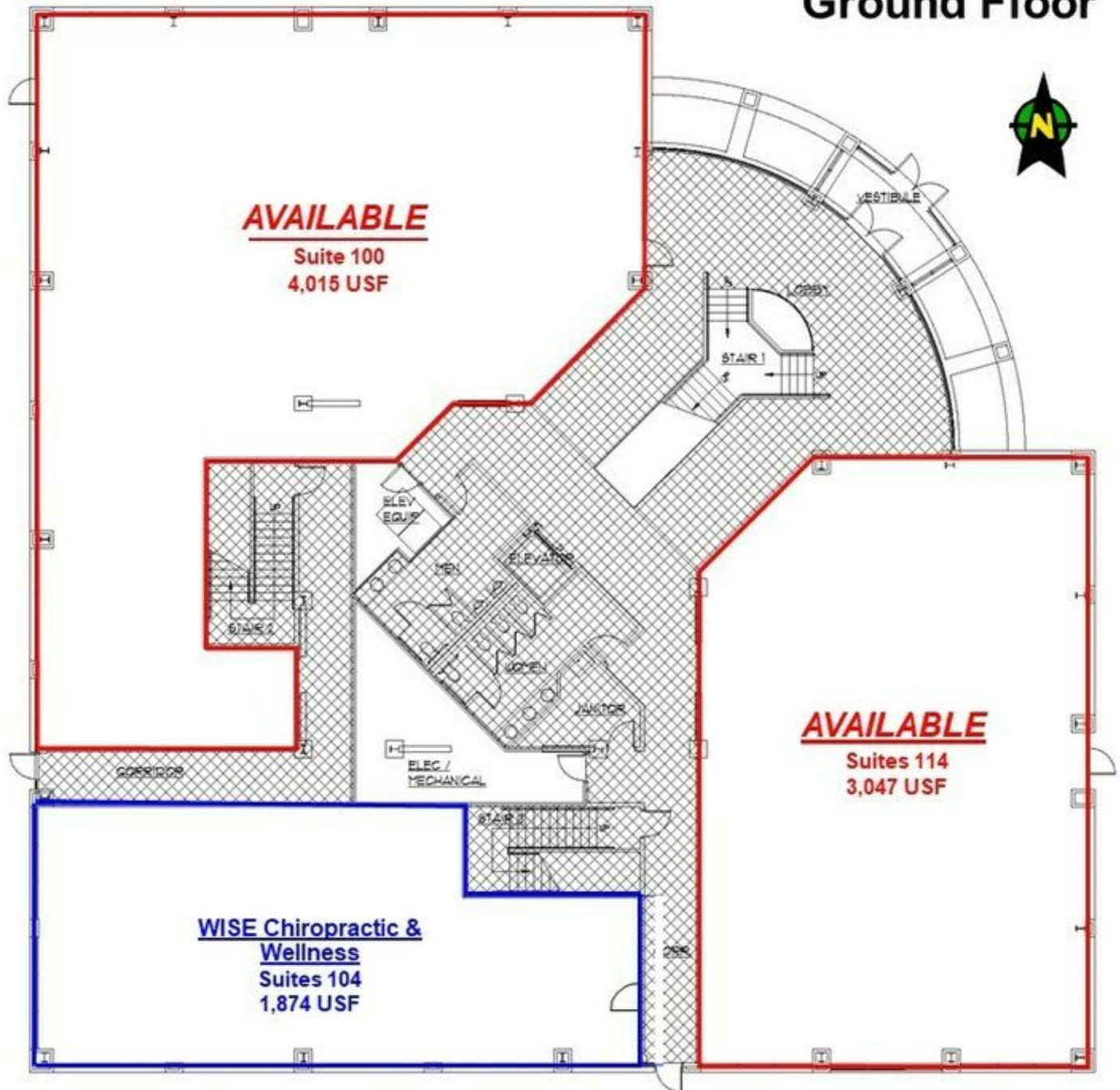
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1st Floor Plan

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Ground Floor



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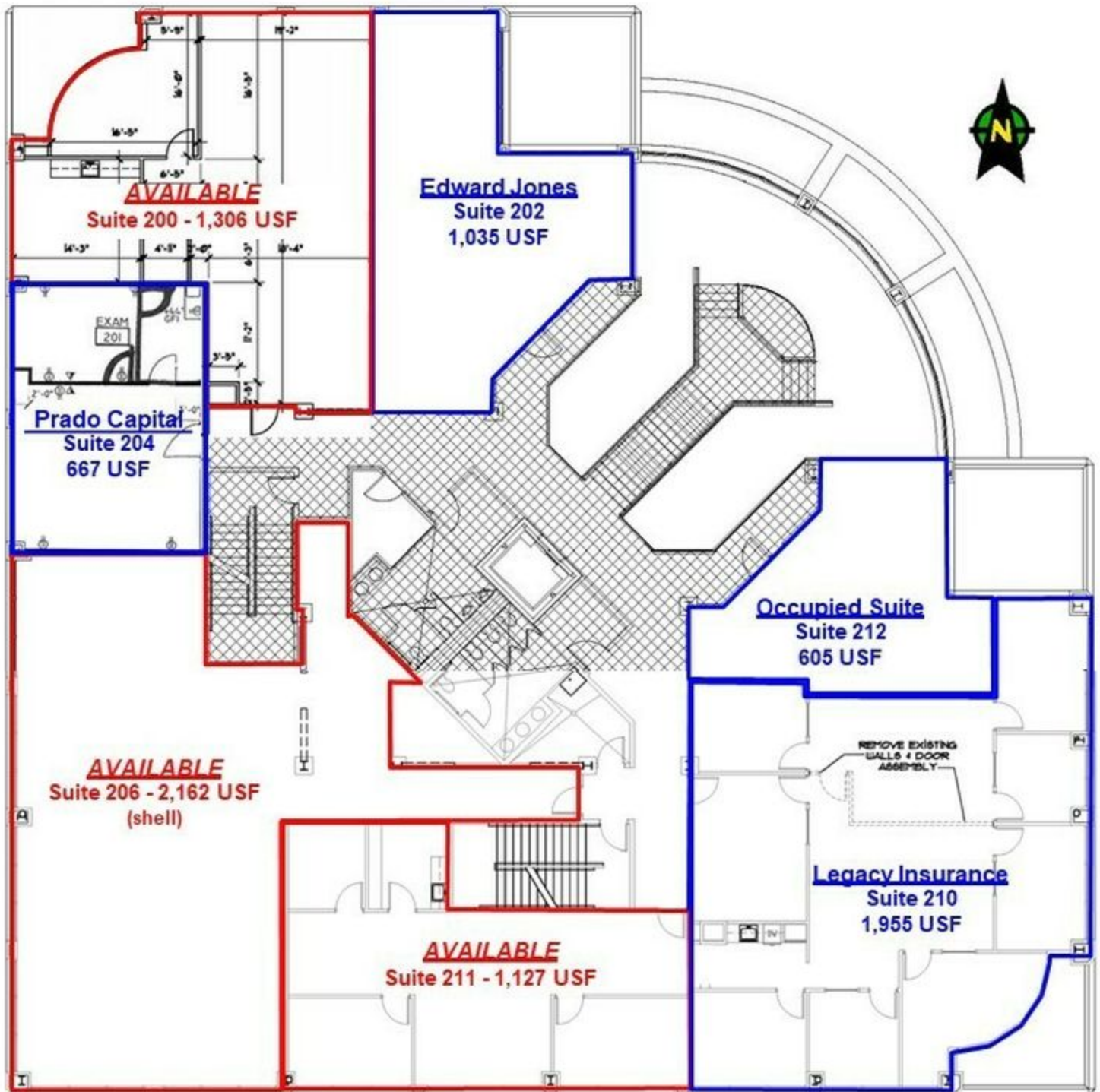
