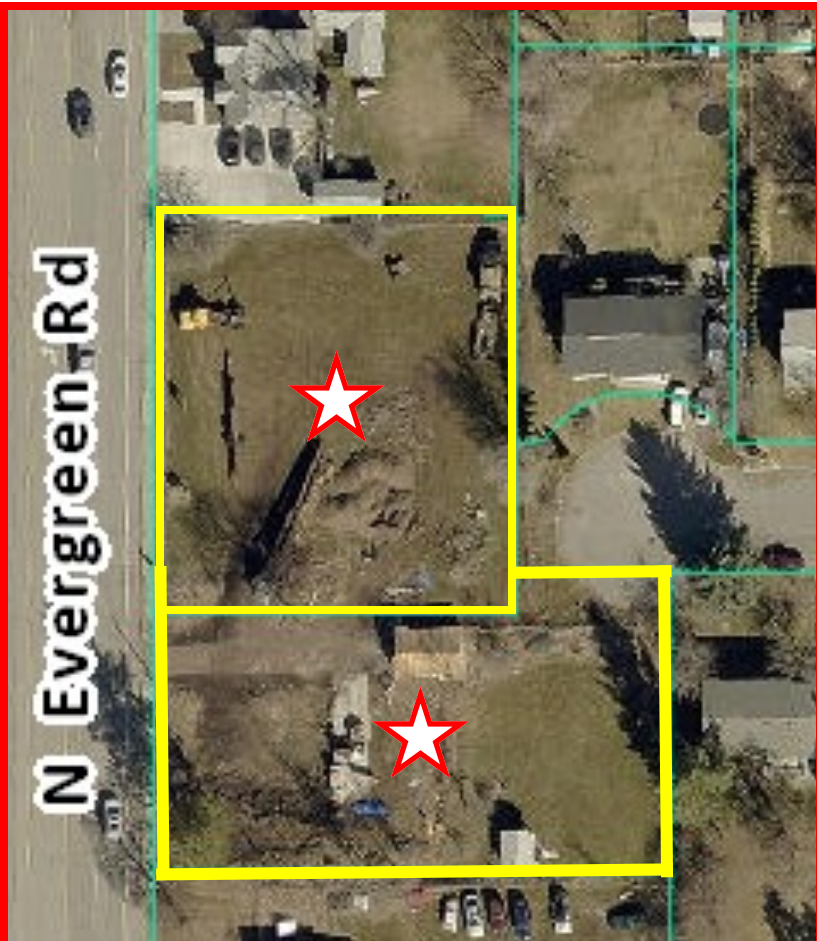




*Ground Lease  
or  
Build to Suit Lease*

**204 N. Evergreen Road  
Spokane Valley, WA 99216**



**PROPERTY DETAILS:**

- **TWO Parcel #'s: 45143.9269, 45143.9214**
- **Lot 42,655 +/- SF**
- **Easy I-90 Access Exit 291A (Evergreen Corridor)**
- **One Block North of Sprague Ave**
- **Zoned Commercial Mixed Use**
- **Traffic Count 43,500 Cars per Day (Evergreen and Sprague)**
- **Near National/Local Commercial and Medical Businesses**

