



### Property Features:

- Existing Drive-Thru Window
- Improvements: 1,600 SF+/-
  - Main Floor: 1,200 SF+/-
  - Basement: 400 SF+/-
- Existing Office, Lobby, Teller, Restrooms, Tranquility Room, Kitchenette and Vault
- Parking: 11 paved and striped
- Lot Size: 16,100 SF (140' X 115')
- Built: 1979
- Zoning: CMU (Corridor Mixed Use)
- ADT: 13,800
- Parcel #: 45214.2210
- Occupancy: Available May 1, 2020

For more information, contact:

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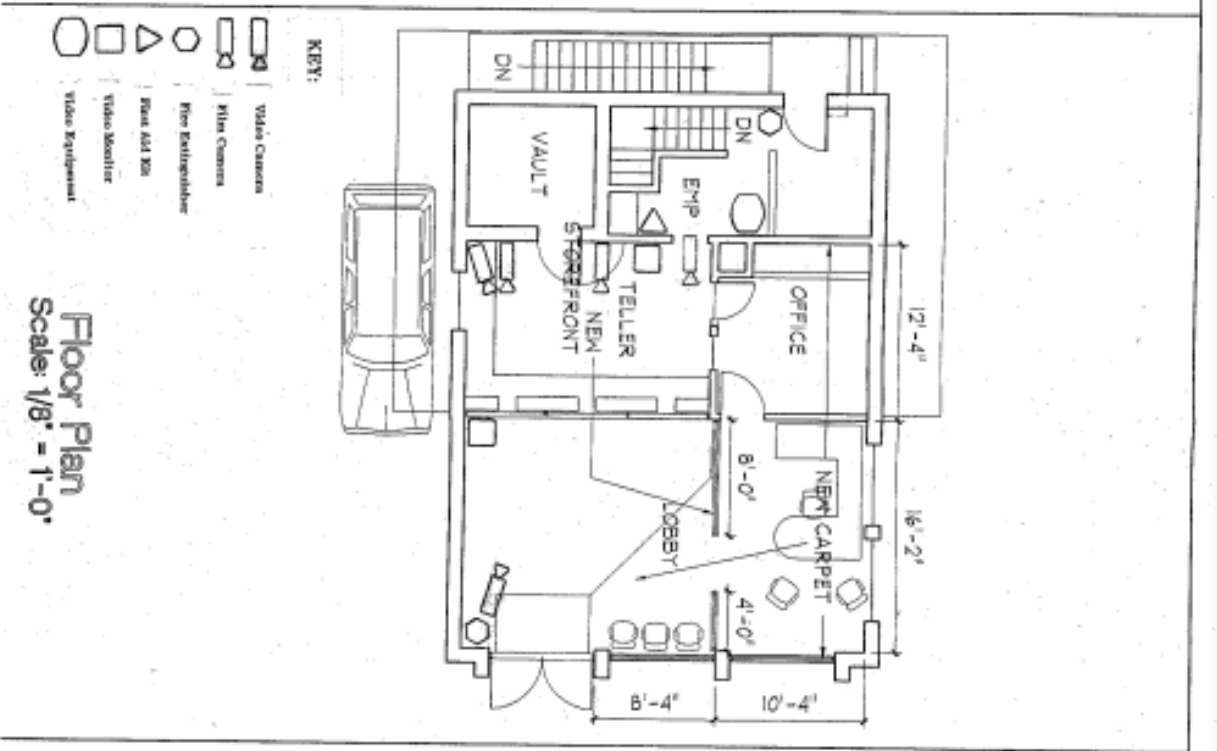
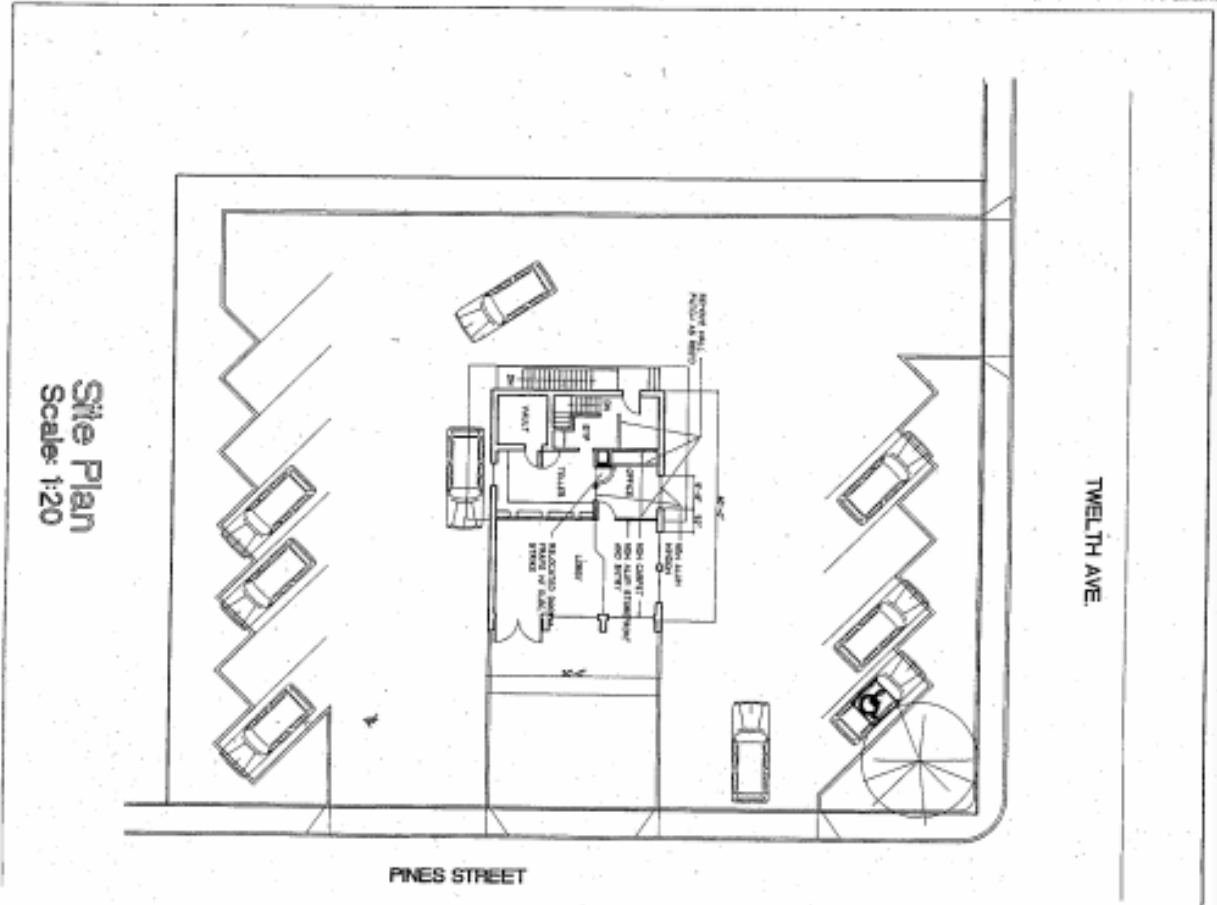
## 1204 S Pines Rd

Spokane Valley, WA 99206

### Building Amenities:

- Single Ply Roof with Membrane
  - Installed in 1997/Recoated in 2014
- HVAC: Forced Air Gas w/ 4 tons cooling (2007)
- Electrical: 200 Amps, 120/240 Volt
- Available Connectivity: XO, Century Link, Comcast and Inc. Fiber
- Lighting Updates (2013/2014)
  - T-8 Interior
  - LED Parking Lot
  - Metal Halide (Bldg. Security)
- Outside Sprinkler System (2014)
- Security and Alarm Remains (exc. Camera)
- Owner is a Licensed Real Estate Broker in the State of Washington

**Lease Rate: \$2,000/Mo. NNN**





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