

Office Building For Lease

// **12825 E MIRABEAU PARKWAY**

Spokane, WA 99216



// PRESENTED BY:

CLAYTON MCFARLAND
COMMERCIAL & LEASING MANAGER
509.344.4929
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// PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Office Space for Lease in the Spokane Valley!
- 1st Floor Lobby Retail/Kiosk Space Available
- 2nd Floor Space - 10,314 SF Available Demisable Down to 1,970 SF
- Full Service Rate
- Tenant Improvements Available
- Secured Access
- Ample Parking
- Desirable location near Mirabeau Park and Centennial Trail
- Building Amenities Include
 - Basketball Courts
 - Shower Facilities
 - Break/Networking Space

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (Full Service)
Available SF:	1,970 - 10,314 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	727	2,923	6,812
Total Population	1,602	6,596	15,078
Average HH Income	\$51,431	\$52,824	\$55,498

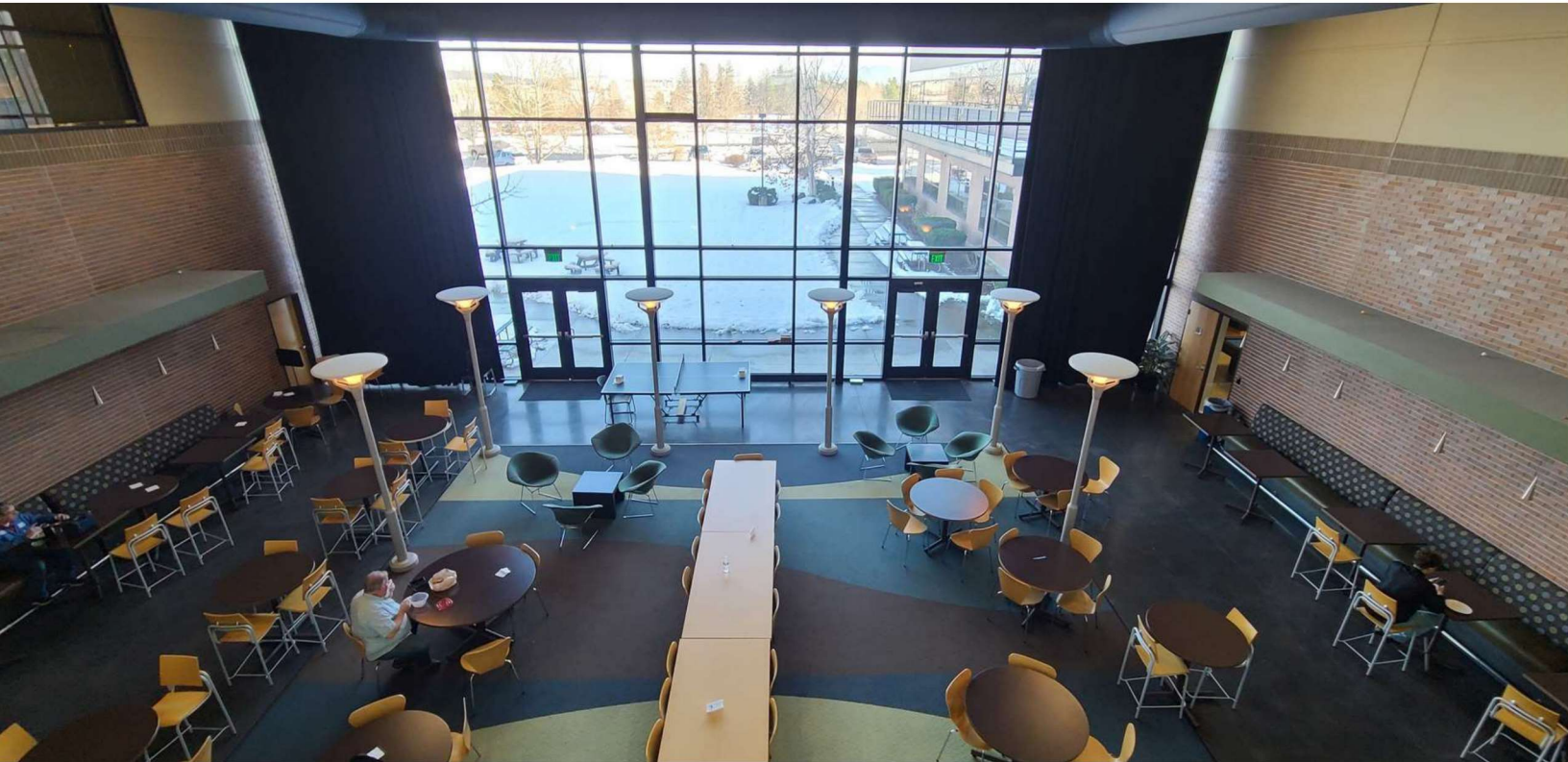
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// ADDITIONAL PHOTOS



