

For Lease

// **11402 N NEWPORT HWY**

Spokane, WA 99218



// PRESENTED BY:

RYAN OBERG

COMMERCIAL LEASING & SALES BROKER

509.990.8423

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CORY BARBIERI

VICE PRESIDENT

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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property is located just south of the New Costco on Hwy 2. There is convenient access to the N. Spokane Corridor along with close proximity to: Whitworth University, Northwood middle school, Farwell elementary, the YMCA & an abundant amount of retail.

PROPERTY FEATURES

- Traffic Count: Newport Hwy 26,000 CPD
- Great Visibility
- Signage Availability
- Close Proximity to Rooftops
- Upstairs Office Space Available
- Office Space- \$14/sf Introductory Offer for the First Year

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,123	16,979	48,922
Total Population	4,837	39,855	118,508
Average HH Income	\$58,794	\$56,670	\$53,760

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$22.00 SF/yr	1,500 SF
Suite D	\$22.00 SF/yr	1,645 SF
Office Space	\$14.00 SF/yr	1,090 SF

// PRESENTED BY:

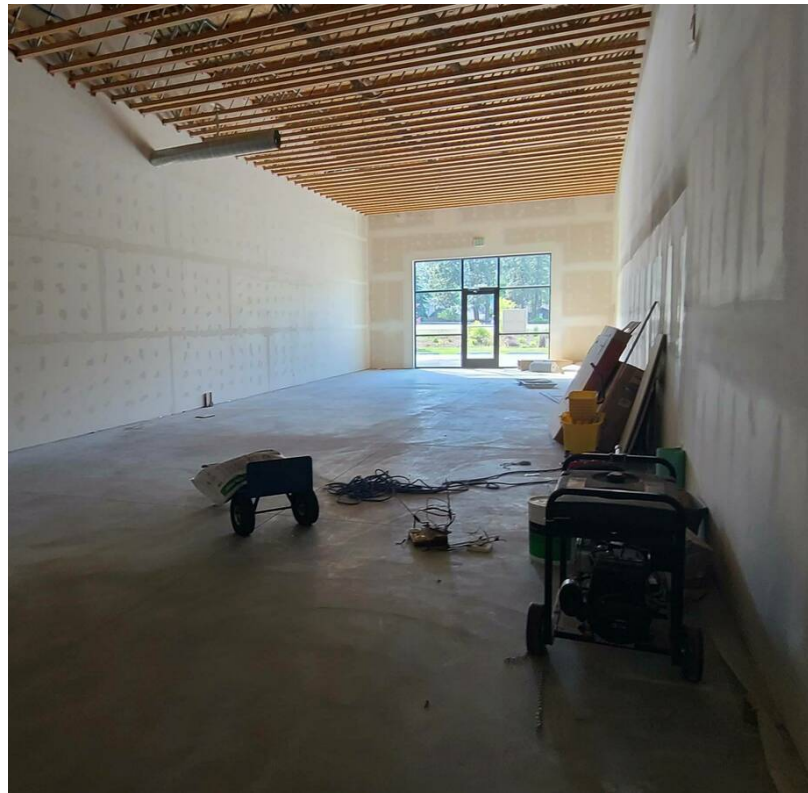
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// ADDITIONAL PHOTOS



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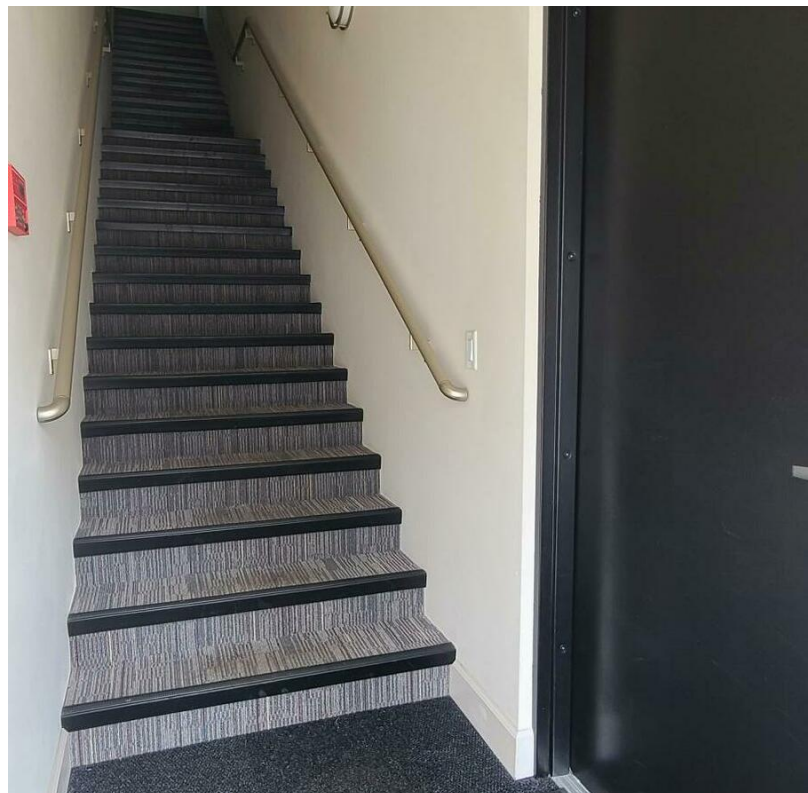
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// OFFICE SPACE



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// RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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