

LEASE

Sprague Pest Control Building

2014 WEST 6TH COURT
Spokane, WA 99201

PRESENTED BY:

MATTHEW BYRD
O: 509.321.2000
matt.byrd@svn.com
WA #44400



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,800.00 per month (NNN)
AVAILABLE SF:	8,793 SF
BUILDING SIZE:	8,793 SF
LOT SIZE:	0.52 Acres
YEAR BUILT:	1955
RENOVATED:	1982
LOT SIZE:	.52 Acres
ZONING:	Industrial

MATTHEW BYRD

O: 509.321.2000
matt.byrd@svn.com
WA #44400

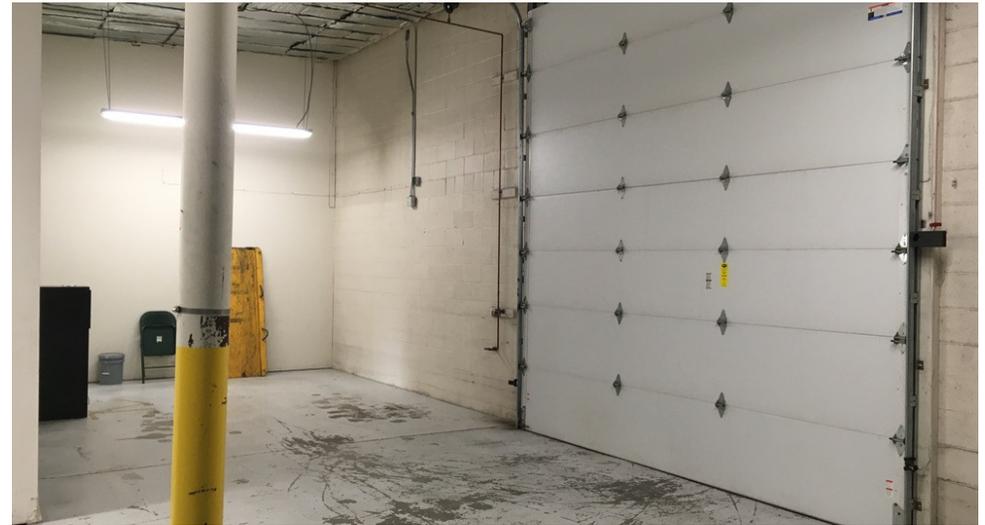
PROPERTY OVERVIEW

Office Area of 1,995 SF. Includes large break room, restrooms, storage areas and open and enclosed offices. Warehouse is approximately 1,527 SF.

PROPERTY HIGHLIGHTS

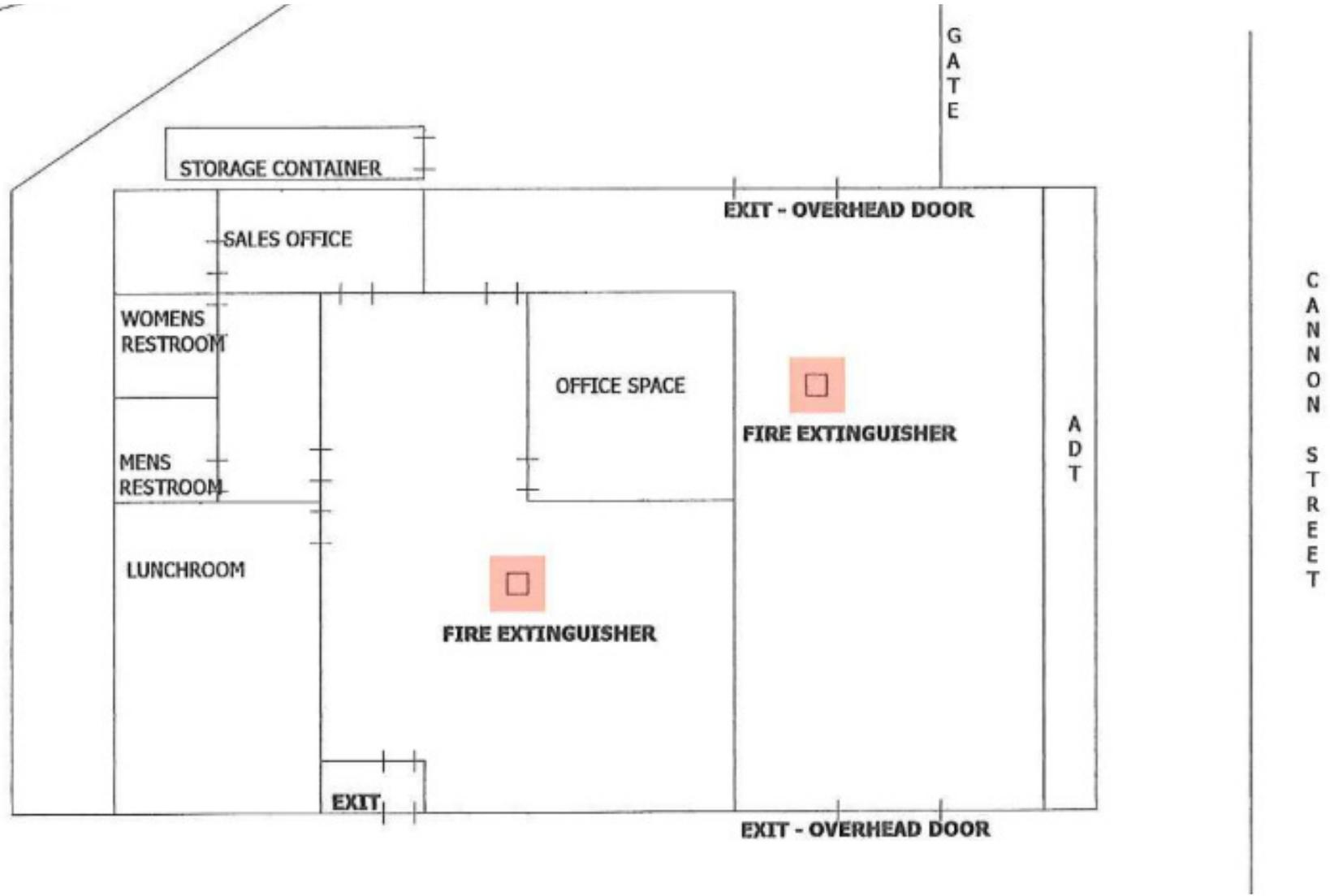
- Warehouse is accessible through a 7 foot dock high door
- Outside Storage area accessible through 14 foot and grade level overhead door
- 15 foot ceiling heights in warehouse
- Washer and dryer hookups ADA bathrooms with a shower in the men's restroom 3 phase power
- Parking Area is fenced with a security gate

