

**NEW OFFICE / HI-TECH / FLEX
FOR LEASE
15320 E. MARIETTA
SPOKANE VALLEY, WA 99216**

**1 MONTH FREE BASE RENT
FOR EACH YEAR OF ANY
NEW LEASE
-UP TO 5 YEARS-
TAKEN ANNUALLY**



LOCATION: Great valley location at the southwest corner of Marietta and Sullivan located in the heart of the Spokane Valley's industrial area. This facility has good I-90 access via Sullivan Road, a major north/south arterial.

SITE: A portion of multi-tenanted complex totaling ±4.43 acres, ±192,800 SF (Parcel #45111.9057)

ZONING: City of Spokane Valley I-2, Heavy Industrial

IMPROVEMENTS:

Suite #	Total Sq.Ft.	Whse. Sq.Ft.	Office Sq.Ft.	Base Rent	2010 Est. Cam \$	Total Rent	Notes
1	±2,700	±1,087.5 (50¢/SF/MO/NNN)	±1,612.5 (\$1.00/SF/MO/NNN)	\$2,156/MO/NNN	\$486 (18.0¢/SF/MO)	\$2,642/M 0	Available Immediately
3	±2,700	±1,750 (50¢/SF/MO/NNN)	±950 (\$1.00/SF/MO/NNN)	\$1,825/MO/NNN	\$486 (18.0¢/SF/MO)	\$2,311/M 0	This unit is subject to a 3 business day First Right of Refusal. Listing agents to be present at showings.
5B	±1,146	±1,146 (55¢/SF/MO/NNN)	0	\$630/MO/NNN	\$206 (18.0¢/SF/MO)	\$836/MO	Heated Whse and one RR. Gas & Elec not separately metered.
6	±2,700	±1,787 (50¢/SF/MO/NNN)	±913 (\$1.00/SF/MO/NNN)	\$1,807/MO/NNN	\$486 (18.0¢/SF/MO)	\$2,293/M 0	Available immediately.
10	±2,700	±2,160 (50¢/SF/MO/NNN)	±540 (\$1.00/SF/MO/NNN)	\$1,620/MO/NNN	\$486 (18.0¢/SF/MO)	\$2,106/M 0	Available Immediately.
11	±2,700	±1,300 (50¢/SF/MO/NNN)	±1,400 (\$1.00/SF/MO/NNN)	\$2,050/MO/NNN	\$486 (18.0¢/SF/MO)	\$2,536/M 0	Available Immediately.

Year Built: 2001
 Construction Type: Concrete tilt
 Truss Clearance: ±14'0 to 15'11"
 Fire Sprinkler: No
 Power: Each 30' wide x 90' deep bay serviced by a 200 Amp 3-Phase panel
 Heat: Office: Forced Air Gas with A/C
 Whse: Gas fired unit heater
 Phone/Fiber: Supplied to building by Qwest and tenant to provide connection and services. Conduit in and Qwest can provide fiber. A version of DSL is available, per Jeff Means at Means Enterprises – (509) 991-4500
 Column Spacing: ±30' x 45' with 12 – 30'w x 90' deep bays
 Parking: ±159 car parks plus 6 handicapped parking stalls total (±13 car parks per each 2,700 SF Bay)

(Please See Attached Floor Plan and Site Plan)

CONTACT:

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 KIEMLE & HAGOOD COMPANY
 (509) 755-7524 / (509) 755-7558
 Fax: 509-755-7570 / FAX: (509) 755-7538
mlucas@khco.com / tracyl@khco.com