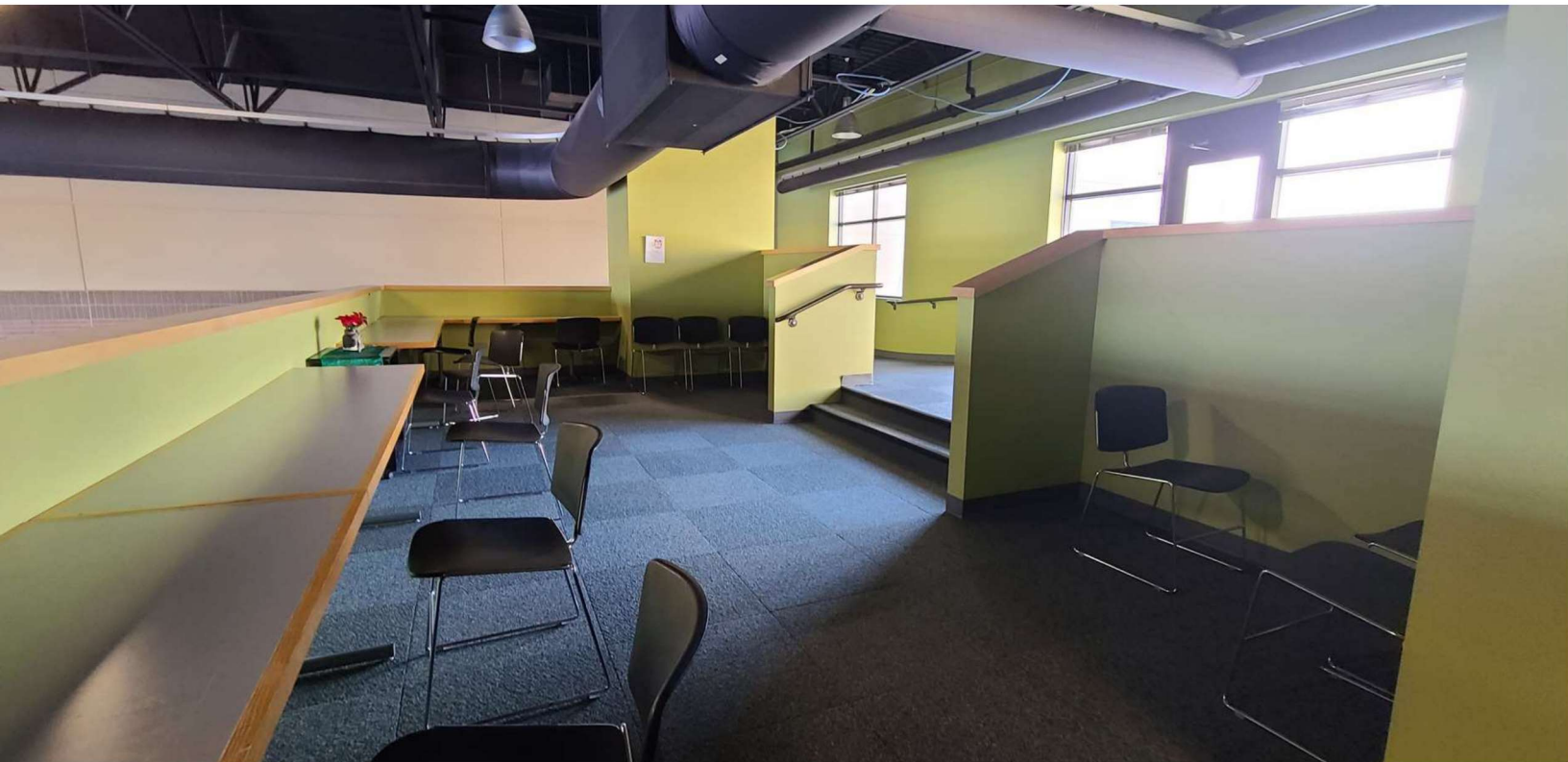
