

FOR LEASE

\$3,750/mo NNN



6818 E SPRAGUE AVE

Spokane Valley, WA 99212

Exclusively listed by:

Clayton McFarland
Commercial Broker
509.344.4929
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Available Spaces

SPACE	RATE
SUITE 101B	\$10.07/SF/YR

Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,006	54,180	181,001
TOTAL POPULATION	4,550	130,577	428,143
AVERAGE HH INCOME	\$49,226	\$59,131	\$56,508

Highlights



4,470
Square Feet



Retail /Flex
Space



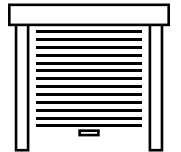
Ample
Parking



Prime
Location



Easy Access
to/from I-90



One
Overhead Door

LOCATION OVERVIEW

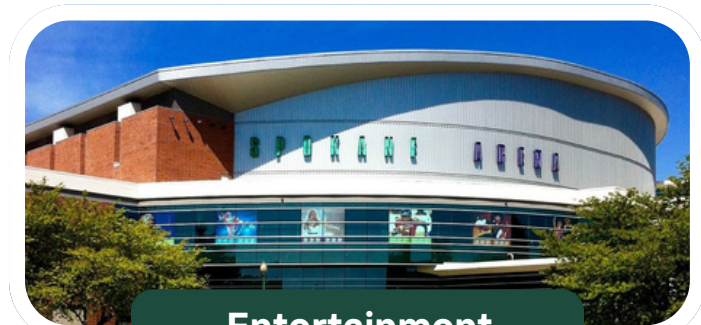
Spokane, Washington



International Events



Outdoor Activities



Entertainment

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.



The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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AERIAL MAP

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