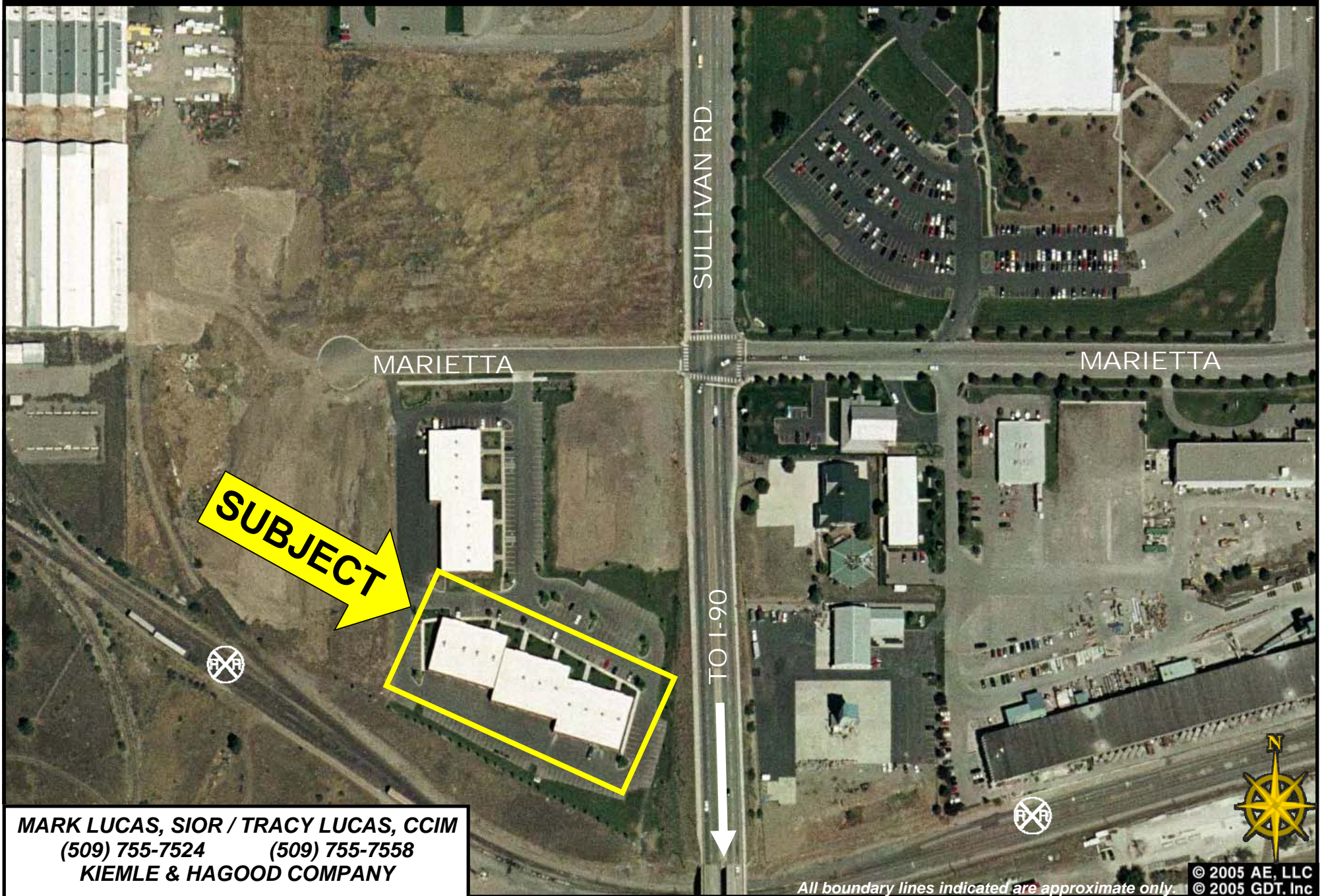
JIM BONUCCELLI / ROB AMSDEN, CCIM
 VILLAGE SQUARE REALTY
 (509) 924-9730
 FAX: (509) 924-9734

