



**FOR LEASE**



*Medical Office/ Retail  
Build to Suit Opportunity*

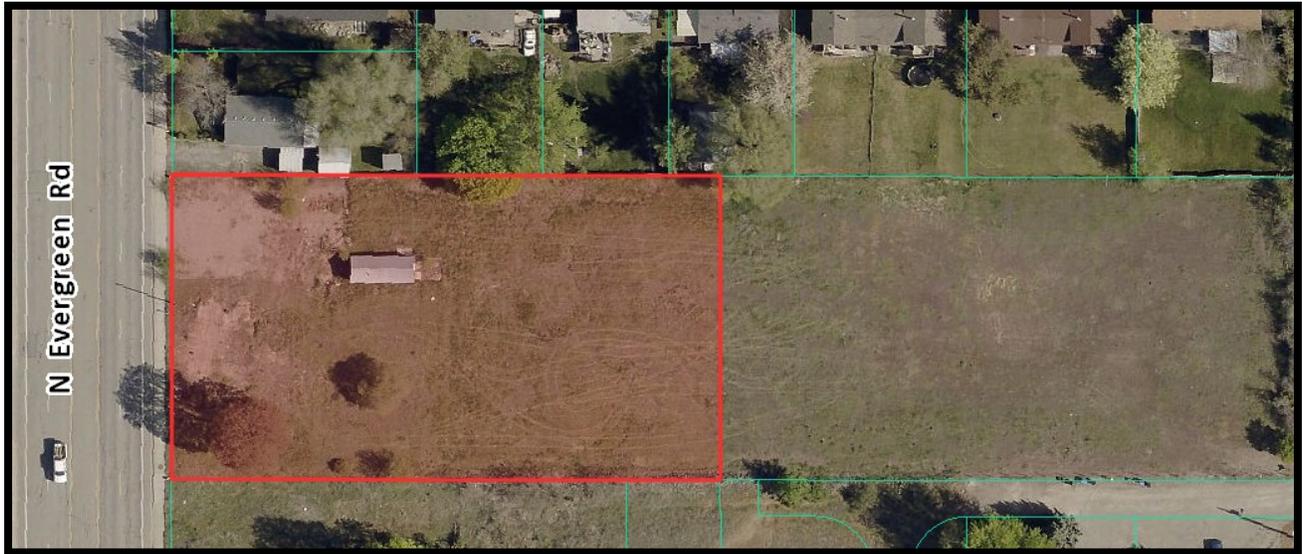
**606 N. Evergreen Road  
Spokane Valley, WA 99216**



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

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argерco.com](mailto:ggarger@argерco.com) | [www.argерco.com](http://www.argерco.com)

# PROPERTY HIGHLIGHTS



## NOW PRE-LEASING

- **Parcel #: 45143.1347**
- **1.07 Acres**
- **Zoning: Corridor Mixed Use (CMU)**  
**Many Permitted Uses per City of Spokane Valley (office, retail)**
- **Potential for Two Story Building total of 24,000 Square Feet**
- **Will Divide**
- **Rental Rates starting at \$35.00 per SF**
- **Minutes from Spokane Valley Medical District and Hospital**
- **Easy I-90 Access (Evergreen I-90 Corridor)**
- **High Traffic Count / High Visibility**
- **Tenant Improvement Packages**
- **Customize your Build Out to achieve highest efficiencies**
- **Established Developer**

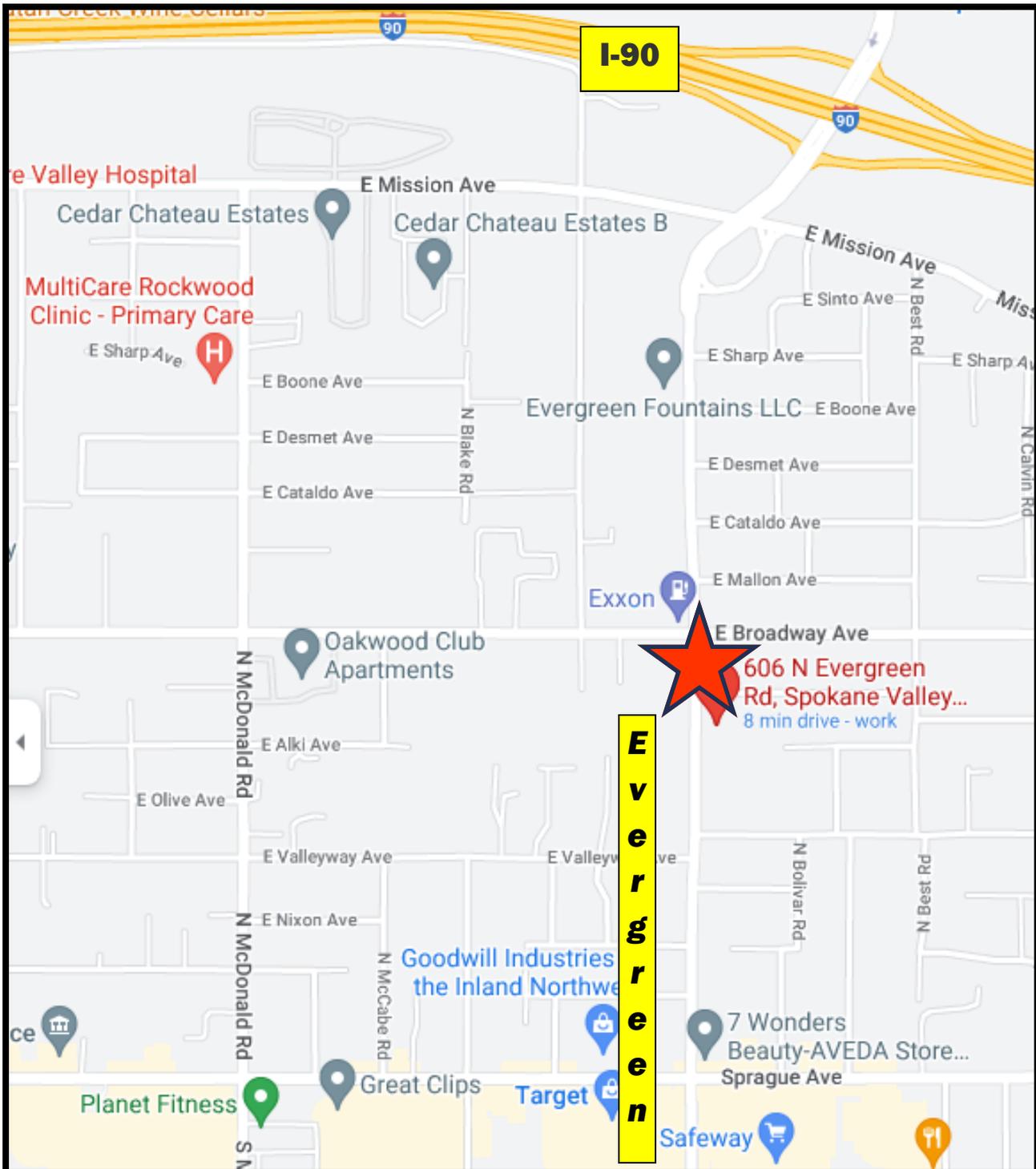
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# MAP



*Highly Visible Evergreen Road Build to Suit Opportunity in the*

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# ABOUT

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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 Pacific 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.