

Office Space for Lease

// **11402 N NEWPORT HWY**

Spokane, WA 99218



// PRESENTED BY:

**RYAN OBERG**

COMMERCIAL LEASING & SALES BROKER

509.990.8423

RYAN.OBERG@G-B.COM

**CORY BARBIERI**

VICE PRESIDENT

509.344.4901

CBARBIERI@G-B.COM



## // 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

- 3 Individual Offices For Lease - One Month Free with 12 month lease!
- Upstairs Office Space Available
- Kitchenette
- Traffic Count: Newport Hwy 26,000 CPD
- Signage Availability
- Close Proximity to Rooftops
- Co-tenants Include: The Institute for Physical & Sports Therapy, State Farm, Choice Family Health Clinics.

// PRESENTED BY:

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

### AVAILABLE SPACE

<b>Available SF:</b>	500 SF-1,090 SF
<b>Single Offices For Lease</b>	\$500/month - Modified Gross

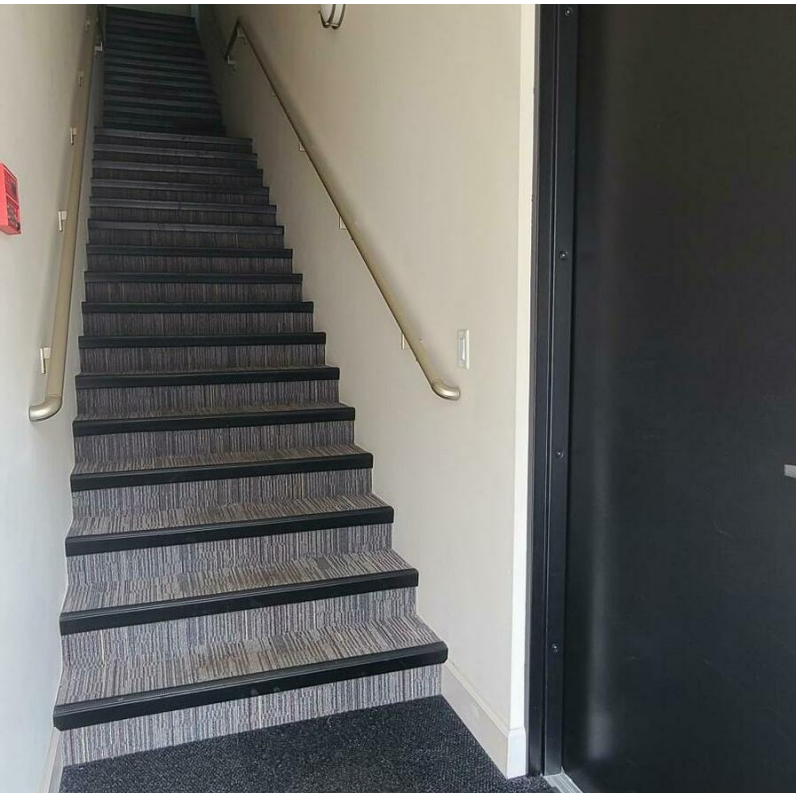
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,123	16,979	48,922
<b>Total Population</b>	4,837	39,855	118,508
<b>Average HH Income</b>	\$58,794	\$56,670	\$53,760





11402 N Newport Hwy // Spokane, WA 99218

## // ADDITIONAL PHOTOS



// PRESENTED BY:

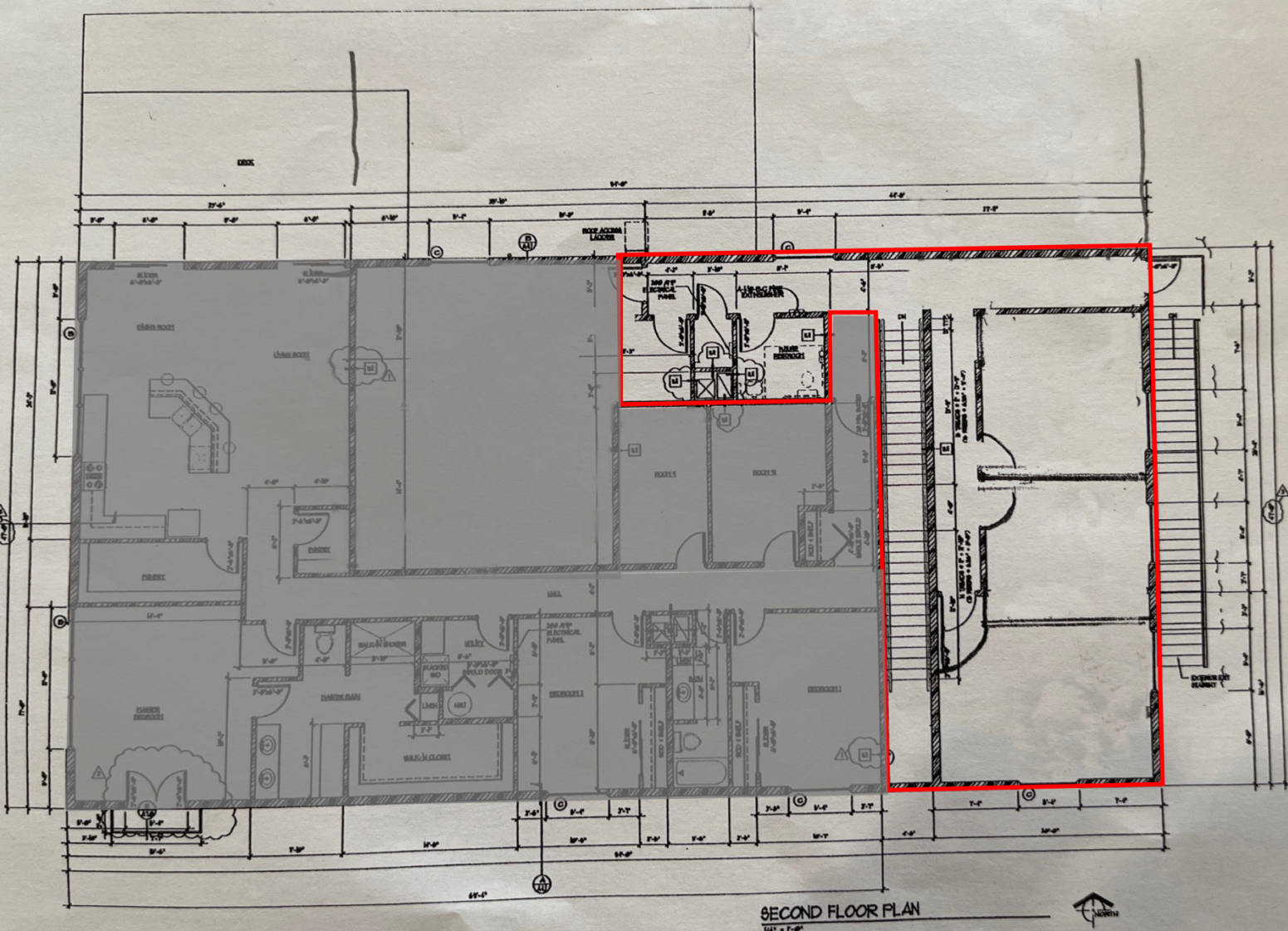
**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM





# // FLOOR PLAN



// PRESENTED BY:

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM





# // 11402 N NEWPORT MAP



// PRESENTED BY:

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