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15320 E. MARIETTA

SPOKANE VALLEY, WA 99216



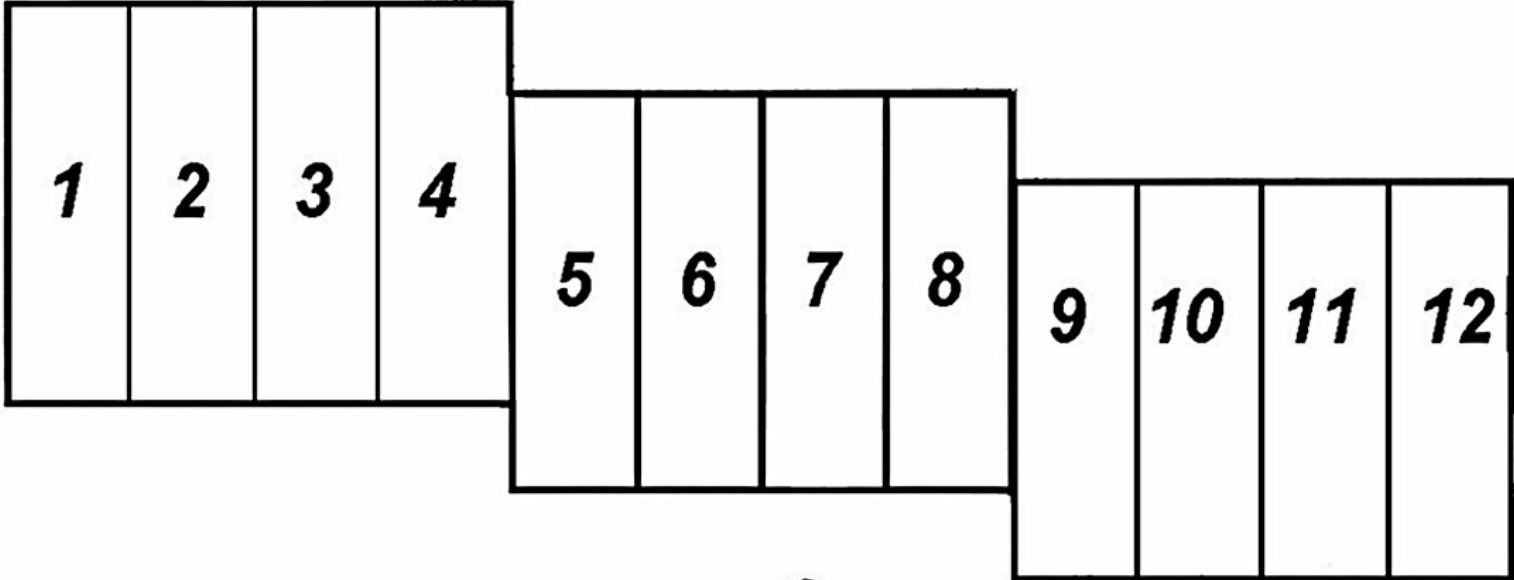
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KIEMLE & HAGOOD COMPANY

All boundary lines indicated are approximate only.

