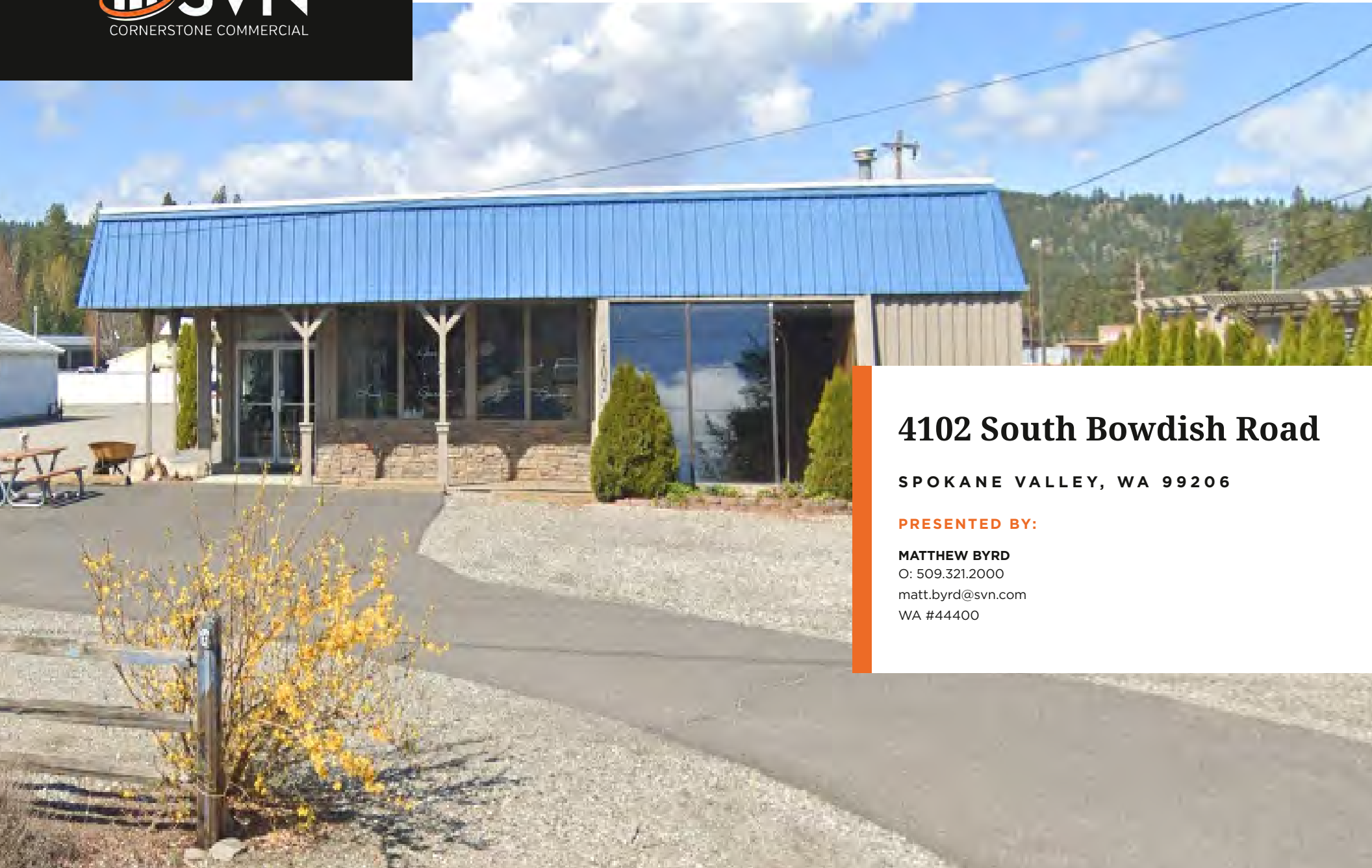




# South Valley Retail for Lease



**4102 South Bowdish Road**

**SPOKANE VALLEY, WA 99206**

**PRESENTED BY:**

**MATTHEW BYRD**

O: 509.321.2000

[matt.byrd@svn.com](mailto:matt.byrd@svn.com)

WA #44400

## PROPERTY SUMMARY

### 4102 SOUTH BOWDISH ROAD

SPOKANE VALLEY, WA 99206

#### OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| LEASE RATE:    | \$12 SF/yr (MG) |
| BUILDING SIZE: | 6,308 SF        |
| AVAILABLE SF:  | 4,700 SF        |
| LOT SIZE:      | 43,200 SF       |

## PROPERTY SUMMARY

Located in Spokane Valley's growing South Valley area, this freestanding building offers up to 4,700 SF of flexible lease space with an open showroom layout, reception area, multiple entrances, restrooms, storage, and ample parking. High visibility and zoning that allows a variety of commercial uses make the property well-suited for retail, showroom, office, or other business operations.

