



FOR LEASE

**23321 East
Knox Ave**

LIBERTY LAKE, WA 99019

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18/SF (NNN)
AVAILABLE:	June 30, 2026
LEASE RATE:	\$18.00 SF/yr (NNN)
BUILDING SIZE:	27,436 SF
YEAR BUILT:	2002
ZONING:	C2
APN:	55101.9129
VIDEO:	View Here

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PROPERTY OVERVIEW

Located on I-90 in Liberty Lake, this fully renovated Class A office building offers open-plan floor plates with new high-efficiency HVAC, LED lighting and high-speed fiber. Ample surface parking and direct interstate access ensure easy commutes, while on-site conference rooms and break-out areas provide flexible workspace solutions. Ideal for companies seeking modern office space in a premier market.

PROPERTY HIGHLIGHTS

- Ample on-site surface parking (136 Stalls) or five (5) car parks per thousand
- Building is currently used as a single Tenant building but can easily convert to multi Tenant
- Meticulously maintained landscaping and common areas create a turnkey, professional setting
- Boasting prime frontage on I-90, the building delivers great visibility to thousands of daily motorists.
- Class A Office Space, existing furnishings can be made available
- Flexible interior: conference rooms, break-out lounges, private offices
- Current lease runs through June 30, 2026. Early termination and availability are possible CLA

INTERIOR BUILDING PHOTOS



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CITY INFORMATION



LOCATION DESCRIPTION

Located in a dynamic commercial pocket of Liberty Lake, this 27,436-square-foot, two-story building sits on a spacious 73,616-square-foot lot, constructed in 2002, and is zoned for versatile business use, including technology and professional services. Its location provides easy access to major transportation routes, connecting businesses to Spokane, Post Falls and Coeur D’Alene.

ACCESS:	Direct on/off I-90 access
NEARBY COMMUNITIES:	Minutes from Spokane, Post Falls, And Coeur D’Alene
THE AREA:	Surrounded by retail, light industrial, and professional offices

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ABOUT LIBERTY LAKE

Liberty Lake is a small but rapidly growing city in Spokane County, Washington, sitting just over a mile west of the Idaho border. Officially incorporated in 2001, it functions as both a suburb of Spokane and a bedroom community for Coeur d’Alene, Idaho. The city covers about 6.14 sqmi of primarily flat valley floor, bordered by the Spokane River to the north and dotted with rolling hills to the south.

As of the 2023 estimate, roughly 12,400 people call Liberty Lake home, with a median age of 37.4 and a median household income of about \$105,600—figures that reflect both its family-oriented community and relative affluence compared to nearby markets Data USA. Population growth has hovered around 3–4% annually, driven by expanding housing subdivisions and lakefront developments.

Recreation and quality of life are major draws here. Liberty Lake Regional Park offers swimming beaches, sports fields, and playgrounds, while the Centennial Trail runs right through town, linking it to downtown Spokane and beyond. The city also hosts a popular summer Farmers Market and annual community events that foster a tight-knit, small-town vibe Liberty Lake.

Residents enjoy top-rated public schools in the Central Valley School District, low crime rates, and a strong volunteer spirit—Liberty Lake even ranked second on a recent list of safest and most affordable West Coast cities New York PostNiche. Local businesses range from boutique retail and restaurants along Appleway Avenue to light industrial and office parks just off I-90, making for a varied local economy.