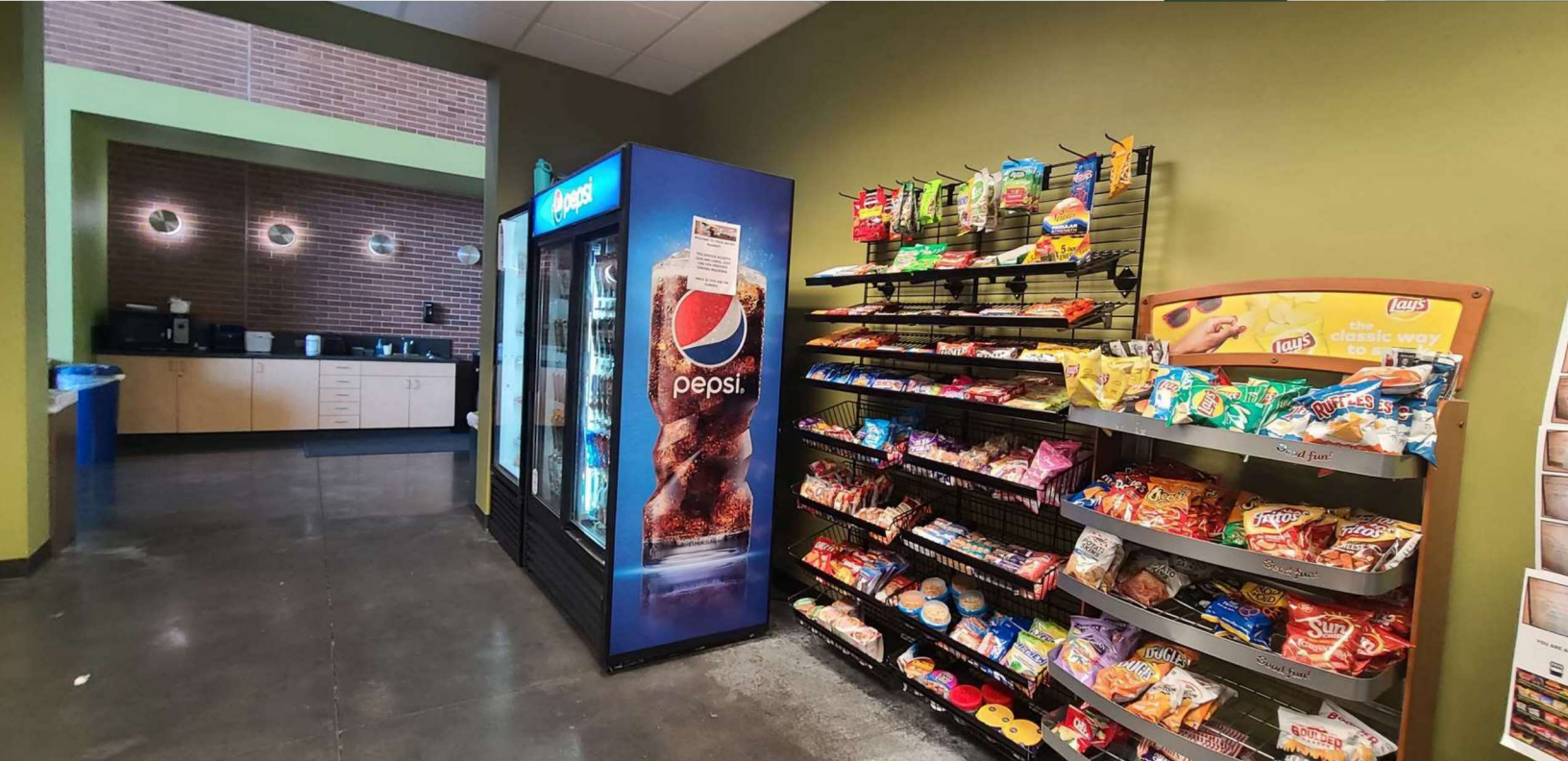
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