



FOR LEASE



South Valley Mixed Use Building

(Located on Bowdish Road between 32nd and Dishman Roads)

**4102 S. Bowdish Road
Spokane Valley, WA 99206**



GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC

(509) 926-5311 office | (509) 844-8814 cell | garger@argerco.com | www.argerco.com

PROPERTY HIGHLIGHTS



For Lease: 3,000 SF to 4,700 SF (WILL DIVIDE)

- **Parcel #: 45333.9119, portion of parcel**
- **4,700 +/- SF Free Standing Building**
- **3,000 SF to 4,700 SF Available**
- **\$10.21 per SF (Modified Gross)**
Tenant to pay Utilities: electric, gas and garbage. Landlord pays, water and sewer.
- **Building Features: Reception, Open Showroom Space, Large Rooms, Multiple Entrances, Restrooms and Storage. 10' Ft Ceilings**
- **18+ Parking Stalls**
- **Zoning: Corridor Mixed Use (CMU), many permitted uses allowed per City of Spokane Valley including Retail, Office, Light Manufacturing, etc.**
- **Signage Opportunities**
- **Easy I-90 Access (Argonne Corridor)**
- **Highly Visible location in a growing, active trendy area (So-Val).**
- **Next to Mandala Coffee, TT's BBQ, Barneys Grocery, Ponderosa Grill and Chester Store**
- **Showings by appointment only**

