



FOR LEASE



*Spokane Valley Sprague Ave
Office Medical/Retail Suites*

(1,576 SF and 1,918 SF Suites)

**9717 & 9723 E. Sprague Ave
Spokane Valley, WA 99206**



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

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argercos.com | www.argercos.com

PROPERTY HIGHLIGHTS



For Lease: \$14.00 per SF plus Utilities

Available Suites:

1. **9717 E. Sprague Suite: 1,918 SF**
(\$2,250.00 per month)
2. **9723 E. Sprague Suite: 1,576 SF**
(\$1,850.00 per month)

(Tenant to pay Utilities: electric, gas, water and sewer. Landlord to pay for building garbage trash and recycling container.)

- Suites currently built out for office and medical office/dental.
- Bonus basement square footage included prime for storage.
- Suites adjoining and can be combined totaling 3,495 SF.

Property Details:

- Zoning: CMU (Corridor Mixed Use): many permitted uses from office, medical office, dental, retail, etc.
- Traffic Count 16,600 Cars per Day
- Excess Parking Available
- Highly Visible Location with Signage
- Near the Argonne Corridor with Easy I-90 Access
- Neighboring businesses: Napa Auto Parts, Winco Grocery Store and Auto Nation
- Parcel #: 45173.1735

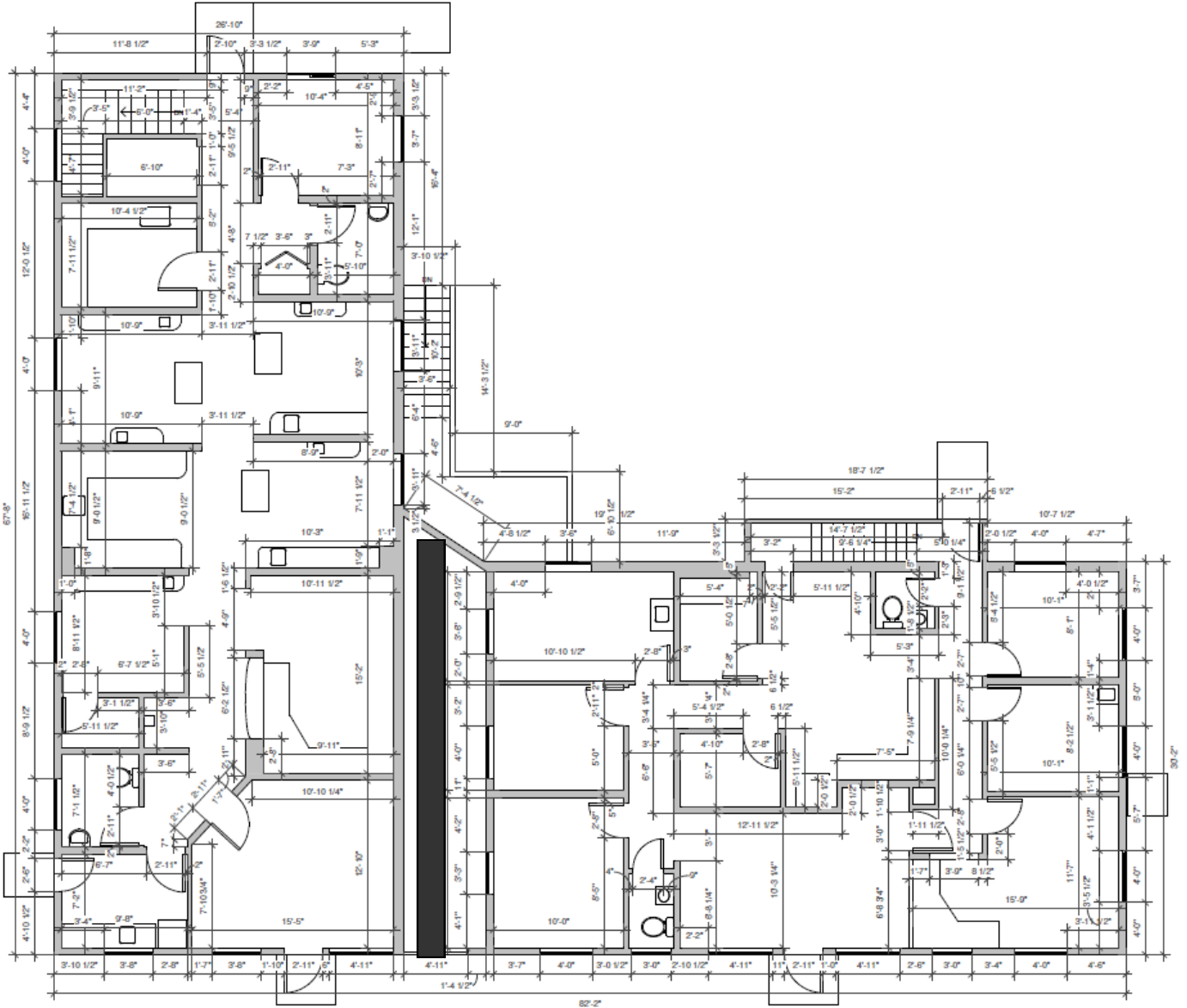
Valley Sprague Ave Office/Retail Suites* 9717 & 9723 E. Sprague Ave



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FLOOR PLANS



↑
Suite 9717

↑
Suite 9723

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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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