



FOR LEASE



Newman Lake Mixed Use Retail/Office Suite

1,254 Square Feet Available

(Located on the NW Corner of Trent Ave and Starr Road)

**25011 E. Trent Ave (Suite A)
Newman Lake, WA 99025**



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

(509) 926-5311 office | (509) 844-8814 cell | garger@argerco.com | www.argerco.com

PROPERTY HIGHLIGHTS



For Lease: \$12.00 per SF, plus NNN & Utilities

- **Parcel #: 56261.0303**
- **1,254+/- SF Suite A , End-Cap Corner**
- **\$12.00 per SF, Tenant to pay Utilities: electric, gas, water and garbage**
- **NNN includes percentage of property taxes & insurance, sewer and plowing**
- **Building Features: Reception, Open Showroom Space, Large Room , Multiple Entrances, Restroom, Coffee Bar and Storage.**
- **NEW Flooring and Paint throughout**
- **Zoning: Rural Activity Center (RAC), many permitted uses allowed per County including Retail, Office, Neighborhood Commercial, etc.**
- **Traffic Count 14,000 Cars per Day**
- **Excess Parking and Yard Area**
- **Highly Visible location in a growing, active area (Newman Lake)**
- **Easy access on Trent Ave and minutes to I-90, Liberty Lake & Stateline**
- **Neighboring tenants Insurance, Massage, Home Care & Bookkeeping**

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Floor Plan



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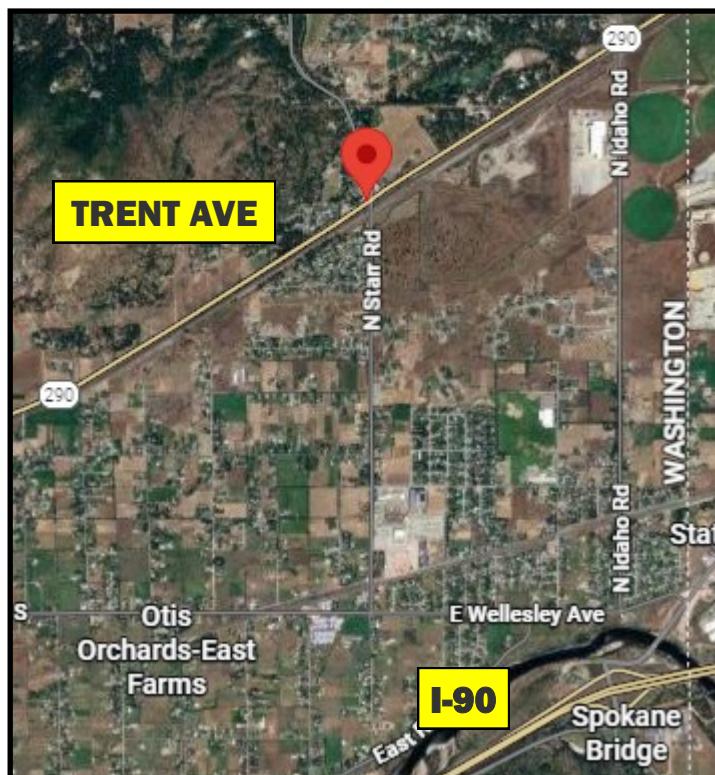
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MAP



(Located on the NW Corner of Trent Ave and Starr Road)



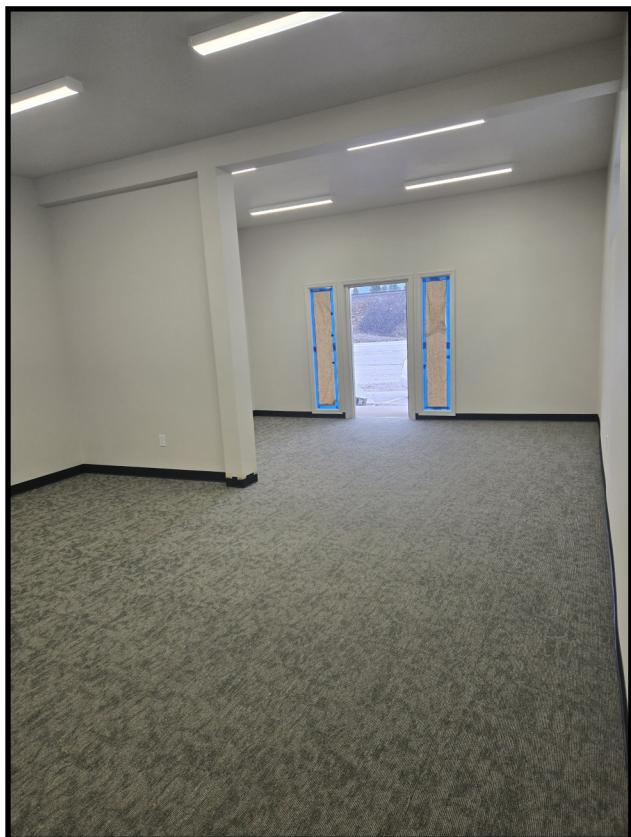
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PHOTOS



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ABOUT US



For over 40 years G. ARGERT 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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