



LEASE

Single Tenant Office Building

2330 E SPRAGUE AVE

Spokane, WA 99202

PRESENTED BY:

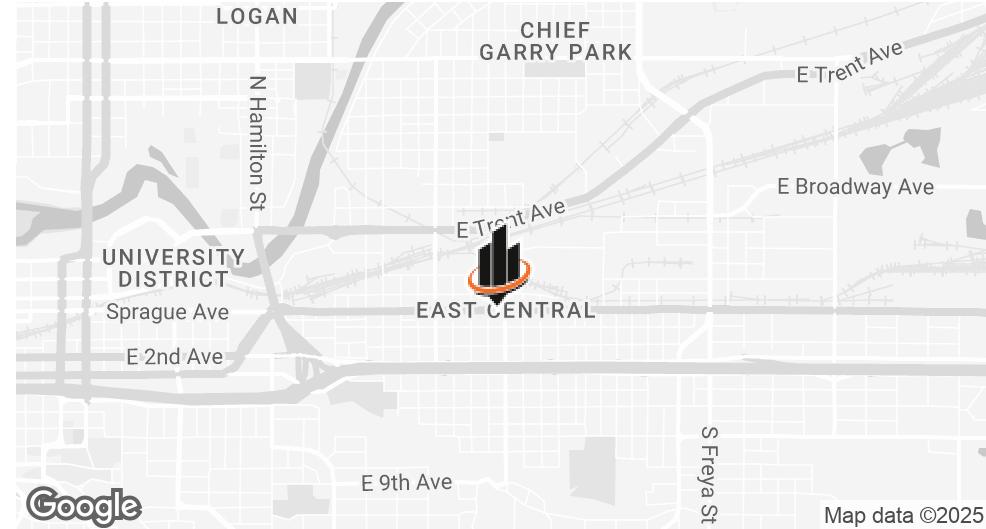
DANNY PATTERSON

Advisor

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/YR (NNN)
NNN EXPENSE	\$4.25 PSF/YR
AVAILABLE SF:	5,008 SF
LOT SIZE:	0.65 AC
YEAR BUILT:	1984
ZONING:	CC2
APN:	35211.0302

PROPERTY HIGHLIGHTS

- Former bank building on East Sprague Avenue.
- Pylon Signage
- Parking 28 stalls (5.6/1,000 SF)
- Traffic Count ±1,997 ADT Sprague Ave & ±8,764 ADT Altamont St

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ADDITIONAL PHOTOS



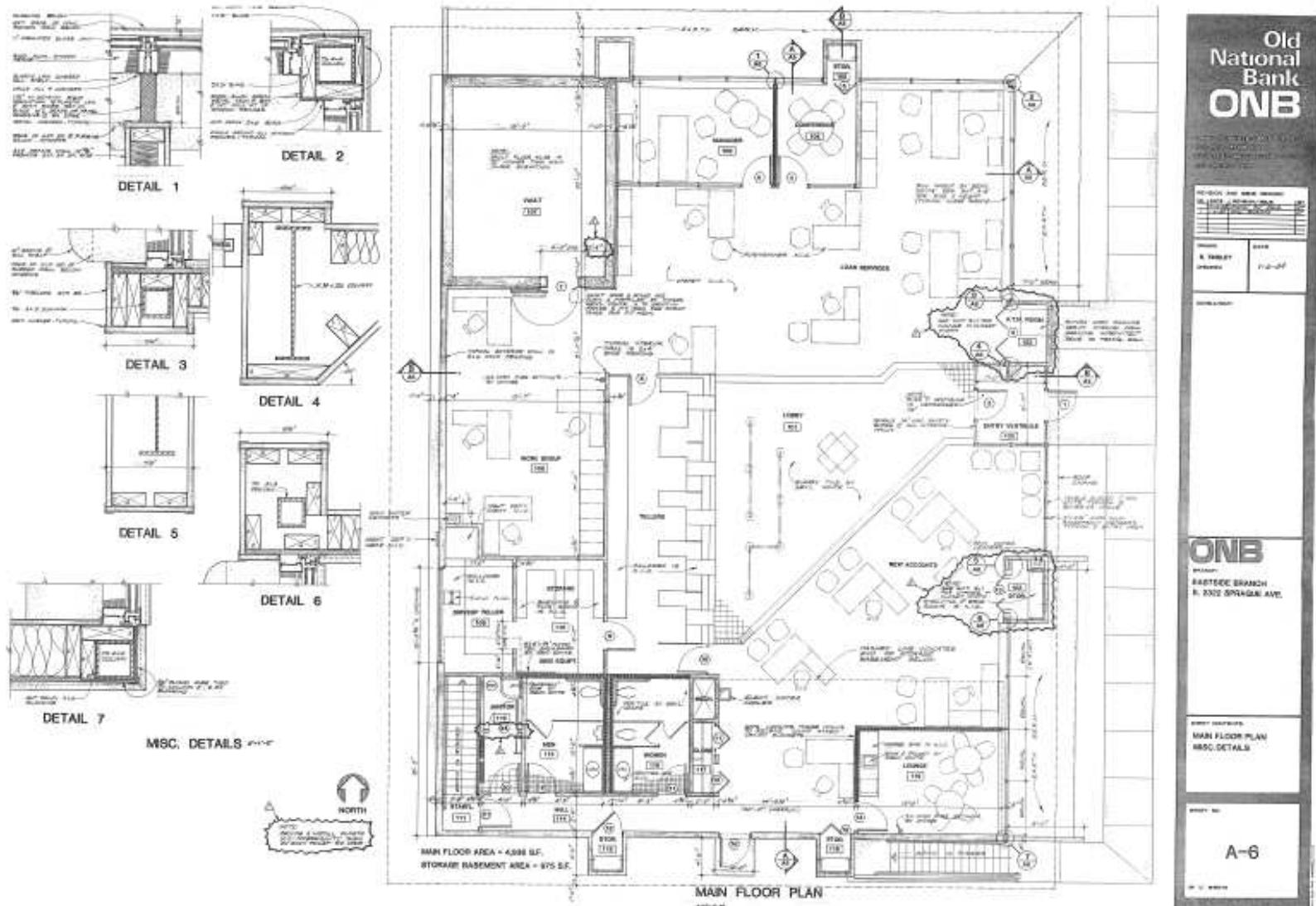
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FLOOR PLANS