ADDITIONAL PHOTOS



MATTHEW BYRD
O: 509.321.2000
matt.byrd@svn.com
WA #44400

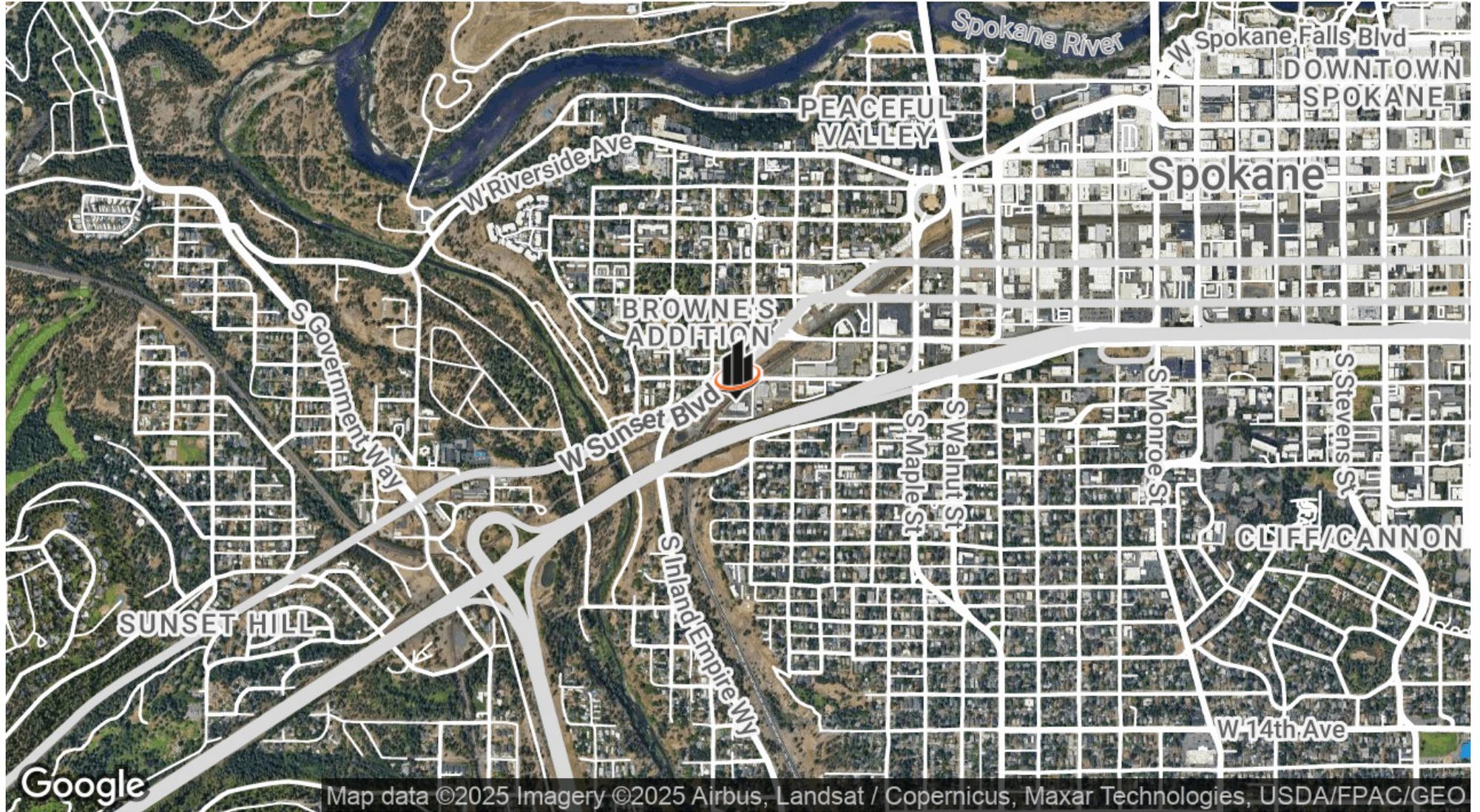
FLOOR PLAN



MATTHEW BYRD

O: 509.321.2000
matt.byrd@svn.com
WA #44400

LOCATION MAP



MATTHEW BYRD
O: 509.321.2000
matt.byrd@svn.com
WA #44400

ADVISOR BIO



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

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

MATTHEW BYRD

O: 509.321.2000

matt.byrd@svn.com

WA #44400

DEMOGRAPHICS MAP & REPORT

