



# Medical Space For Lease



**826 N Mullan**

**826 NORTH MULLAN ROAD  
SPOKANE VALLEY, WA 99206**

**PRESENTED BY:**

**DANNY PATTERSON**

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WA #114652

## PROPERTY DETAILS & HIGHLIGHTS

|                           |                |
|---------------------------|----------------|
| <b>BUILDING NAME</b>      | 826 N Mullan   |
| <b>PROPERTY TYPE</b>      | Medical Office |
| <b>PROPERTY SUBTYPE</b>   | Medical        |
| <b>APN</b>                | 45172.1223     |
| <b>BUILDING SIZE</b>      | 16,024 SF      |
| <b>LOT SIZE</b>           | 0.72 Acres     |
| <b>BUILDING CLASS</b>     | B              |
| <b>YEAR BUILT</b>         | 1992           |
| <b>NUMBER OF FLOORS</b>   | 2              |
| <b>AVERAGE FLOOR SIZE</b> | 8,012 SF       |
| <b>PARKING SPACES</b>     | 49             |

As a former dental office, this versatile space is well suited towards medical use. The main level layout offers +/- 1,777 SF ideal for multiple treatment rooms or offices with a great reception. On the lower floor, there is a kitchen/breakroom and space for storage.

The property features ample parking for clients and employees, along with excellent visibility and access along a bustling thoroughfare. With modern amenities and a strategic location, this property presents an exceptional opportunity for businesses seeking a high-traffic, high-impact location in the heart of Spokane Valley. Discover the perfect setting for your business to thrive at 826 North Mullan Road.

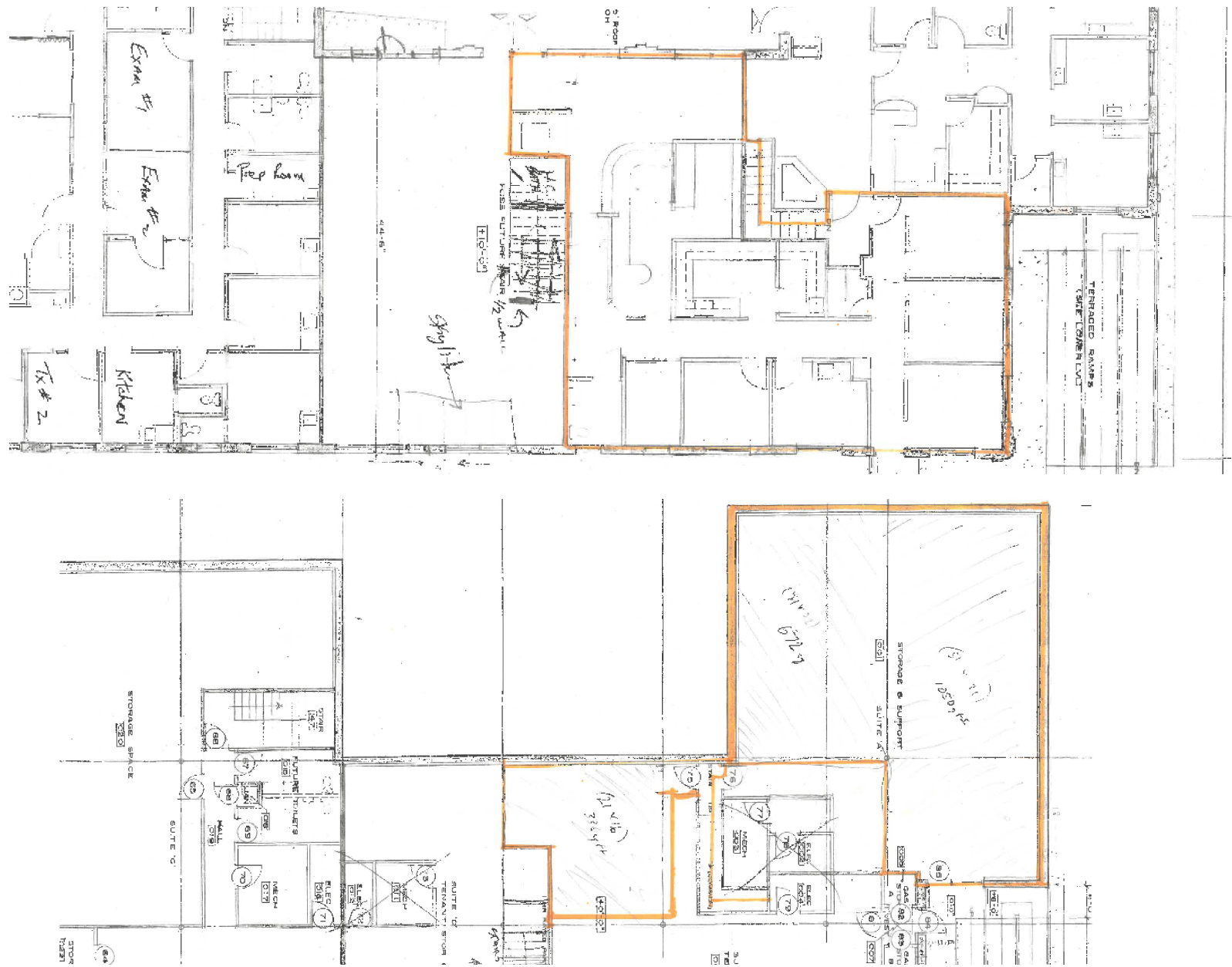


- Flexible 3,499 sq ft of customizable interior space
- Ideal for medical or general office space use
- Ample on-site parking for clients and employees
- Excellent visibility and access along a bustling thoroughfare
- Modern amenities and a strategic location
- Ideal for businesses seeking a high-traffic, high-impact location