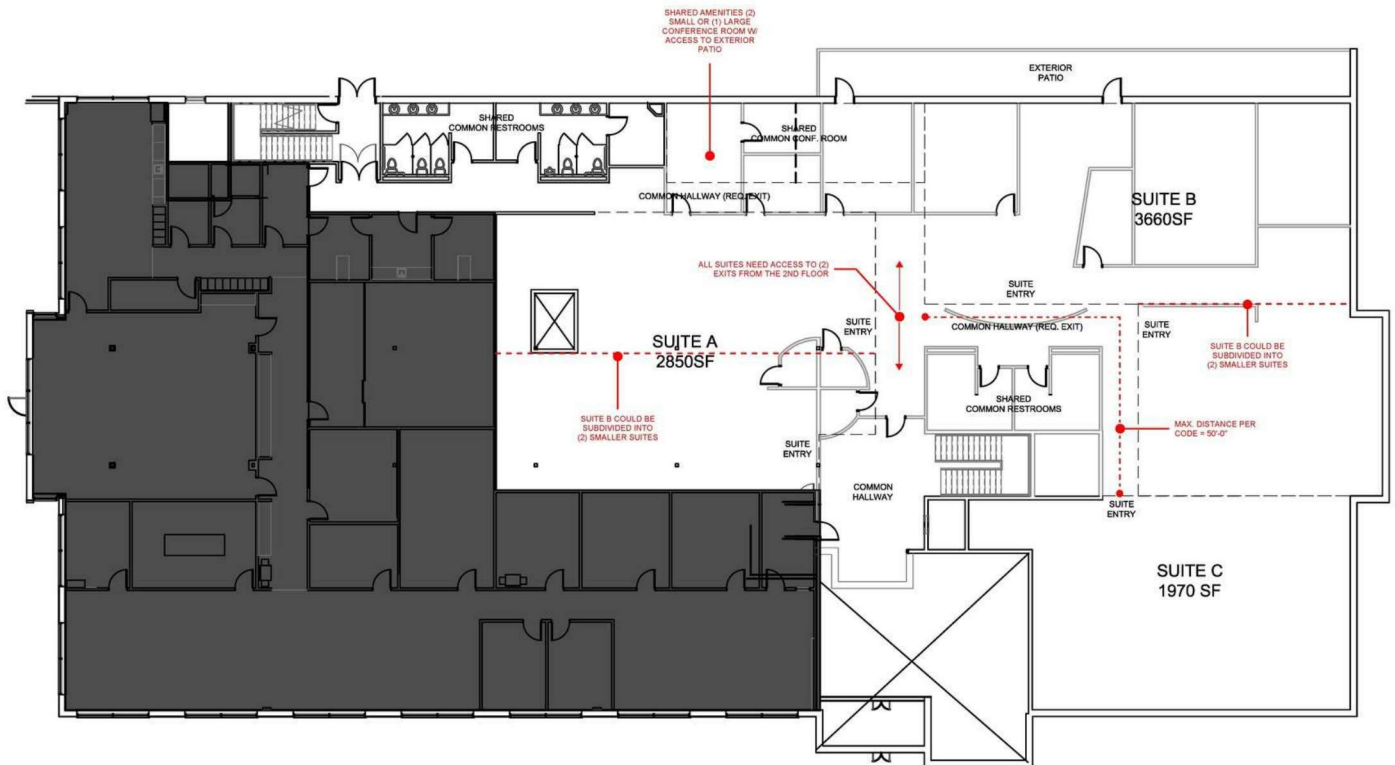