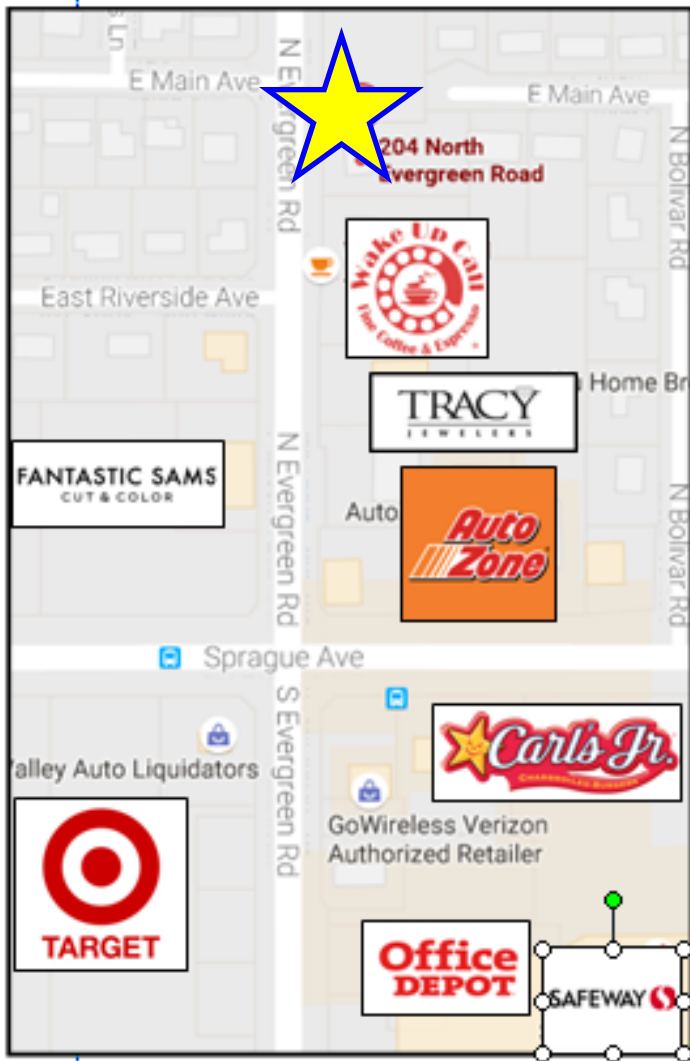


**Gene Arger, Broker**  
**G. Arger Co. Real Estate Inc.**  
(509) 926-5311 office  
(509) 844-8814 cell  
ggarger@argerco.com  
www.argerco.com



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

## *Ground Lease or Build to Suit Lease*



### New Construction

- ◆ 10,000 to 12,000 SF +/- Building
- ◆ \$25.00 to \$28.00 Per SF Plus NNN
- ◆ Custom design your space
- ◆ Tenant improvement allowances Available
- ◆ Preliminary Plans

### Ground Lease

- ◆ \$8,000.00 Per Month Base Rent
- ◆ Absolute NNN
- ◆ Cost of Living Increases

***204 N. Evergreen Road  
Spokane Valley, WA 99216***

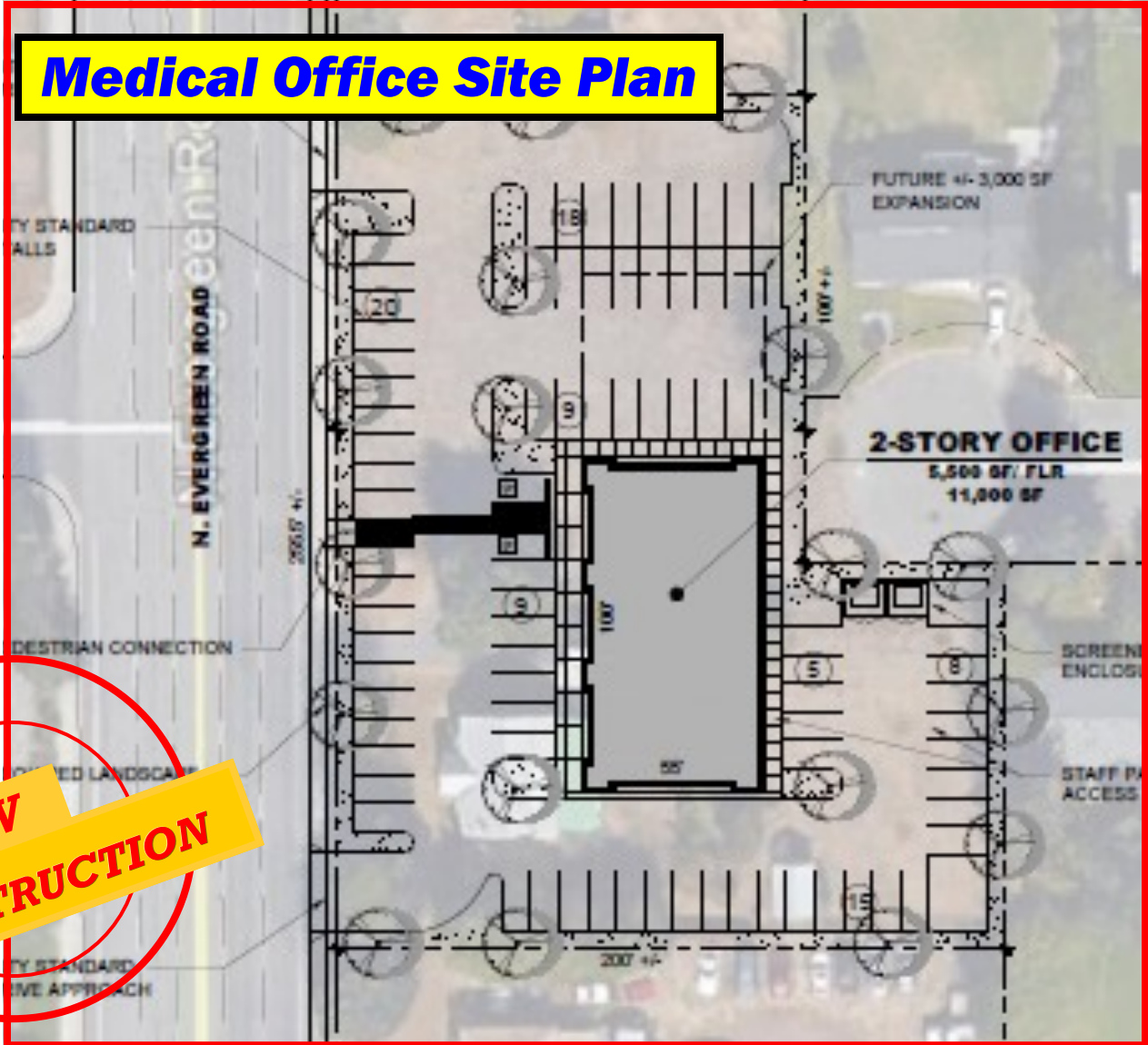
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*Ground Lease  
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**Medical Office Site Plan**