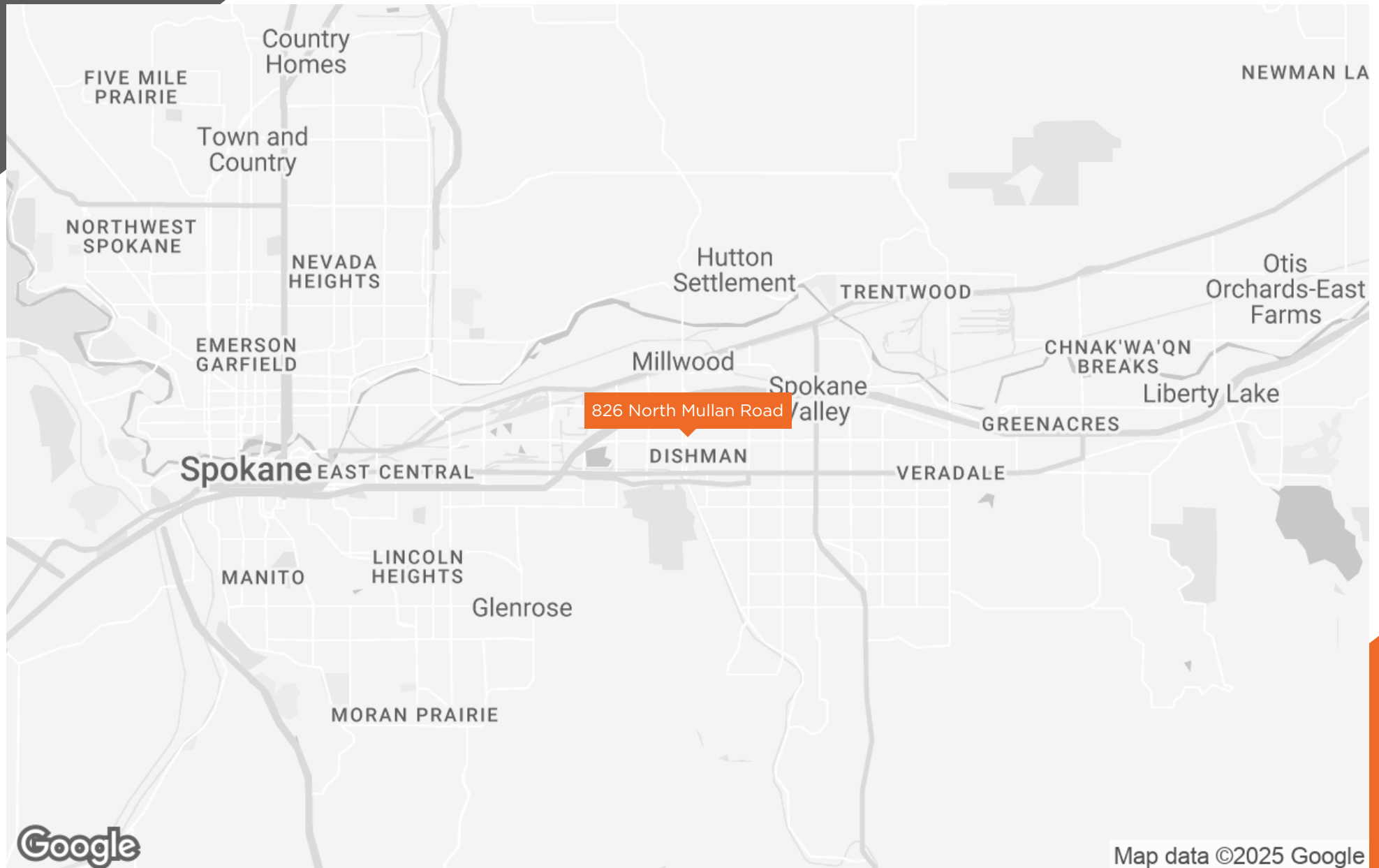
## ADDITIONAL PHOTOS



FLOOR PLANS



## LOCATION MAP





### DANNY PATTERSON

Advisor

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### PROFESSIONAL BACKGROUND

Danny Patterson is an Advisor at SVN Cornerstone. In 2001, he graduated with a Civil Engineering degree and completed his P.E. in 2006. After extensive experience in development and new construction as a Civil Engineer, Danny became a licensed broker in the State of Washington in 2013. He worked as both a Broker and an Engineer through 2017 when he joined Synergy Properties and focused on Real Estate Brokerage and Real Estate Investments. Danny has extensive experience in Spokane working with medical building developers and has transacted extensively and invested in the multifamily sector. Danny joined SVN Cornerstone in 2025.

### EDUCATION

Licensed Broker – State of Washington

BSCE Walla Walla College

Certified Commercial Investment Members, CCIM: CI-101

### MEMBERSHIPS

Spokane Association of REALTORS®: Member

National Association of REALTORS®: Member

Trader's Club of Spokane: Member

#### SVN | Cornerstone

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