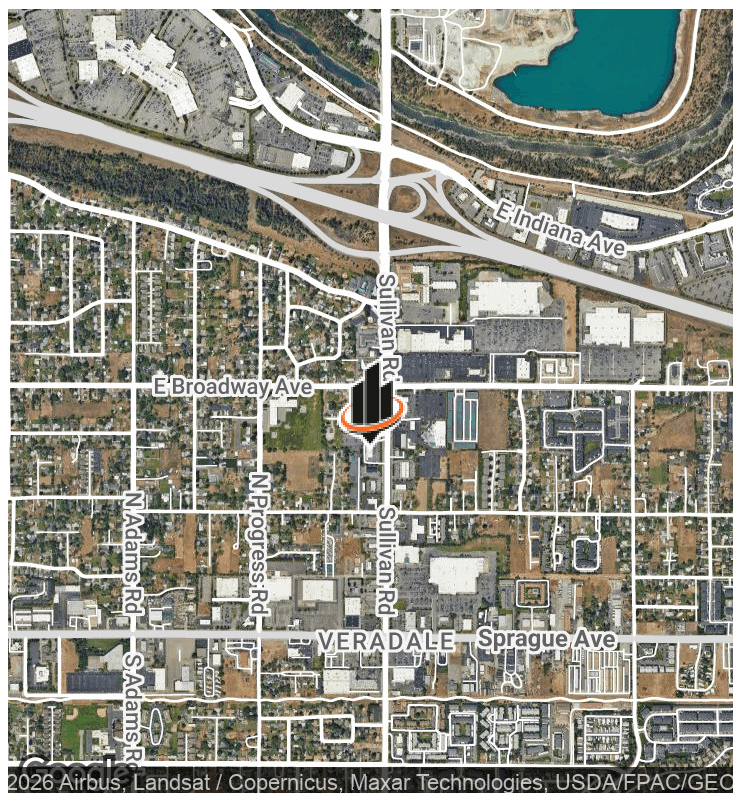


509 N SULLIVAN RD | SUITE C | RATE REDUCTION



OFFERING SUMMARY

LEASE RATE:	\$25 SF/YR (NNN)
	\$22 SF/YR (NNN)
BUILDING SIZE:	11,770 SF
AVAILABLE SF:	1,437 SF
LOT SIZE:	1.56 Acres
YEAR BUILT:	2004
ZONING:	Corridor Mixed Use
APN:	45144.1144

PROPERTY OVERVIEW

Strategically located at 509 N Sullivan Rd the Gesa Center offers exceptional retail and office spaces designed for success. Situated in the heart of Spokane Valley, this vibrant center provides unparalleled visibility and accessibility for your business.

PROPERTY HIGHLIGHTS

- Prime Spokane Valley Location: 509 N Sullivan Rd – exceptional visibility and convenient access
- Maximum Exposure: Highly visible frontage along busy N Sullivan Road
- Generous Parking: 65 on-site stalls (5.52 spaces per 1,000 SF) for customers and staff
- Eye-Catching Signage: Pylon signage available; option for electronic reader board with landlord approval
- Built-In Customer Traffic: Join a strong tenant mix including Natalie Nails, Little Caesars Pizza, Little Tokyo, GameStop, Eye Guys, Family Eye Care, and GESA Credit Union
- Available Now: Space is currently vacant and ready for a new tenant

GUY D. BYRD, SIOR

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