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2nd Floor Plan

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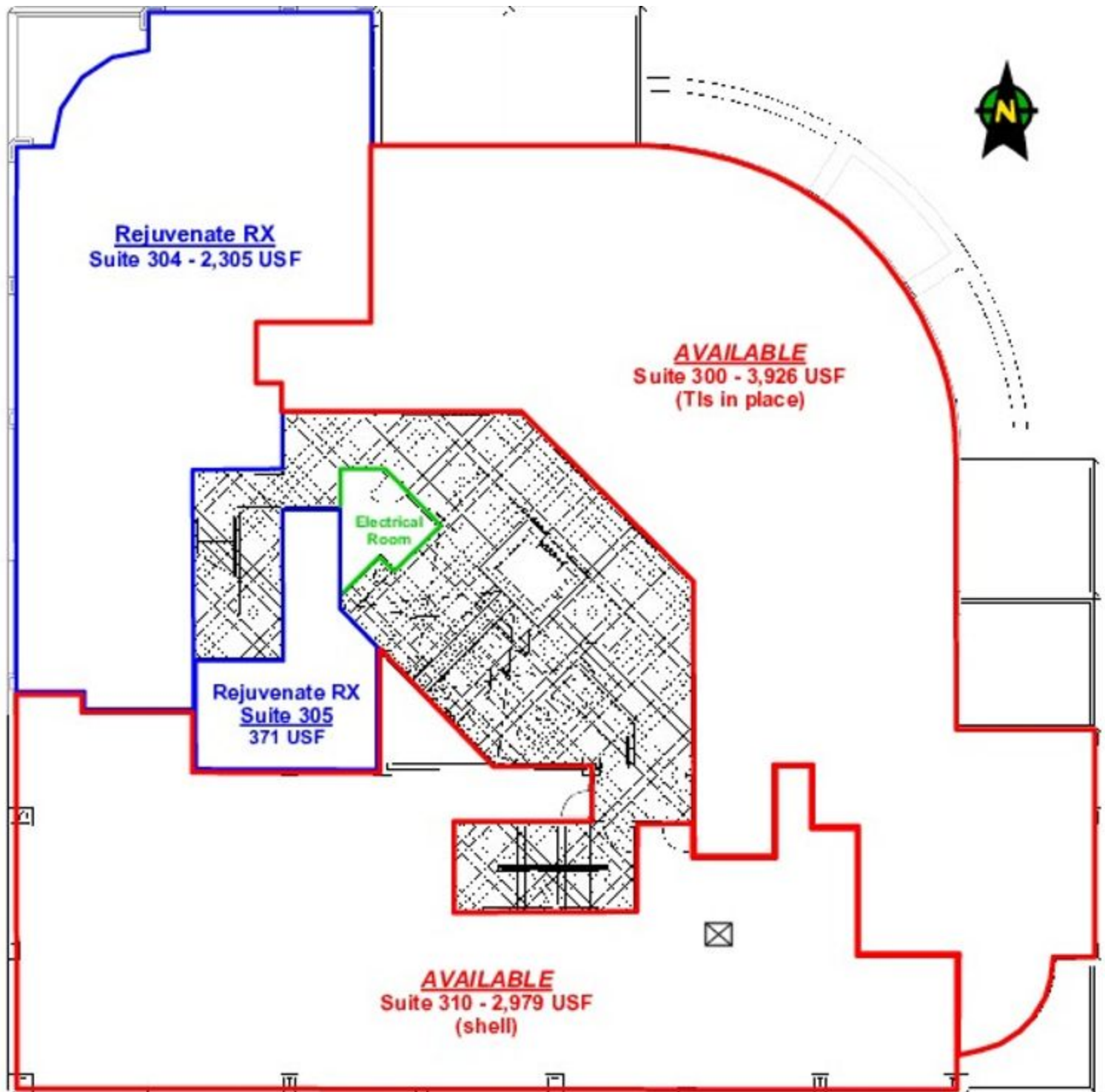
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3rd Floor Plan

