



Wellness Medical Building

(Located at the NE Corner of Evergreen & Sprague Intersection)

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



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: Wellness Medical Building

- **Parcel #: 45143.9058**
- **6,110 +/- Building Square Feet**
- **For Lease: \$12,000.00 per Month**
(Tenant pays for all utilities and
Landlord pays property taxes)
- **Free Standing Building, Two Floors**
- **15,968 +/- Lot Square Feet (On a Corner)**
- **Features: Multiple Offices Treatment
Rooms, Reception Area, Conference
& Training Rooms, Open Space,
Multiple Restrooms and Storage**
- **Excess Plumbing and Great Window
Orientation throughout building**
- **I-90 Access (Evergreen Corridor)**
- **Neighboring Businesses: Safeway,
Verizon, Office Depot, Target Store,
Auto Zone, Wake Up Call Coffee and
Tracy Jewelers.**
- **Traffic Count: 23,700 cars per day**
- **Highly Visible location featuring Two
Street Monument and Building Signs**
- **25 Parking Stalls**
- **Zoning: Corridor Mixed Use (CMU),
many permitted uses allowed per city
of Spokane Valley.**
- **All Showings by Appointment**

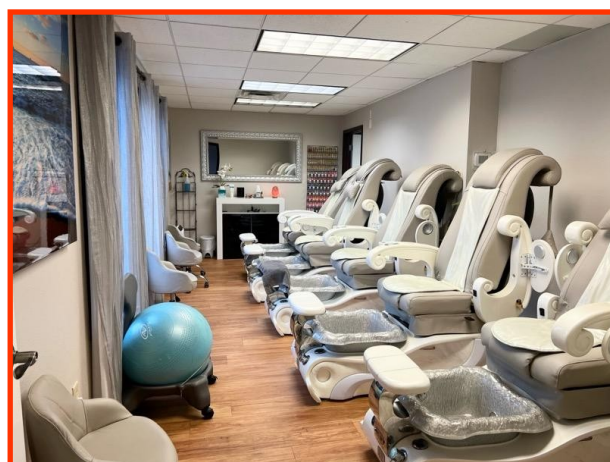
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PICTURES



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MAP



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ABOUT

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, commercial leasing, residential /multi-family property sales, property management, landlord 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.

“Your Results Come From Our Experience”



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