



1620 N Mamer B100
Spokane Valley, WA 99207

OFFICE FOR LEASE

8,334 SF

\$15.00 SF/YR

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SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

PROPERTY DETAILS

SIZE	8,334 SF Divisible to 4,000 SF
LOCATION	South of Evergreen
PARKING	Exit 45 stalls
AVAILABLE	Now Available.
IMPROVEMENTS	Priced "as is"
BUILT	1998

Impressive lobby with atrium.
Reception area with attached office.
20 ± offices
2 larger meeting rooms.
17 offices have outside windows.
Kitchenette with fridge and dishwasher
Additional sink and coffee station
Circular plan for efficient flow.
Covered outdoor break/BBQ area.
Dedicated IT room with climate control.
New LED lighting throughout.

RENT:	\$15.00/SF/YR NNN
UTILITIES:	\$832/mo. (\$1.19 SF) est.
NNN's:	\$2,132/mo. (\$3.07 SF) est.

***I-90 Freeway Exposure-
Electronic Sign with
120,000 vehicles per day***





Valley Mall

EVERGREEN

I-90 FREEWAY



1620 N Mamer B100
Spokane Valley, WA





North Spokane

HWY 2

Spokane

I-90

Spokane Valley

Liberty Lake

GEG- Airport

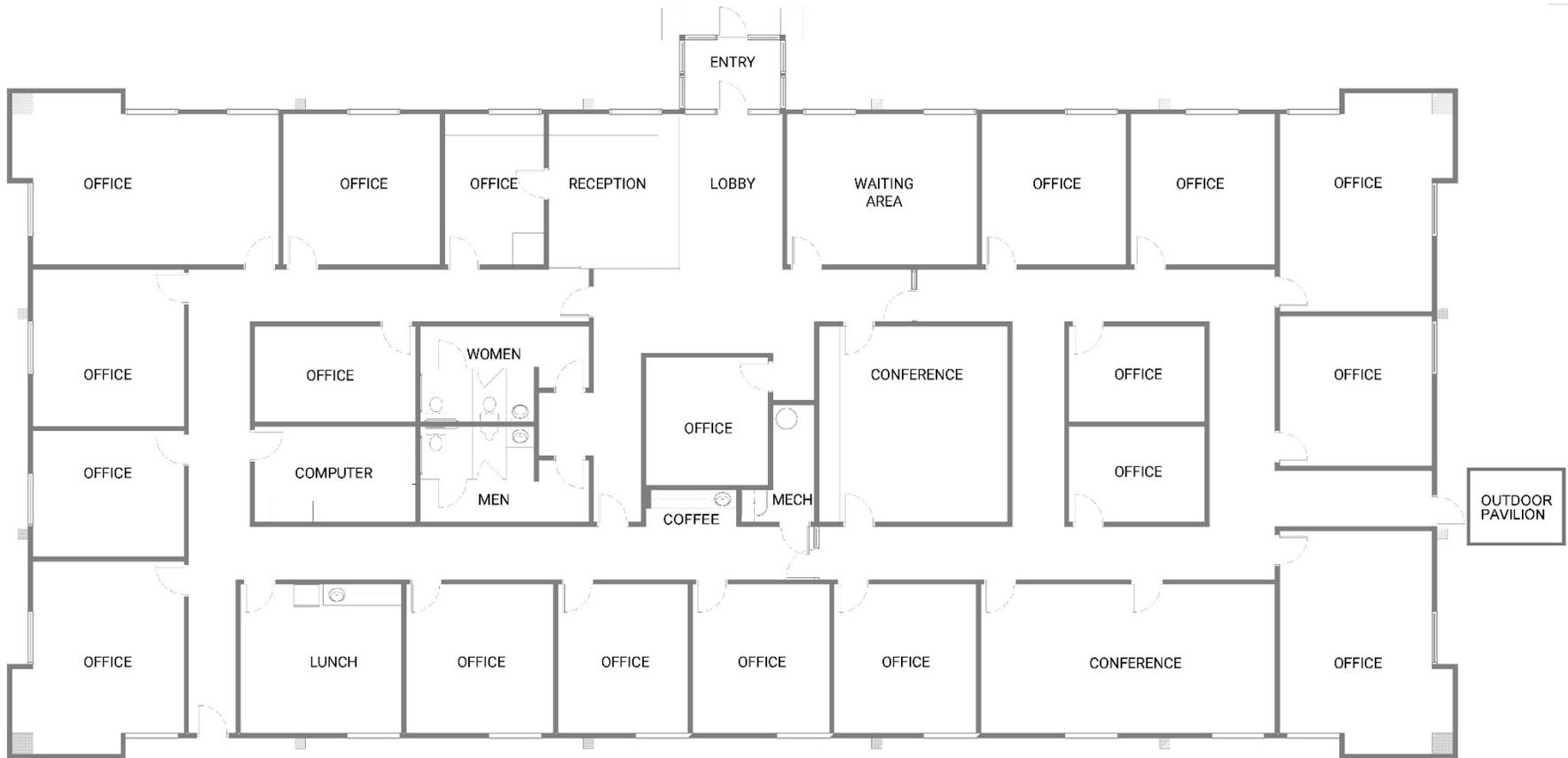
HWY 2

195

1620 N Mamer

Idaho

FLOOR PLAN



EXISTING FLOOR PLAN
3/16" = 1'-0"

Call Broker for 4,000 SF Floor plan Concepts