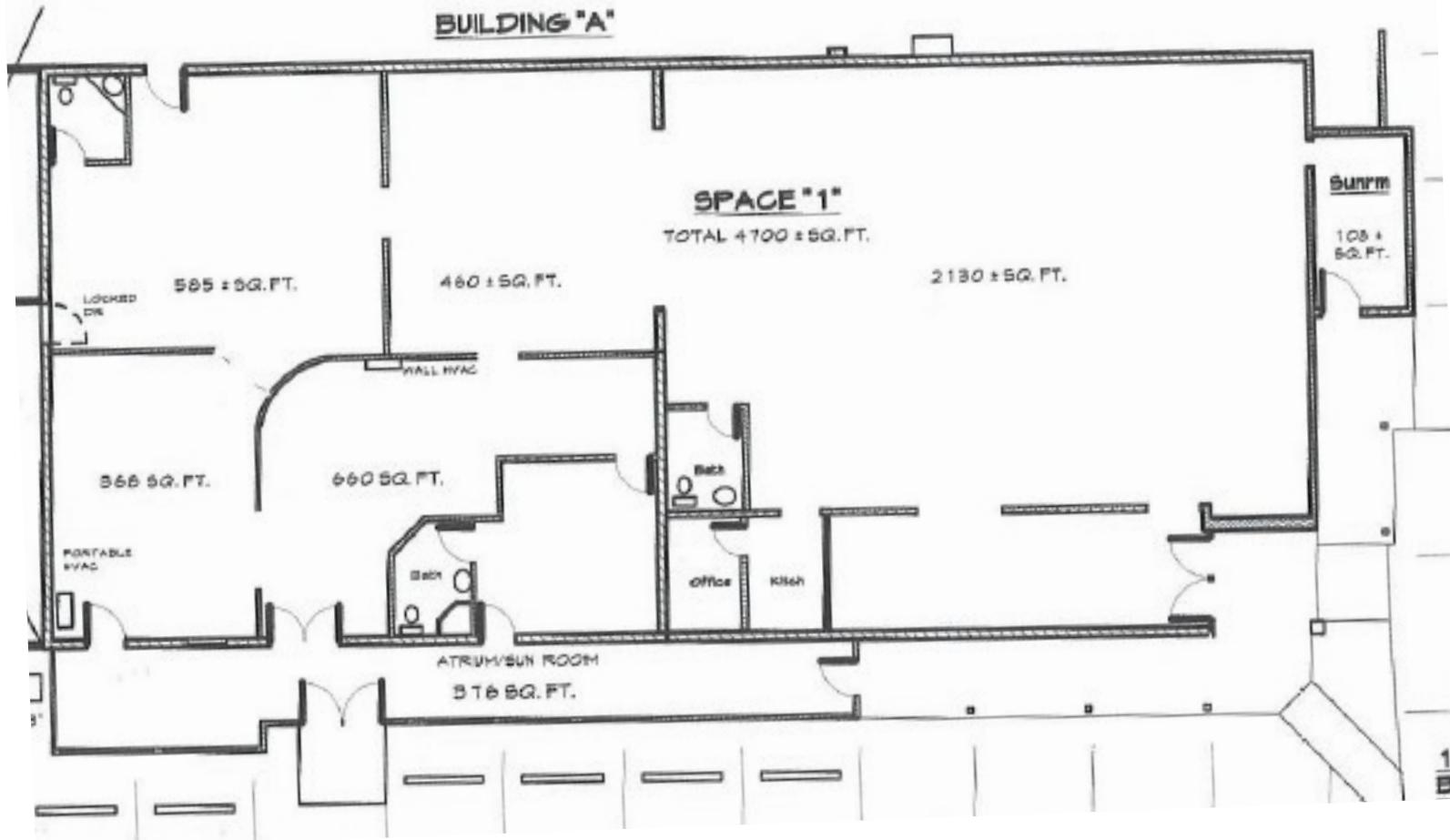
SOUTH VALLEY FREE STANDING MIXED USE BUILDING * 4102 S. BOWDISH RD



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Floor Plan



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MAP



South Bowdish and Dishman-Mica Road



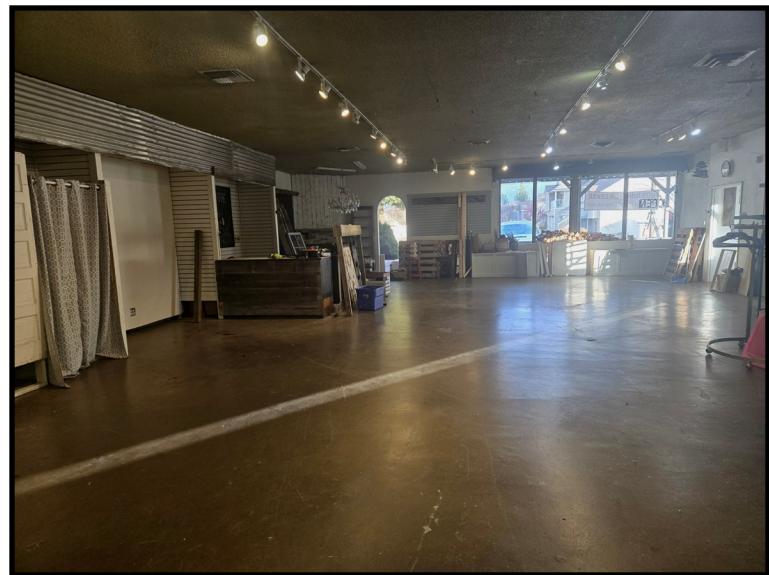
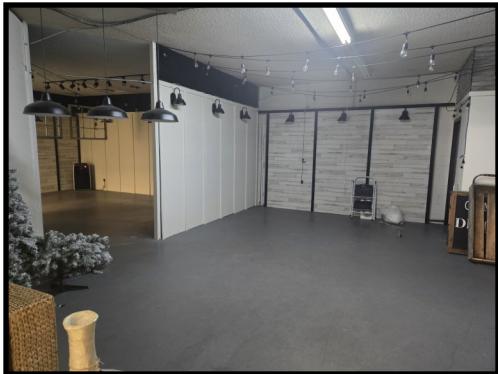
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PHOTOS



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ABOUT US



For over 40 years G. ARGER CO. REAL ESTATE INC., has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.



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All prospective buyers should conduct their own analysis and inspections for their intended use.