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// FLOOR PLAN OPTION 1



Bernardo Wills

Proposed Tenant Options
Mirabeau Office Building
Spokane Valley, WA | BW: 22-06-159 | March 22, 2024

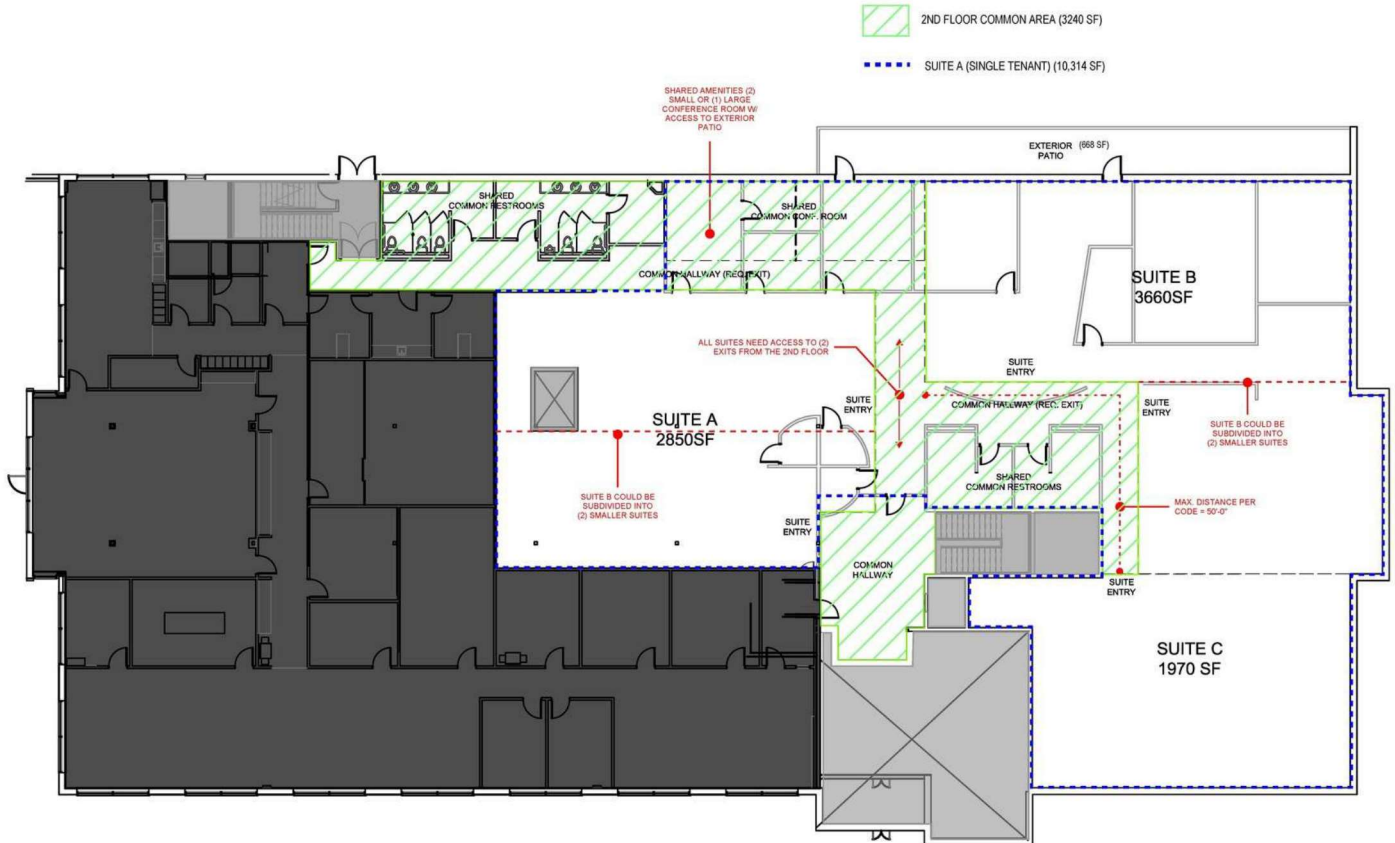
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// FLOOR PLAN OPTION 2