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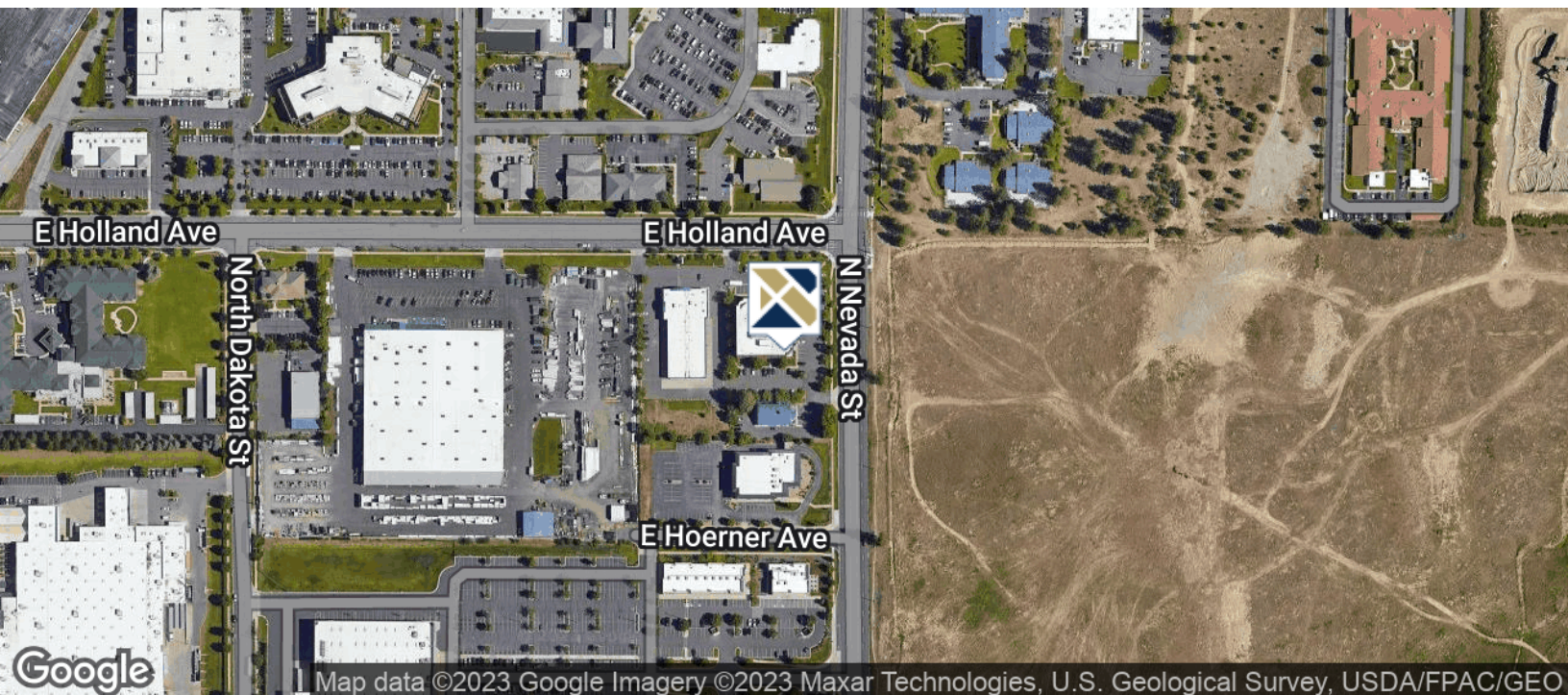
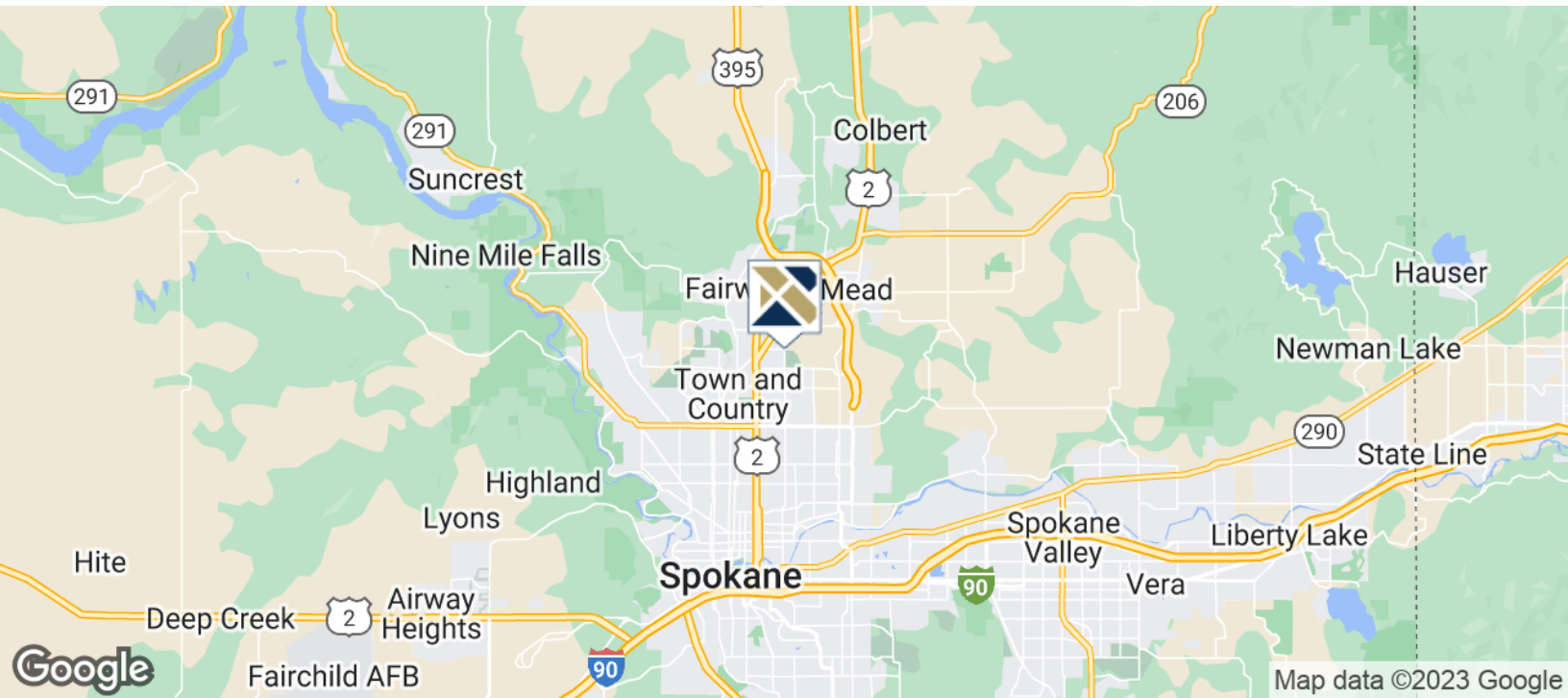
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Location Maps

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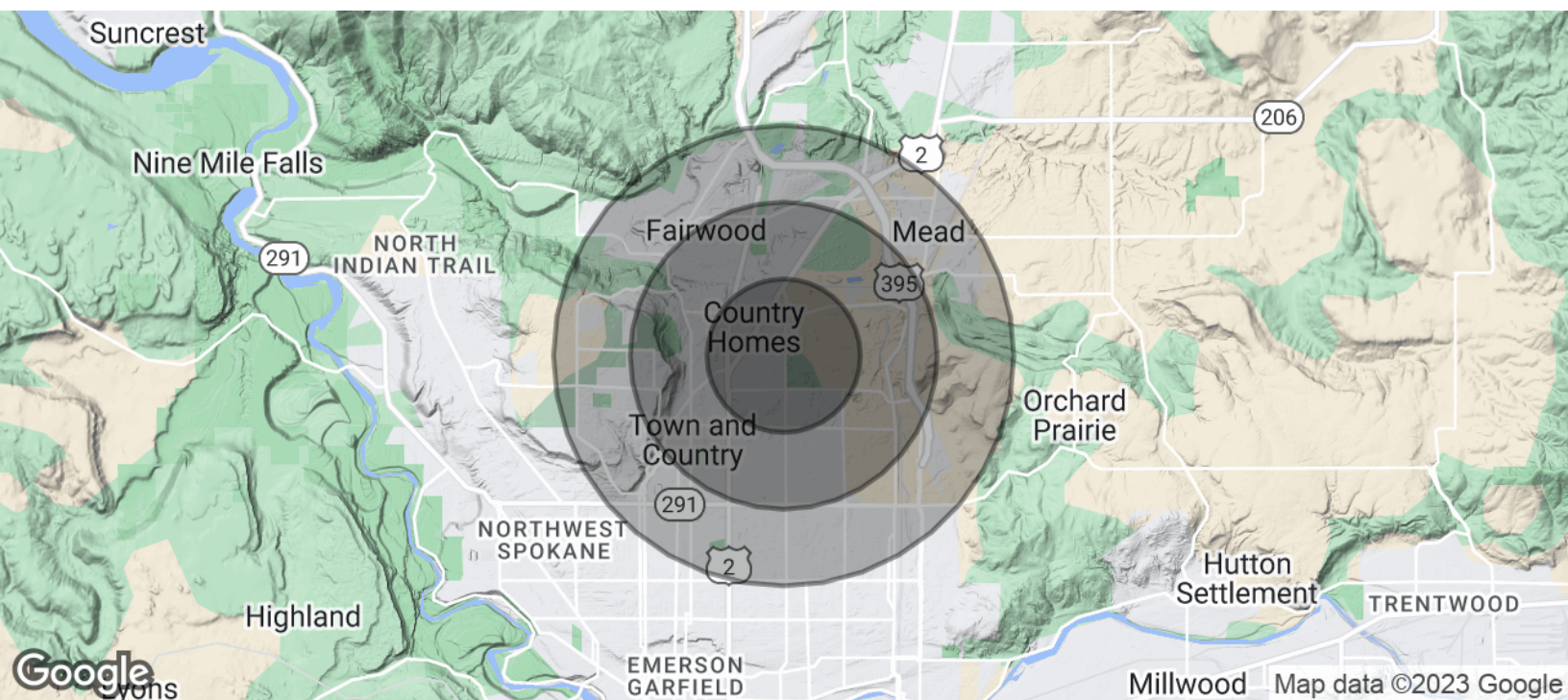
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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,641	30,712	67,809
Average age	31.6	32.4	33.8
Average age (Male)	30.7	31.2	32.3
Average age (Female)	32.9	33.8	35.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,753	13,600	28,868
# of persons per HH	2.3	2.3	2.3
Average HH income	\$46,311	\$49,023	\$50,151
Average house value	\$188,045	\$198,201	\$202,628

* Demographic data derived from 2020 ACS - US Census



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