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SPOKANE VALLEY, WA 99216**

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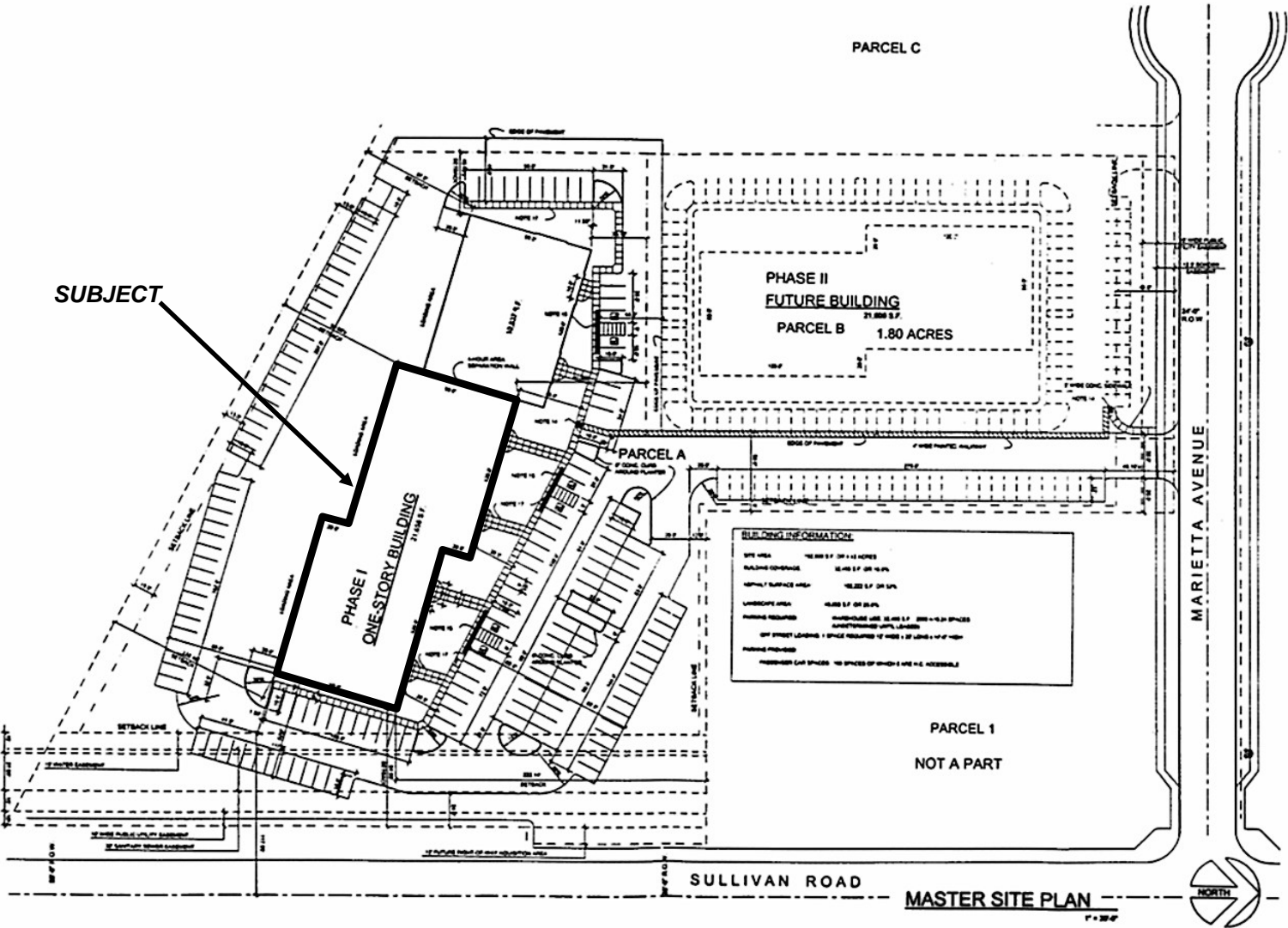


