



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 | ggarger@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**

NEWMAN LAKE MIXED USE RETAIL/OFFICE SUITE * 25011 E. TRENT AVE



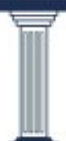
GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC

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

Floor Plan



NEWMAN LAKE MIXED USE RETAIL/OFFICE SUITE * 25011 E. TRENT AVE



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

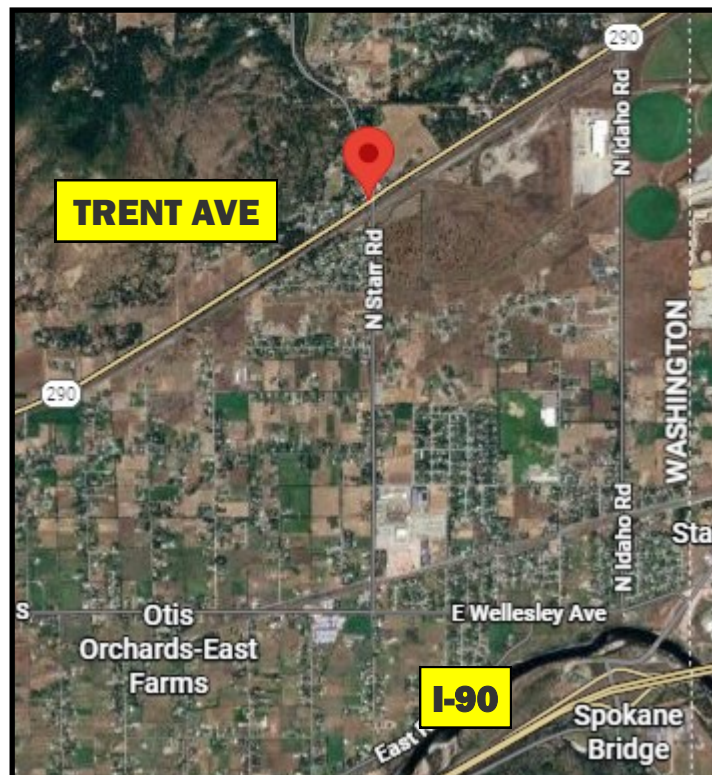
(509) 926-5311 office | (509) 844-8814 cell | ggarger@argenco.com | www.argenco.com



MAP



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



NEWMAN LAKE MIXED USE RETAIL/OFFICE SUITE * 25011 E. TRENT AVE



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

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

PHOTOS



NEWMAN LAKE MIXED USE RETAIL/OFFICE SUITE * 25011 E. TRENT AVE



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

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

ABOUT US

CoStar[™]
POWERBROKER[™] QUARTERLY DEALS
Q2 2025 DEALS WINNER



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.



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

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



Property information on this flyer is for convenience only and should not be relied upon for accuracy. All prospective buyers and tenants should conduct their own analysis and inspections for their intended use.