



FOR LEASE



*Prime Free Standing
Sprague Ave Retail Building
(Off Evergreen I-90 Corridor)*

**13524 E. Sprague Ave Bldg #2
Spokane Valley, WA 99216**



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

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PROPERTY HIGHLIGHTS



Prime Valley Retail Building

- **4,000 +/- Square Feet**
Free Standing Retail Building
- **Lease Rate: \$5,750.00 per Month**
Modified Gross (Tenant responsible for electrical, garbage and gas)
- **Parcel #: 45221.9208 (Building #2)**
- **Zoning: Corridor Mixed Use (CMU), many permitted uses allowed**
- **Open Showroom Floor Plan**
- **Two Roll Up Doors (10 x 16)**
- **Located on Sprague Ave off Evergreen Road with easy I-90 access**
- **Near a variety of amenities and next to Target Store, Pool World and Comfort City Mattress**
- **Highly Visible Retail Exposure**
- **Great Window Orientation**
- **Signage Availability**
- **Excess Parking and Storage**
- **Traffic Count: 24,100 Cars per day**

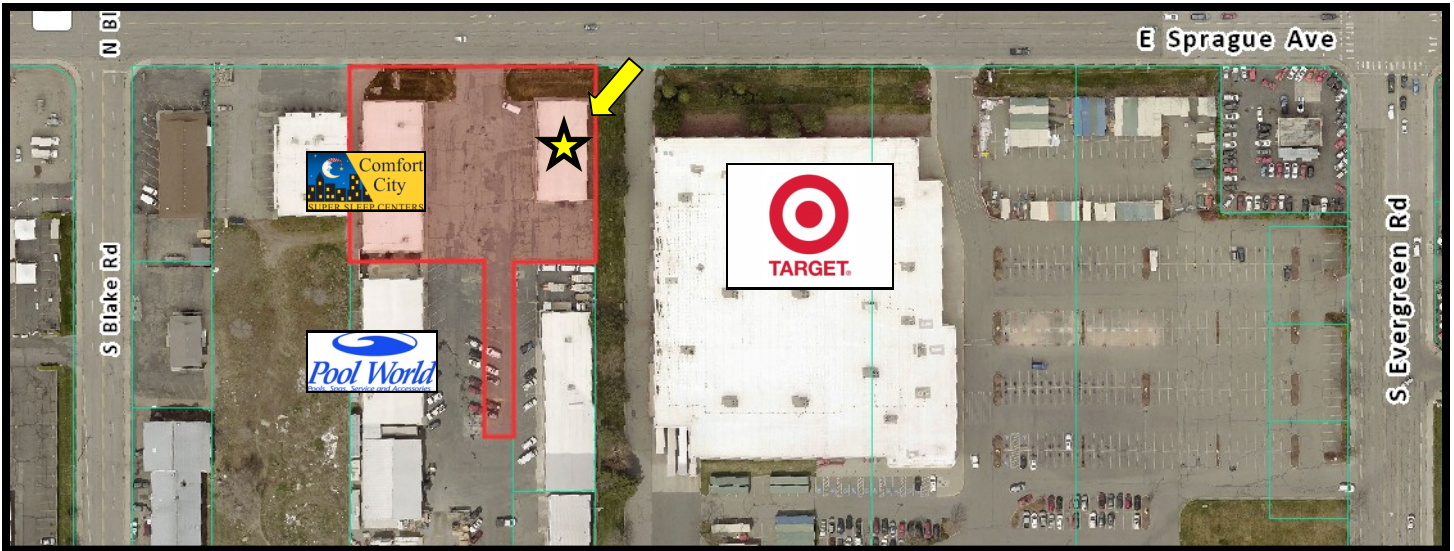
Prime Valley Retail Building — 13524 E. Sprague Ave Bldg #2 Spokane Valley, WA



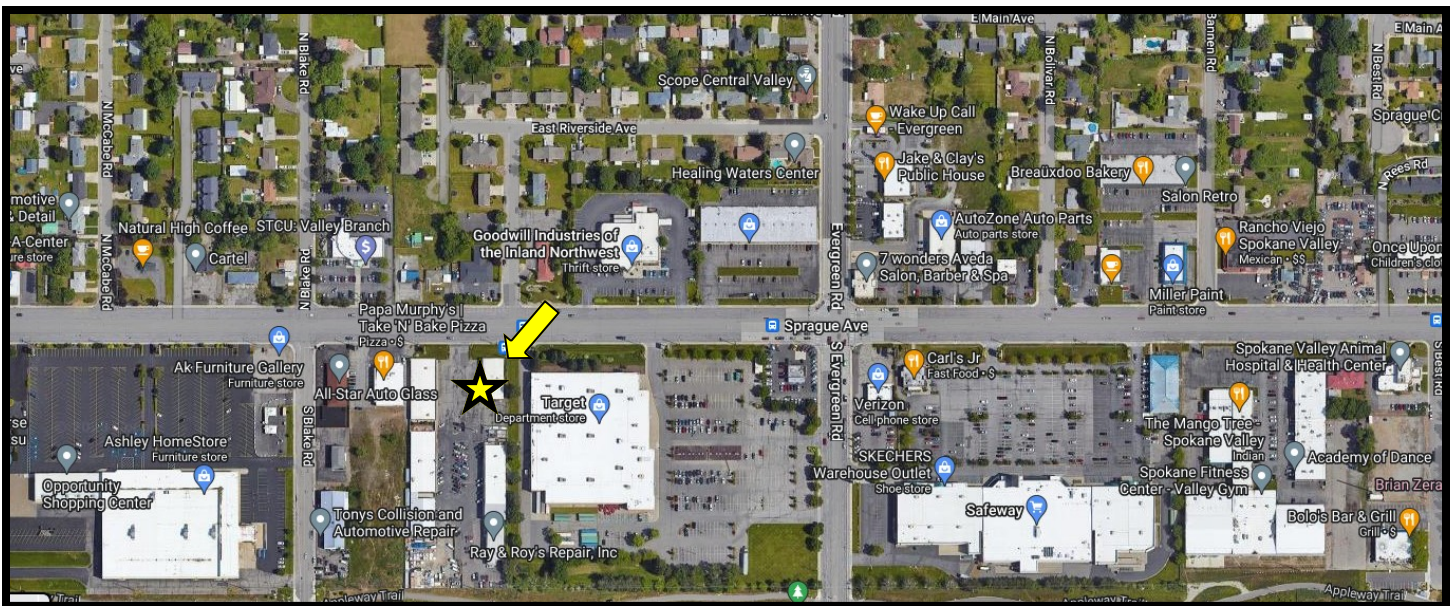
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MAPS



