



FOR LEASE



Valley Class-A Office Space (2,300 SF)

Pinecroft Business Park

12509 E. Mirabeau Parkway Suite #200

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: \$2,800.00 Per Month plus (NNN)

- **Class-A Office Space**
- **2,300+/- SF Available (Sub-Lease)**
- **\$14.60 per SF Base Rent**
- **\$4.56 per SF NNN**
- **Parcel #: 45033.0704, Suite #200**
- **Built in 2019, built out in 2024**
- **Floor Plan consists of: Four Offices, Open Space, Conference, Breakroom, Storage and Restroom**
- **Parking 5 Cars per 1,000 SF Leased**
- **Easy I-90 Access (Pines Corridor)**
- **Located in Pinecroft Business Park with Private Suite Entrance**
- **Business Park Amenities include executive board room, exercise facility**
- **Near Mirabeau Park, Centennial Trail, Spokane River, Spokane Valley Mall and Restaurants**
- **Multiple Onsite Fiber Providers**
- **Signage Opportunities**
- **Move in Specials!!!**

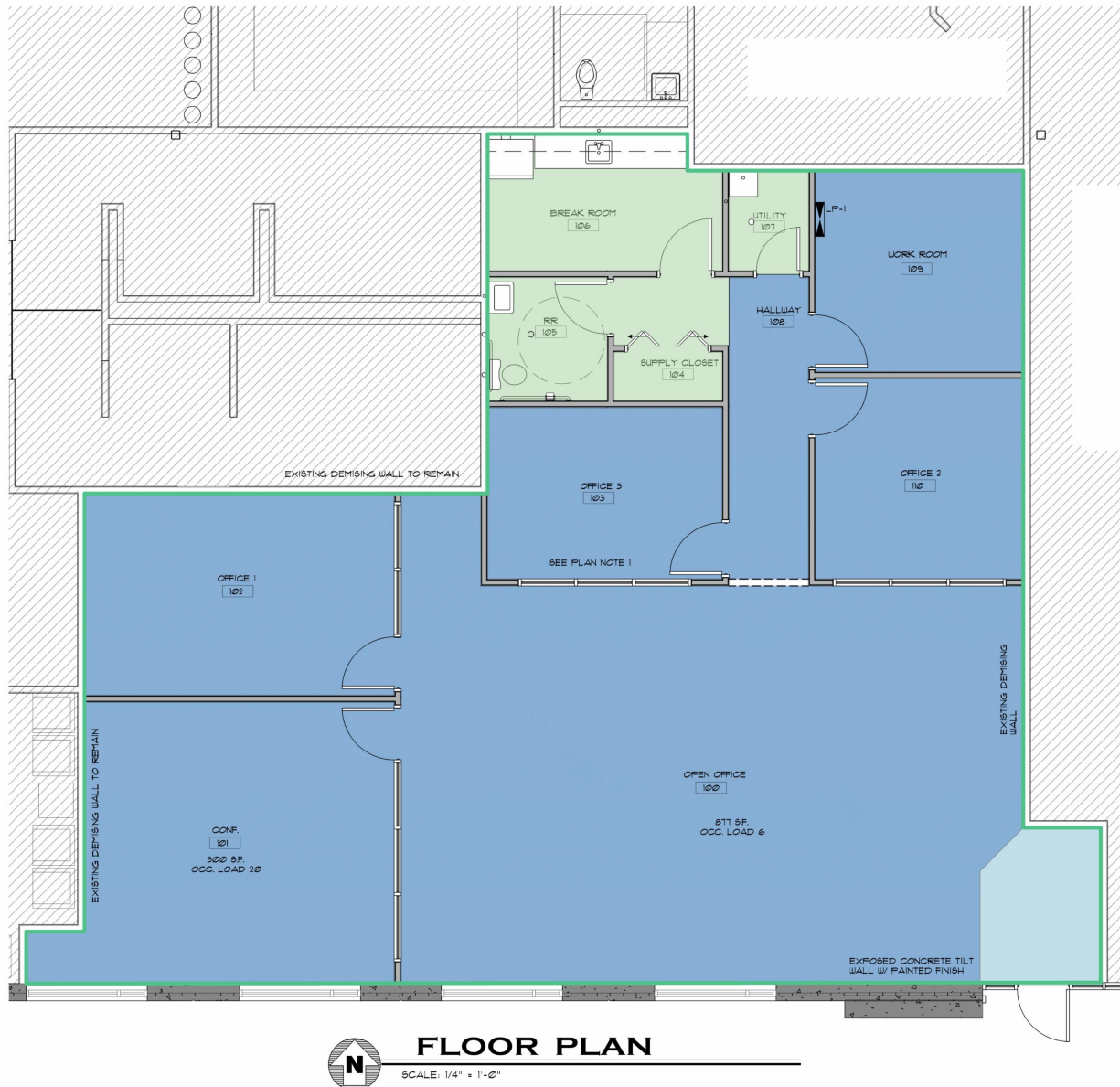
PRIME PINECROFT OFFICE SUITE * 12509 E. Mirabeau Pkwy #200



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Floor Plan



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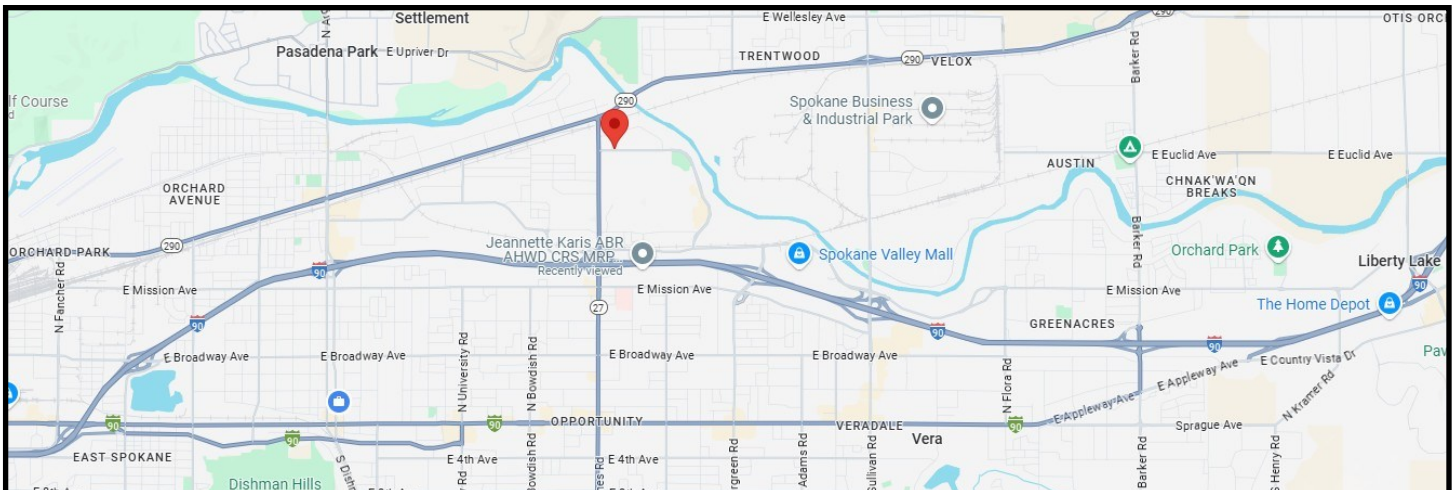
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MAP



Located off North Pines Road two blocks South of Trent Ave



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PHOTOS



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ABOUT US



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.



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