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SUITE PLAN

15320 E. MARIETTA SPOKANE VALLEY, WA 99216

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SITE PLAN

15320 E. MARIETTA, SUITE 1

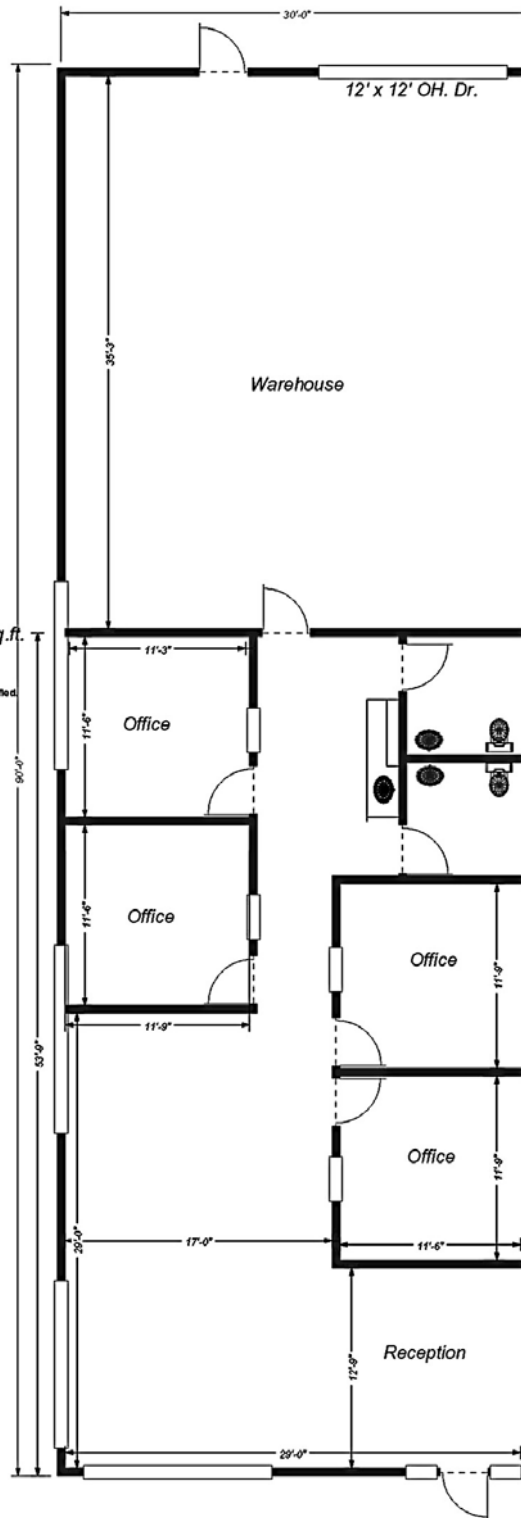
SPOKANE VALLEY, WA

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15320 E. Marietta
Suite #1
Spokane, WA 99216

Office = 1,612.5sq.ft.
Warehouse = 1,087.5 sq.ft.
Total = 2,700 sq.ft.

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All critical measurements should be verified.



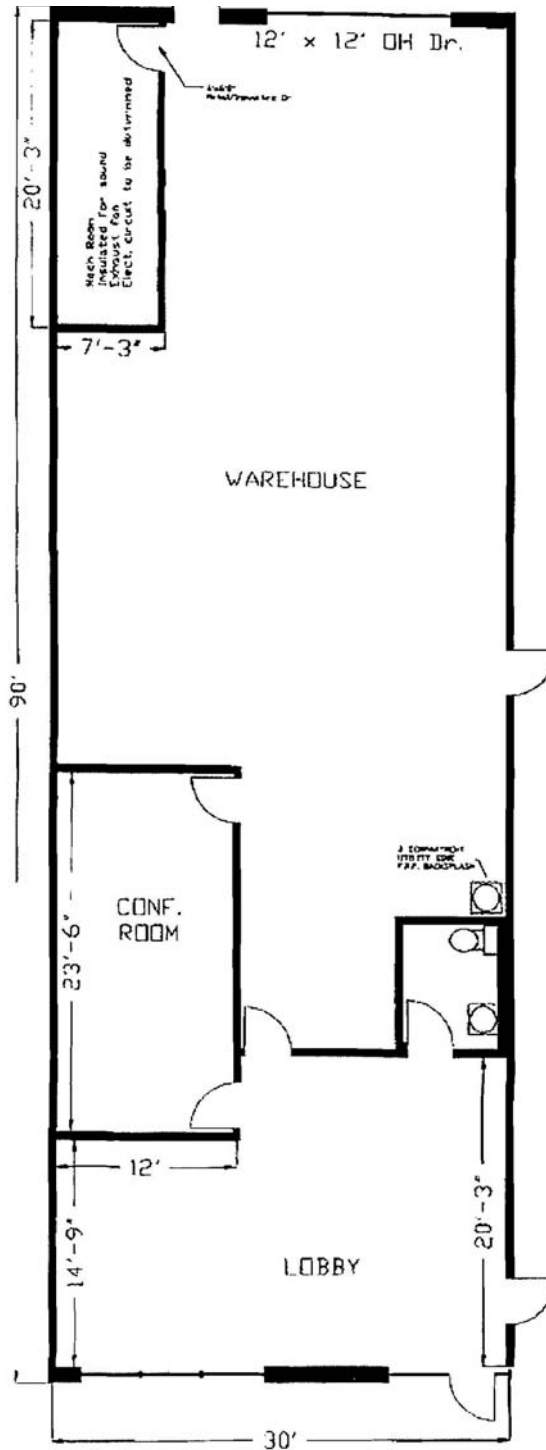
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FLOOR PLAN