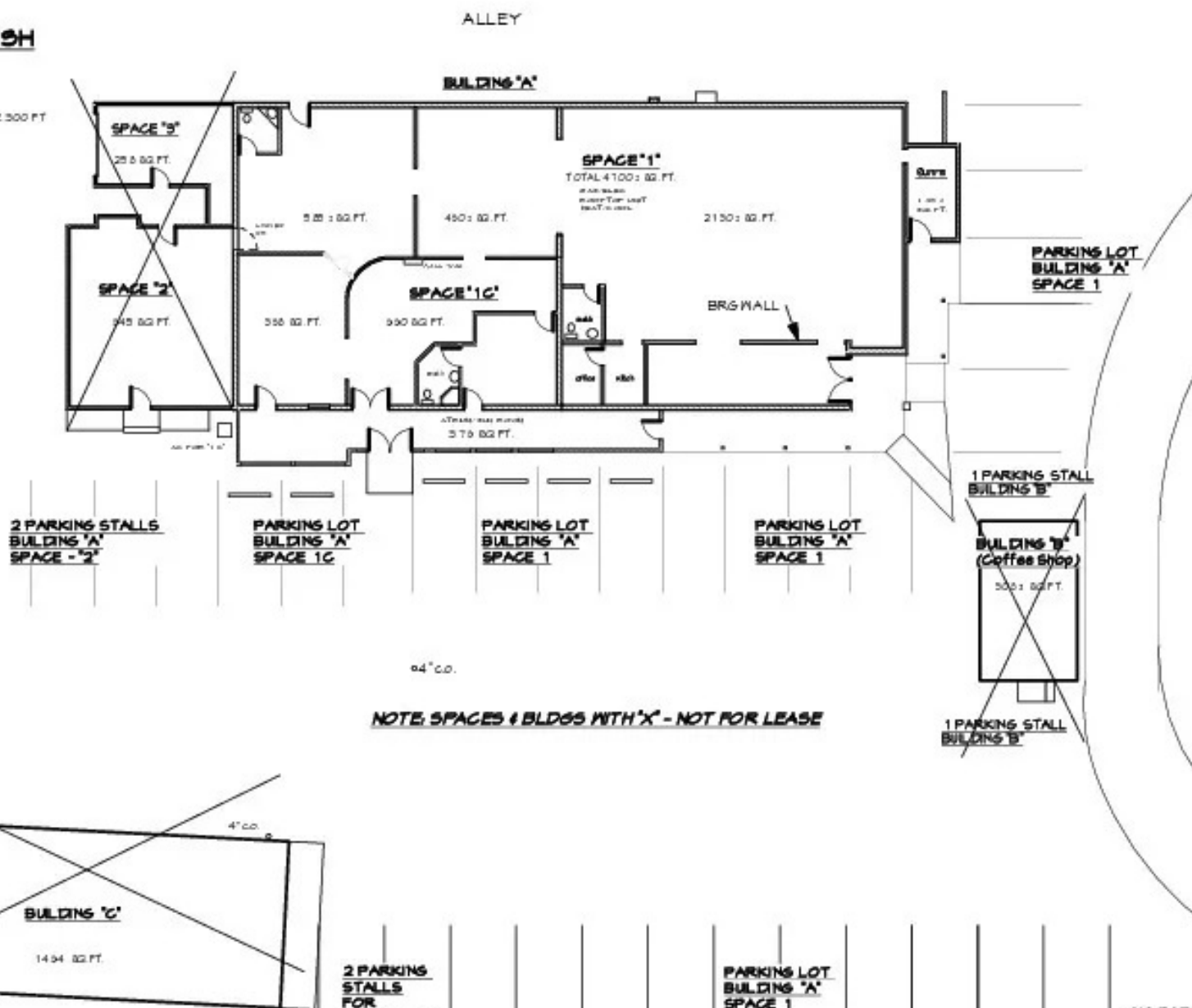


## PROPERTY PHOTOS





LEGAL DESCRIPTION:  
S1 S6 FT OF N 740 FT OF N 270 FT OF E 300 FT  
OF NE 1/4 OF S41/4, EXC GORD  
S33 T.25 R.44, BROWN COUNTY  
PARCEL 5, 453359119