One of the only leasable free standing retail buildings in the Spokane Valley



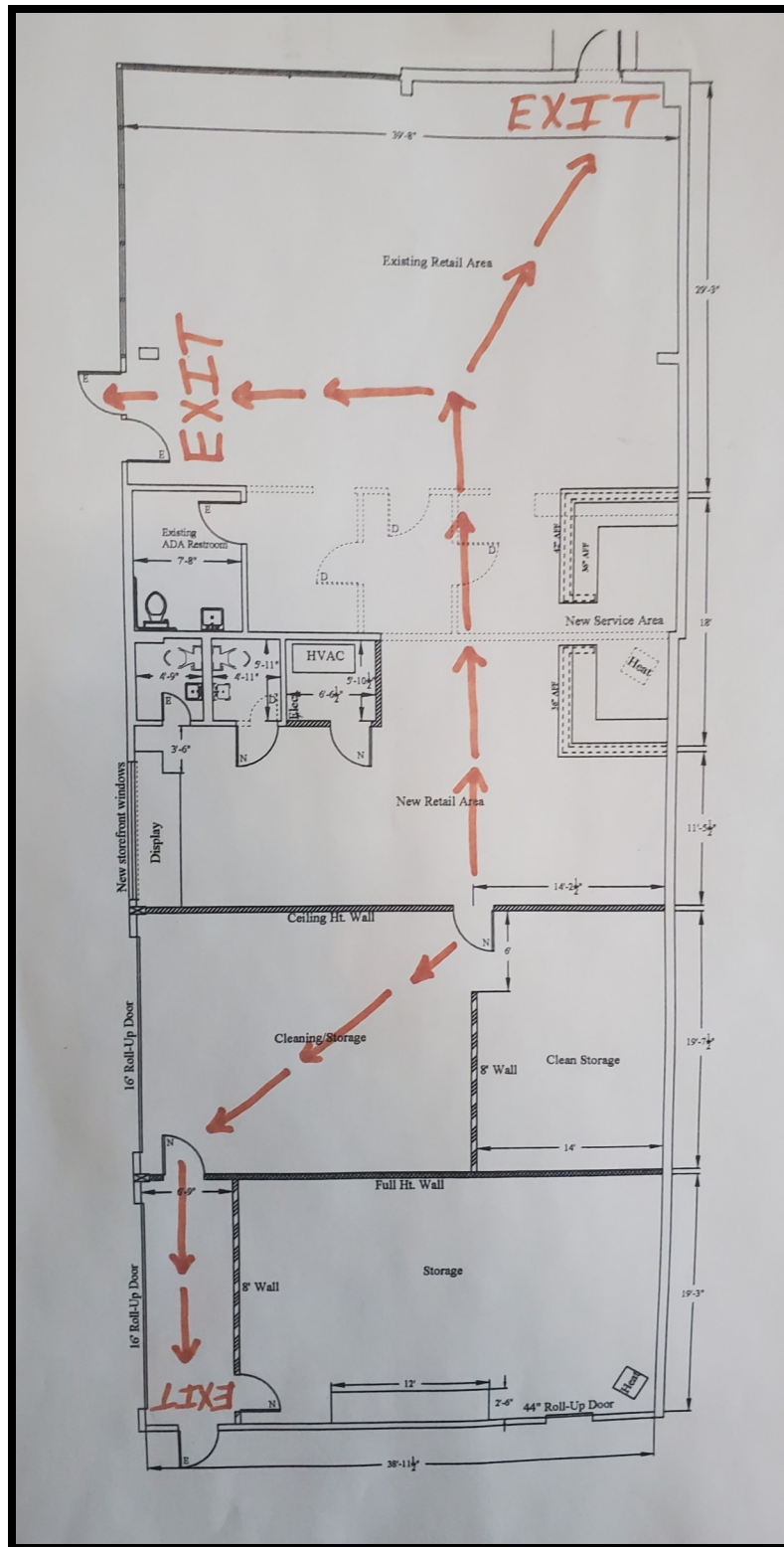
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FLOOR PLAN



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PHOTOS



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ABOUT

CoStar™
POWERBROKER™
QUARTERLY DEALS WINNER

2022
Q3 DEALS

We are G. Arger Co. Real Estate, Inc. For over 40 years we have been meeting the real estate needs of hundreds of companies across the Inland Northwest.

We offer services in commercial property sales, residential property sales, management, leasing, and tenant representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.



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All prospective buyers should conduct their own analysis and inspections for their intended use.