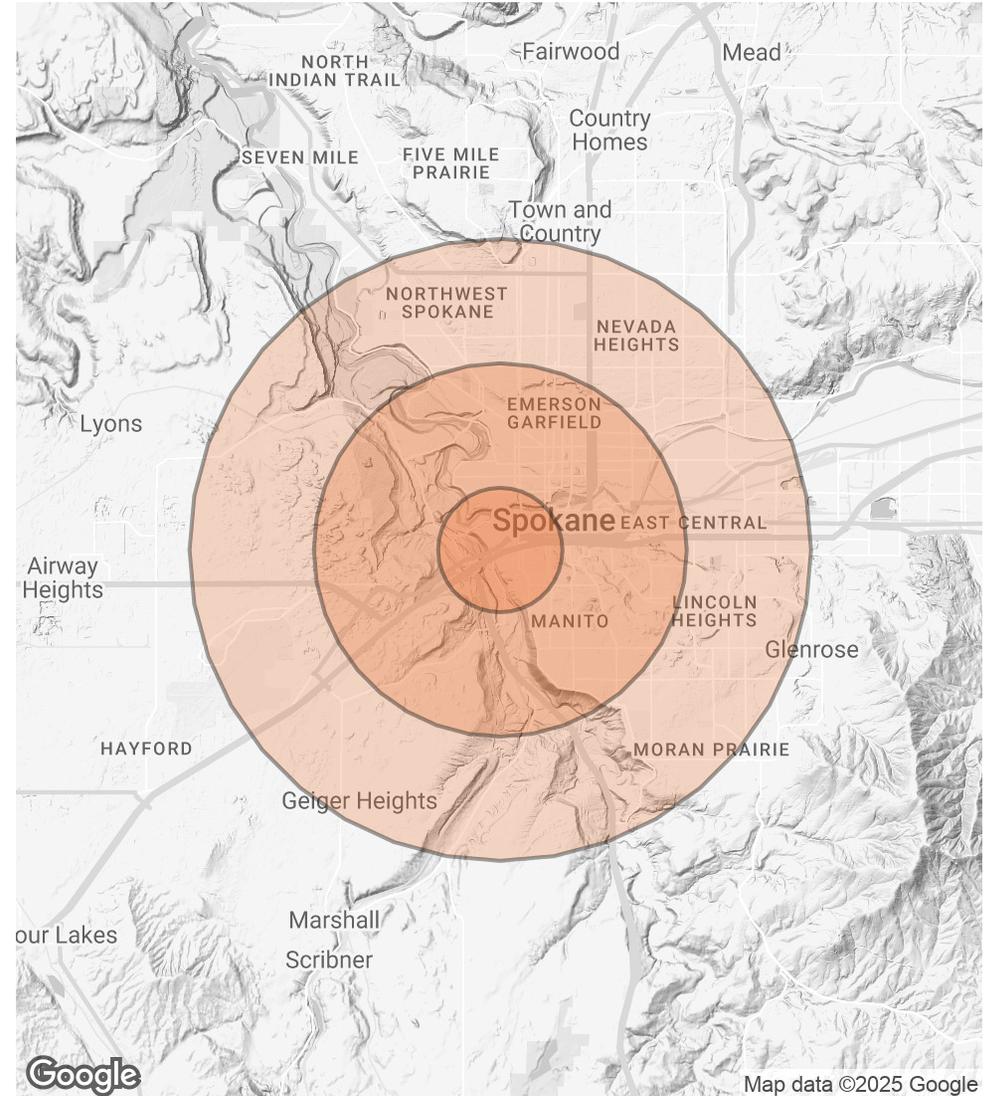
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,428	79,606	207,232
AVERAGE AGE	42	40	40
AVERAGE AGE (MALE)	42	39	39
AVERAGE AGE (FEMALE)	42	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,688	34,765	86,817
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$71,307	\$86,945	\$88,898
AVERAGE HOUSE VALUE	\$435,210	\$471,860	\$426,148

Demographics data derived from AlphaMap



MATTHEW BYRD

O: 509.321.2000

matt.byrd@svn.com

WA #44400