Bernardo Wills

Proposed Tenant Options
Mirabeau Office Building
Spokane Valley, WA | BW: 22-06-159 | March 22, 2024

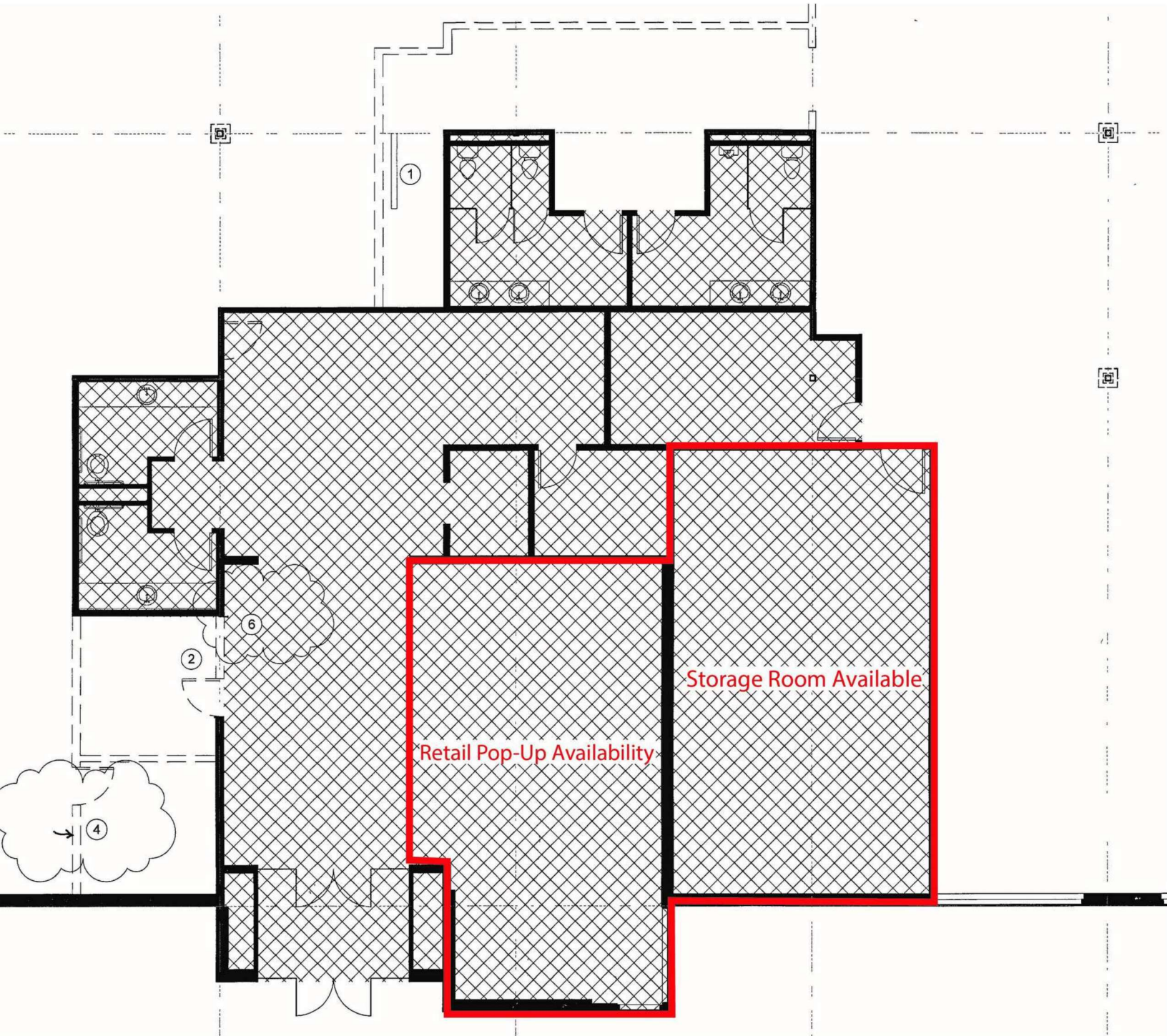
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// POP-UP/KIOSK FLOOR PLAN