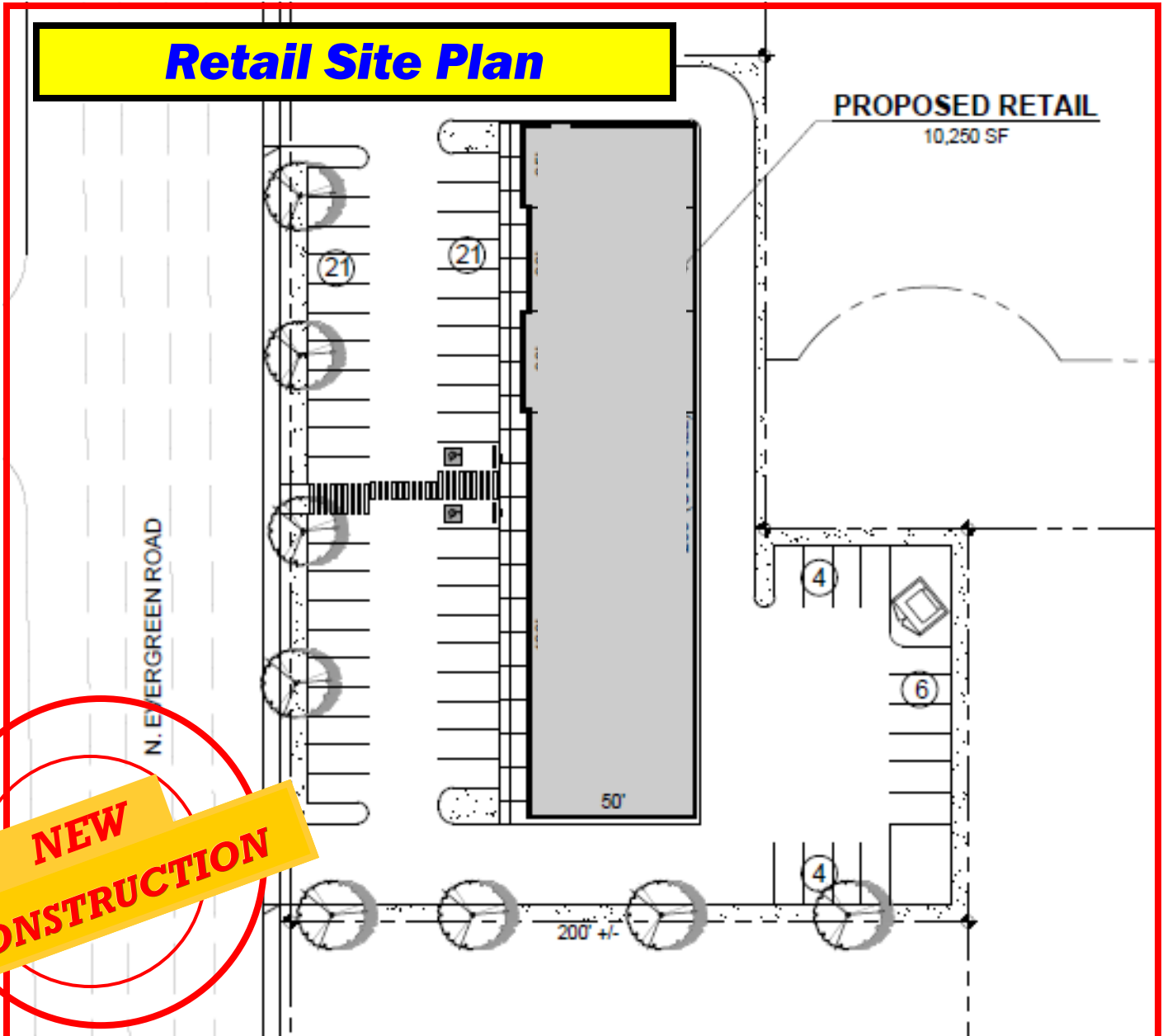


**NEW  
CONSTRUCTION**

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