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RETAILER MAP



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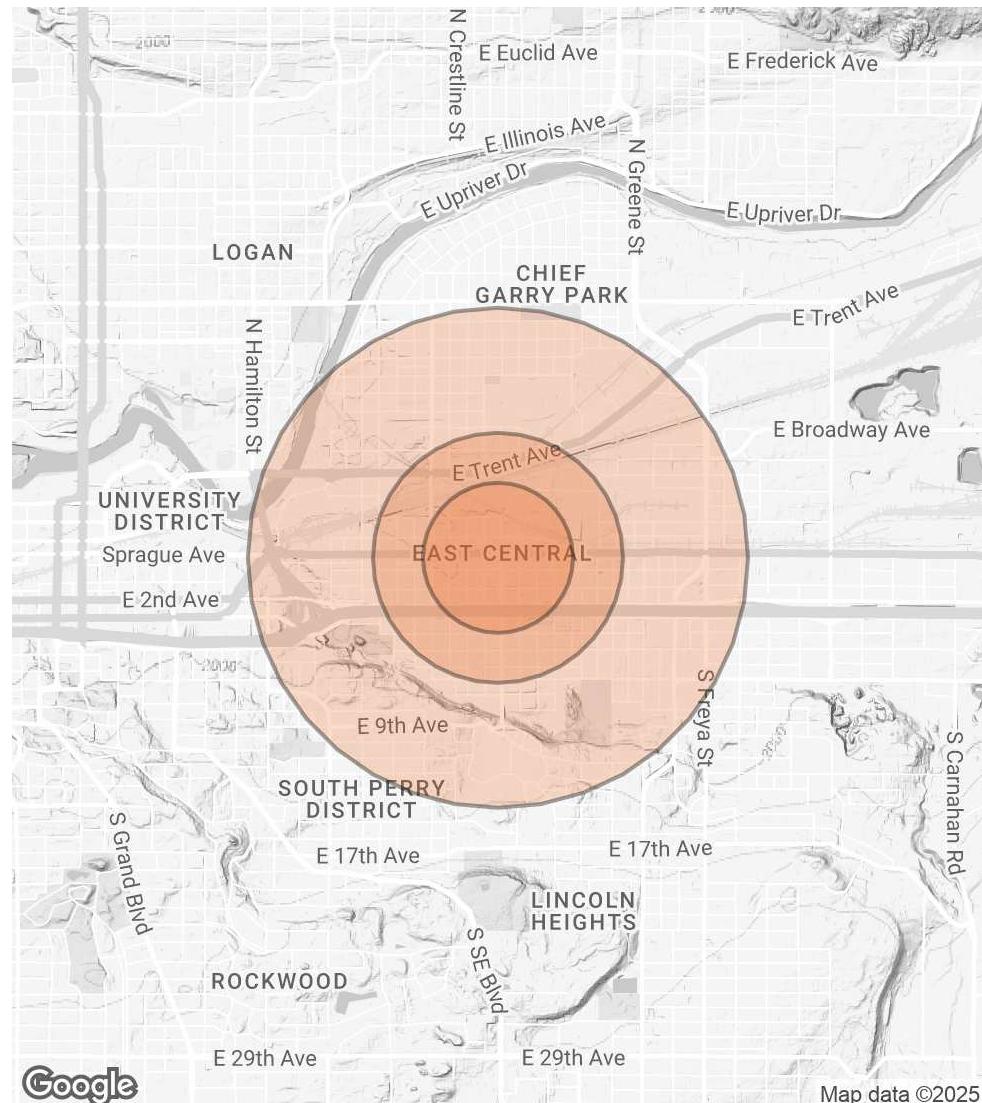
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	693	2,193	10,488
AVERAGE AGE	39	38	37
AVERAGE AGE (MALE)	39	38	37
AVERAGE AGE (FEMALE)	38	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	261	787	3,878
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$68,902	\$64,122	\$68,366
AVERAGE HOUSE VALUE	\$330,199	\$319,899	\$324,437

Demographics data derived from AlphaMap



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ADVISOR BIO



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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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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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