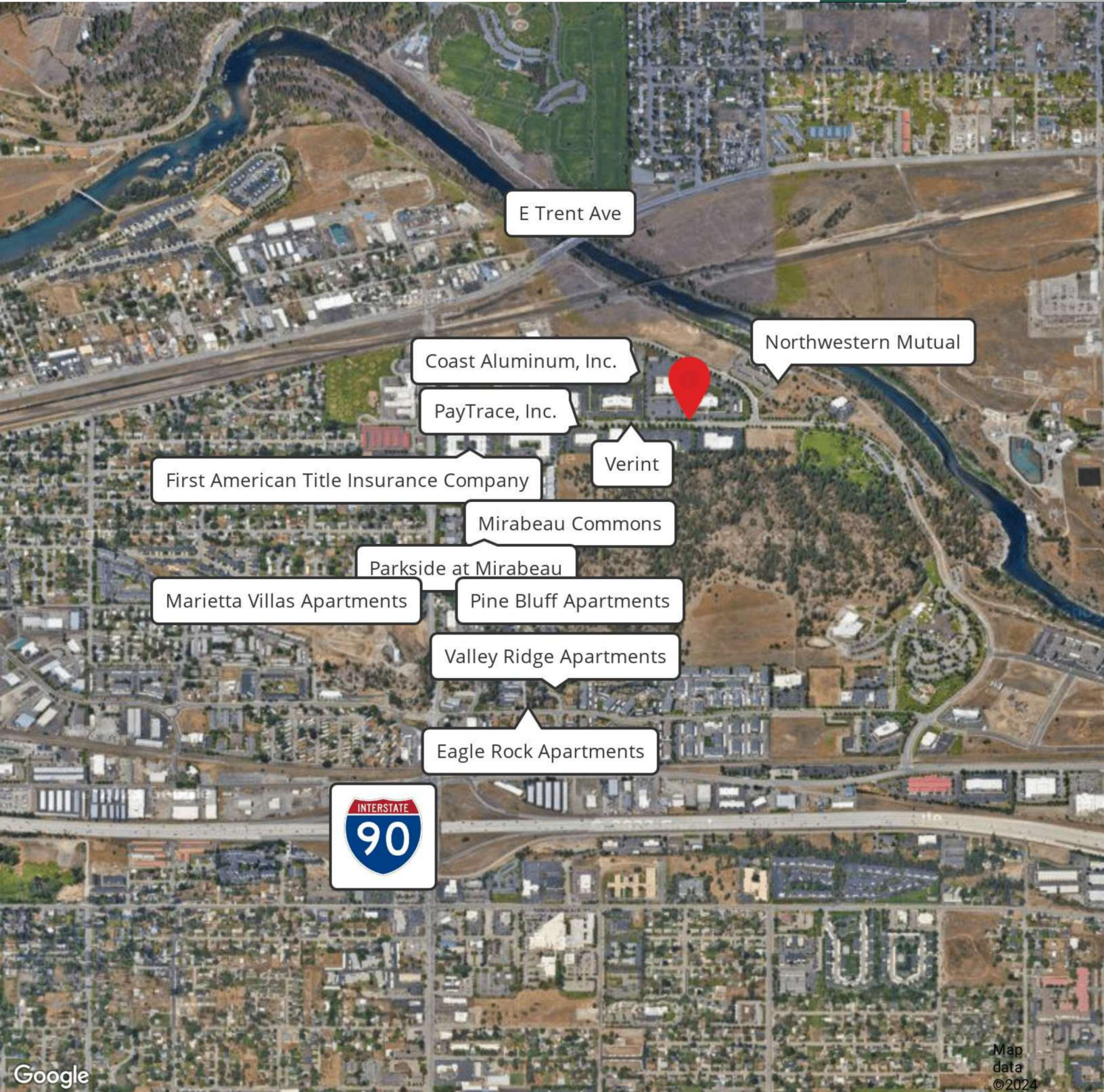


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// RETAILER MAP



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