15320 E. MARIETTA, SUITE 3

SPOKANE VALLEY, WA 99216

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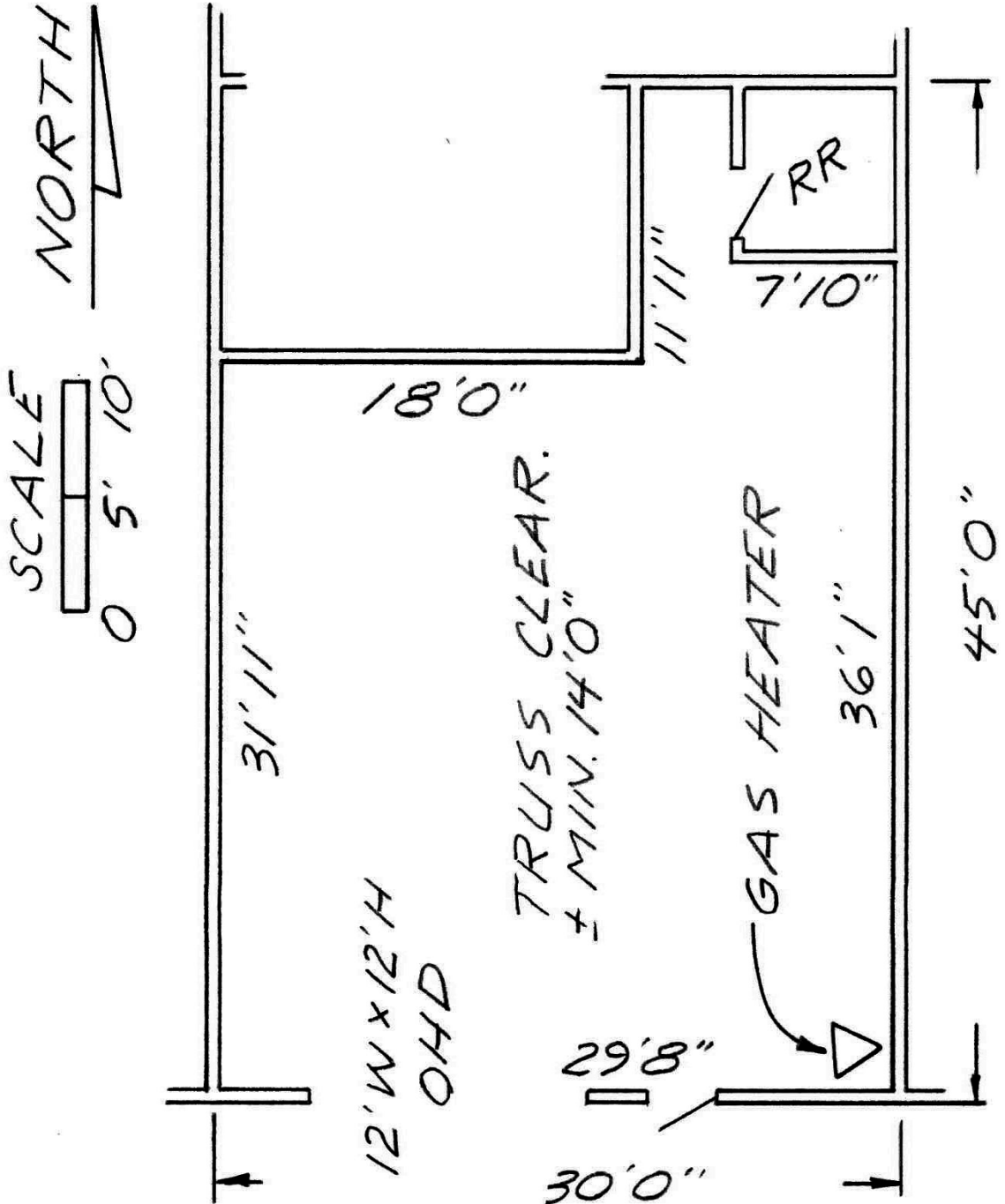
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FLOOR PLAN