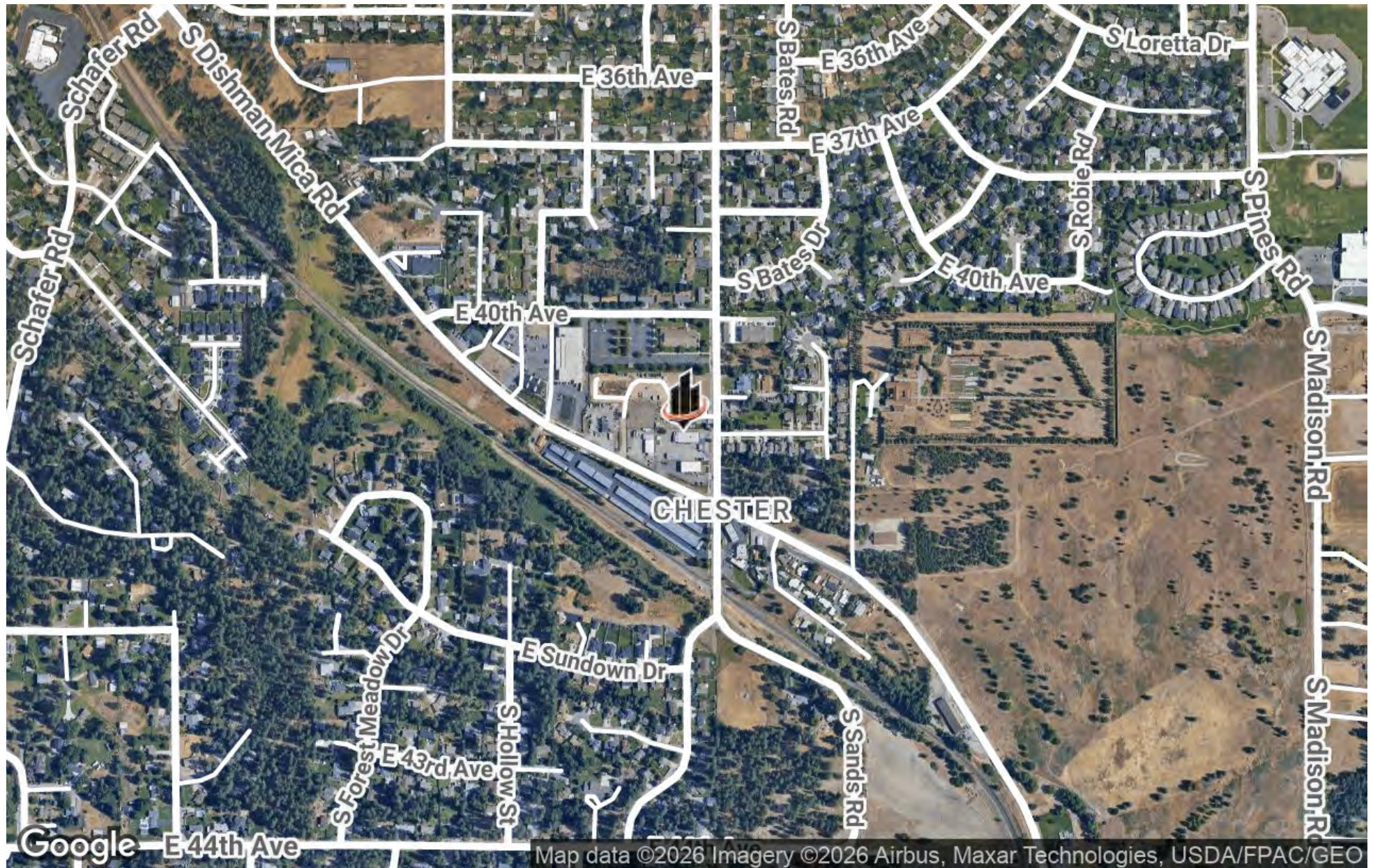
## SITE PLANS



## REGIONAL MAP



## AERIAL MAP





**MATTHEW BYRD**

Senior Advisor

matt.byrd@svn.com

Direct: **509.321.2000** | Cell: **509.499.9229**

WA #44400

### PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

### EDUCATION

Gonzaga University - Bachelor of Arts Finance

### MEMBERSHIPS

Spokane Trader's Club  
Spokane Association of Realtors  
CCIM Candidate

#### SVN | Cornerstone

1311 N. Washington Street Suite D  
Spokane, WA 99201  
509.321.2000



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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.



# Collective Strength, Accelerated Growth

1311 N. WASHINGTON STREET  
SUITE D  
SPOKANE, WA 99201



[HTTP:SVNCORNERSTONE.COM](http://svncornerstone.com)