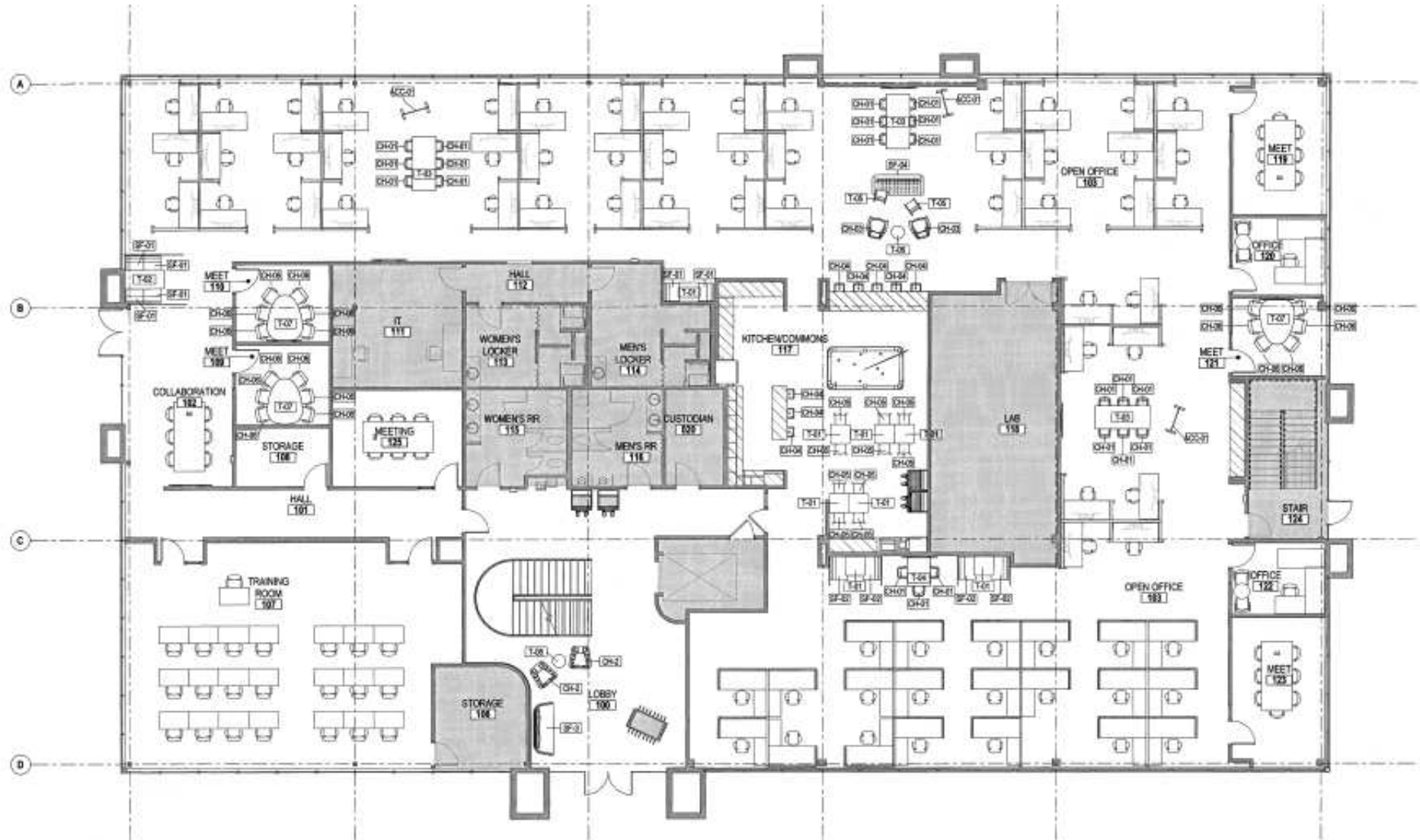
RETAILER MAP



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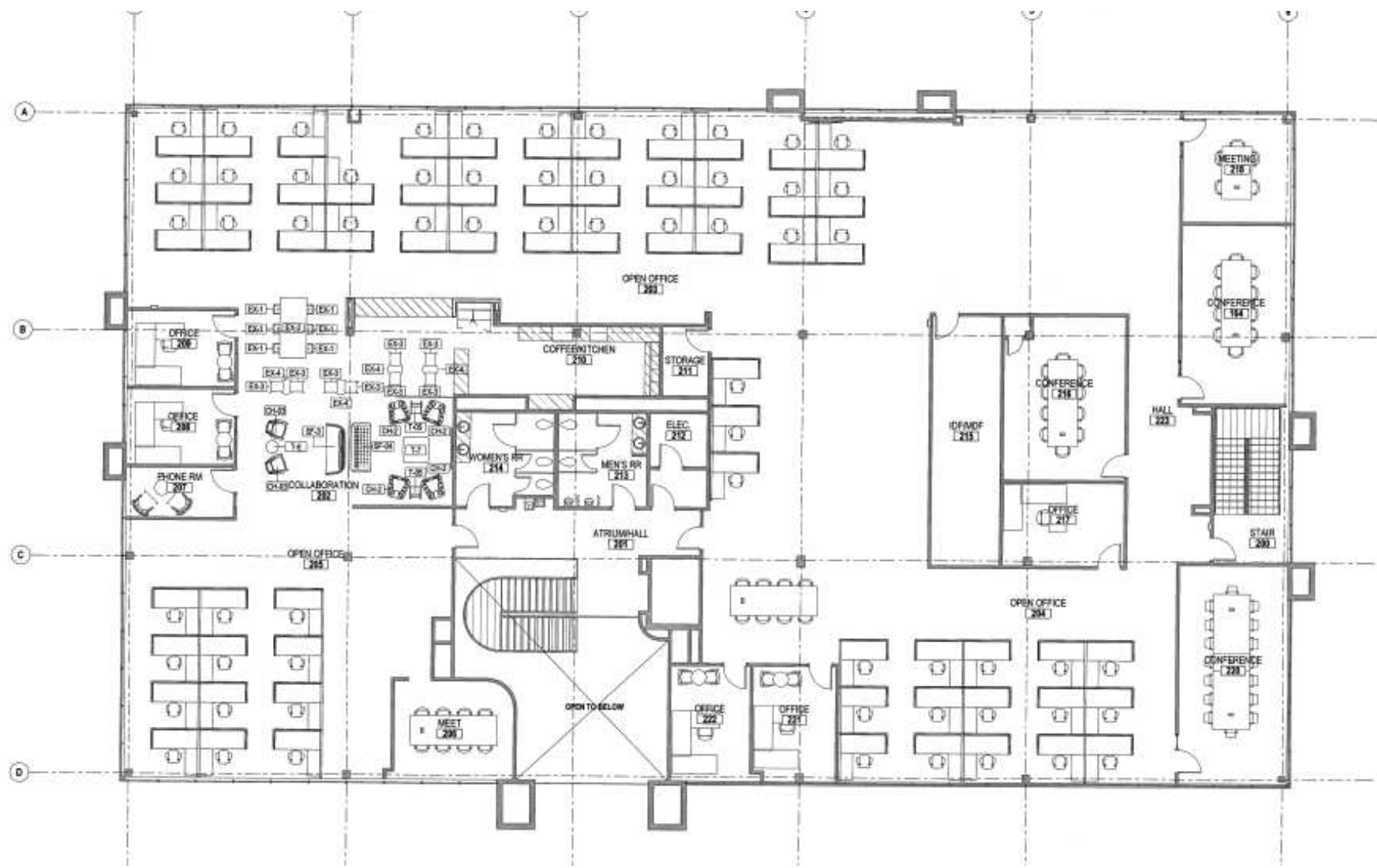
LEVEL 1 FLOOR PLAN



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LEVEL 2 FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	20	95	5,745
AVERAGE AGE	45	45	40
AVERAGE AGE (MALE)	43	43	39
AVERAGE AGE (FEMALE)	46	46	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	8	37	2,132
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$110,800	\$107,171	\$137,142
AVERAGE HOUSE VALUE	\$555,589	\$573,635	\$618,952

Demographics data derived from AlphaMap



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a premier full-service firm in Spokane, Washington. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. In 2015, he launched a strategic partnership with SVN International, founding SVN Cornerstone and establishing it as a top-tier provider in commercial real estate services and development.

As Managing Director, Guy has built a collaborative, high-achieving team culture dedicated to delivering exceptional results for SVN Cornerstone’s clients. While the firm primarily serves Washington and Idaho, Guy’s extensive connections with SVN brokers nationwide allow him to meet the needs of sophisticated clients across the United States. Supported by SVN International’s resources, his team is equipped to deliver unmatched value.

With over 38 years of commercial real estate experience, Guy has closed more than \$500 million in transaction value. He remains active in property development on behalf of industrial and retail clients, bringing his expertise to diverse commercial projects. He is a multi-year recipient of SVN International’s President’s Circle Award and has earned the prestigious Partner’s Circle Award multiple times. His commitment to client success has led him to represent national clients, including Caliber, McKinstry, Par Pacific, Armbrust Aviation, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas.

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WA #114652

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

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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