15320 E. MARIETTA, SUITE 5B

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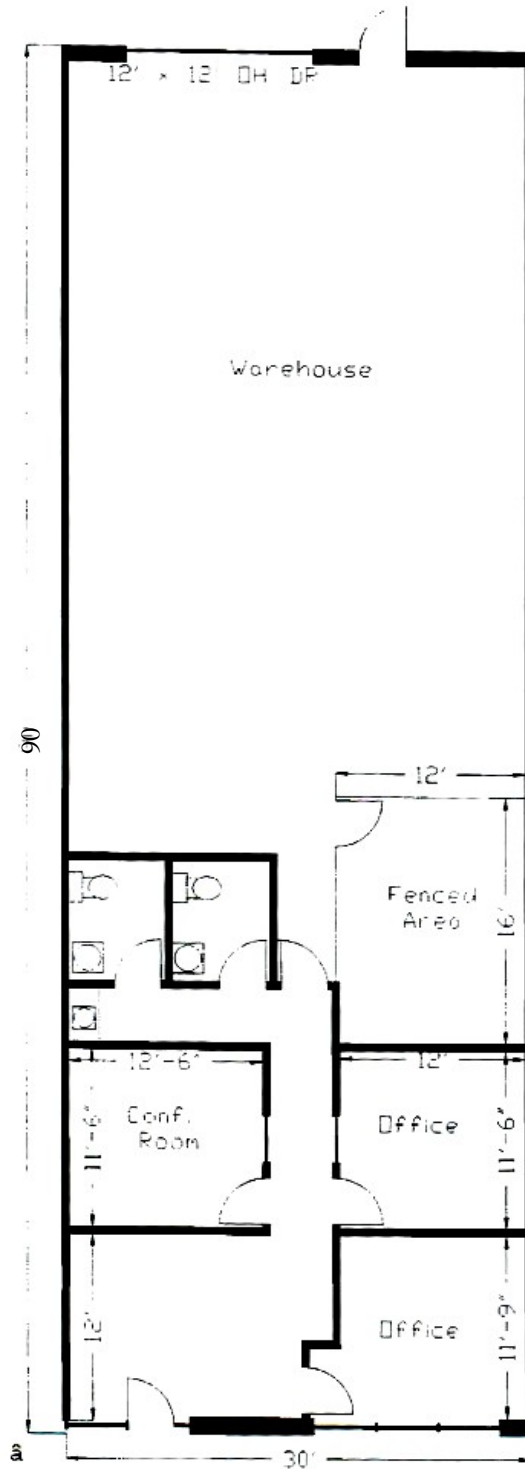
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FLOOR PLAN

15320 E. MARIETTA, SUITE 6

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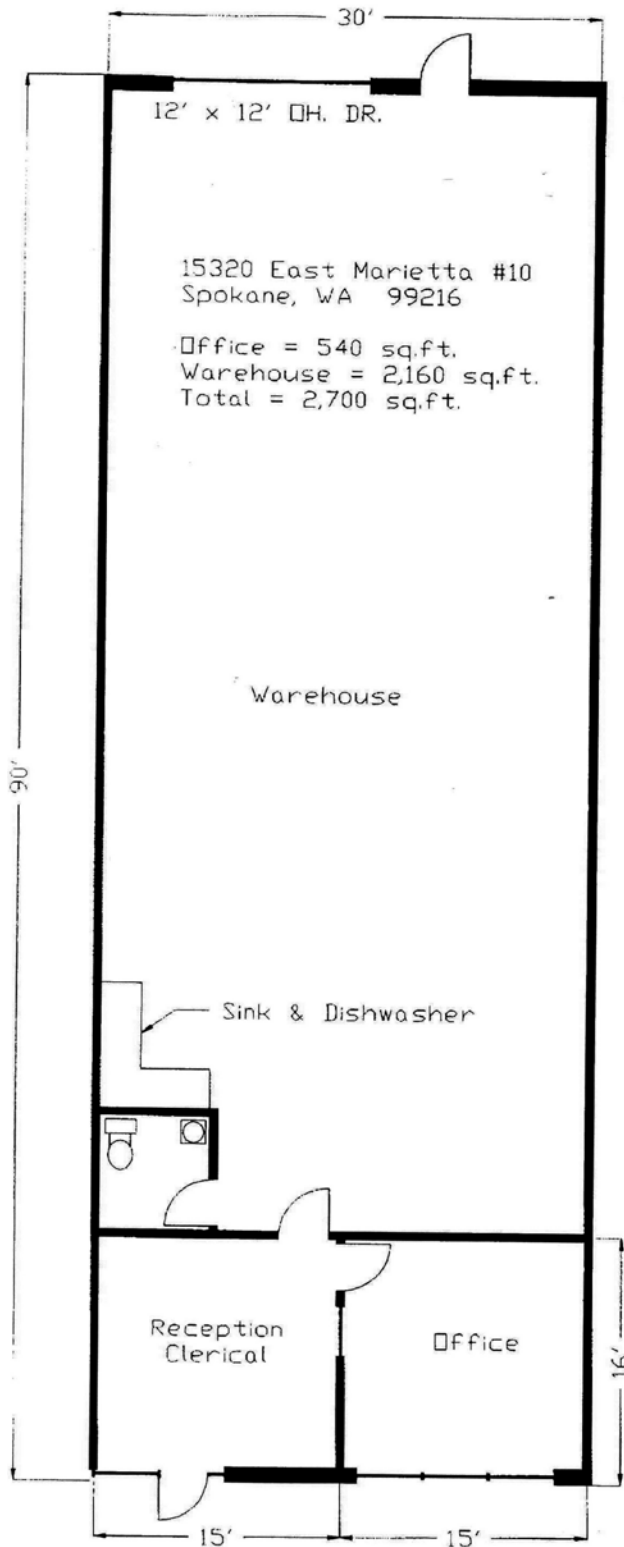
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FLOOR PLAN

15320 E. MARIETTA, SUITE #10

SPOKANE VALLEY, WA

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FLOOR PLAN

15320 E. MARIETTA, SUITE #11

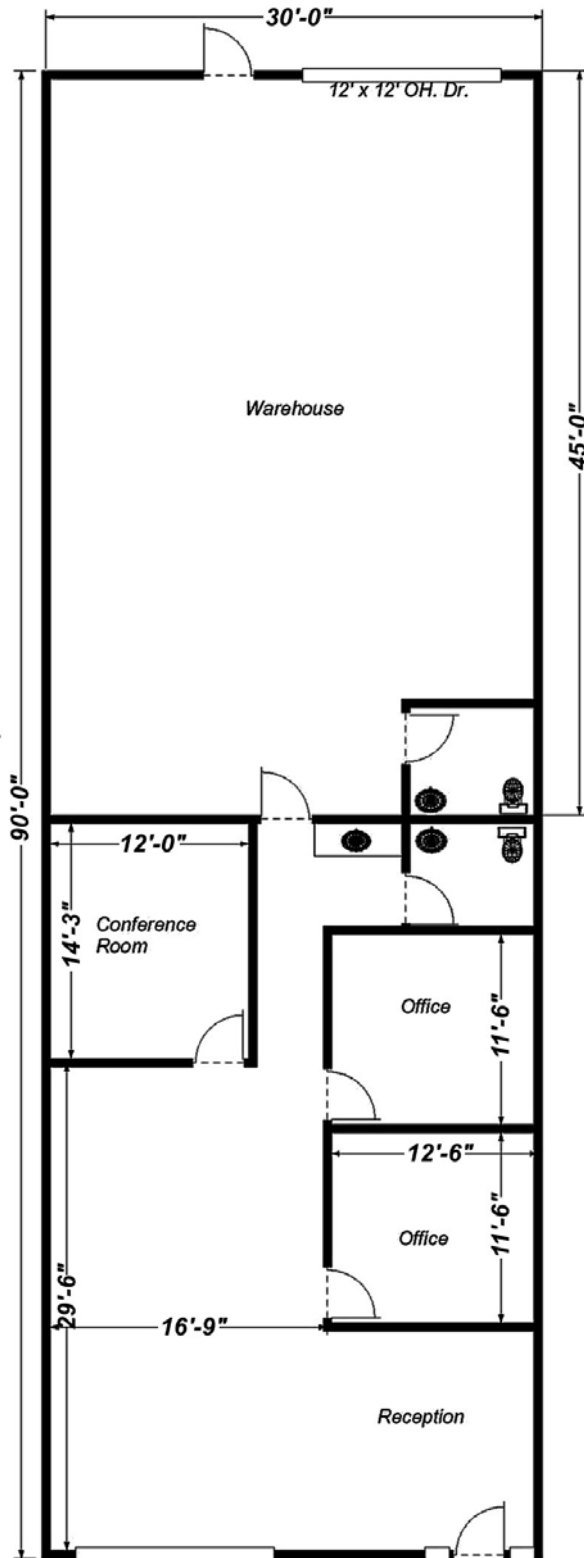
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15320 E. Marietta
Suite #11
Spokane, WA 99216

Office = 1,400 sq.ft.
Warehouse = 1,300 sq.ft.
Total = 2,700 sq.ft.

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FLOOR PLAN