

### 13306 & 13400 E. Sprague

Spokane Valley, WA 99216



### Available Spaces:

13400: Pad A 11,806 SF @ \$4,000/Mo NNN

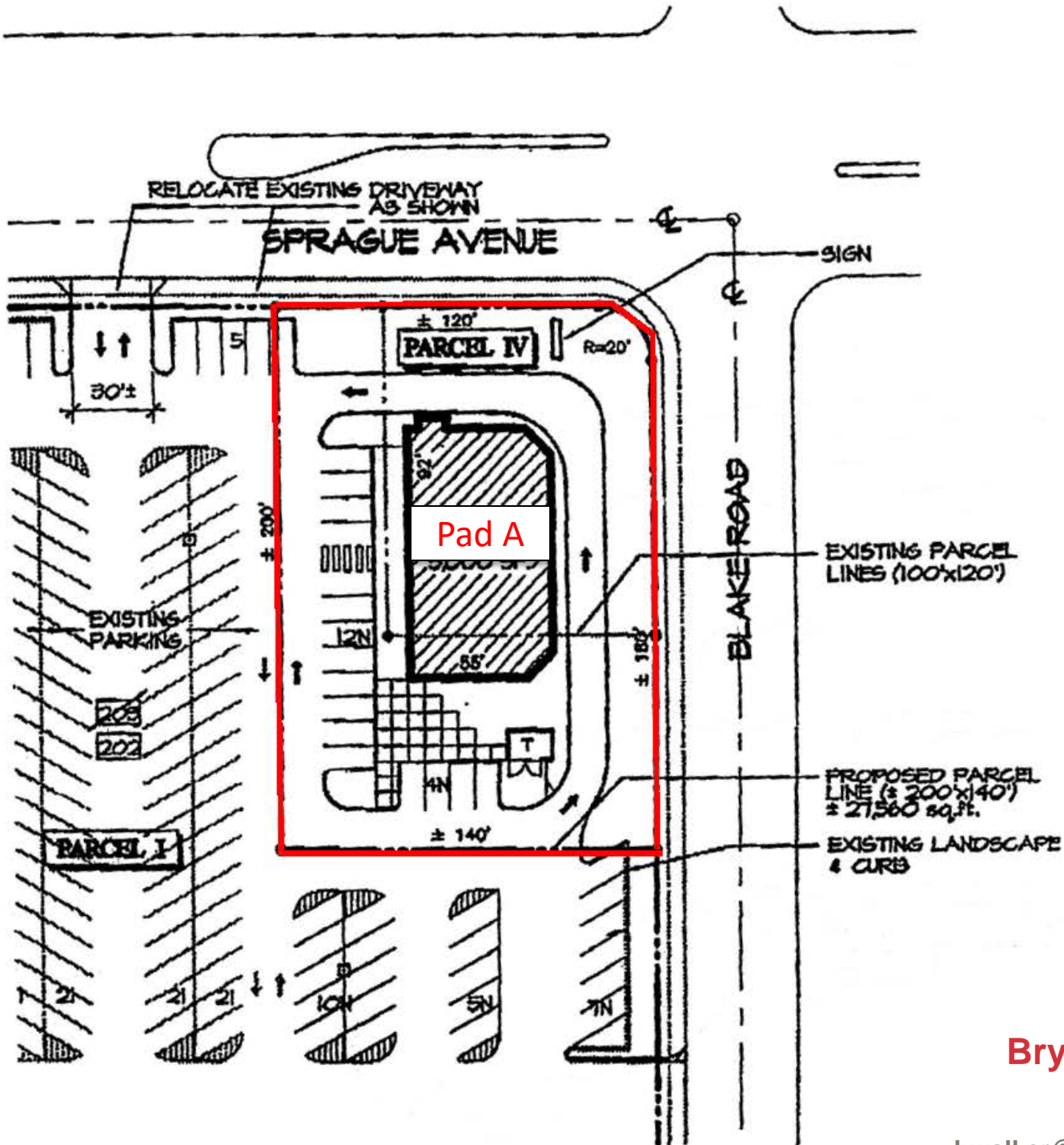
13306: Pad B 15,000 SF @ \$5,000/Mo NNN

### Property Features

- Prime Spokane Valley Location
- On Sprague Just West of Evergreen Rd.
- Ashley Home Furniture Anchored
- Monument or Pole Signage Available
- Large Parking Area
- Traffic Counts: 25,229 Cars Per Day
- Zoning: Commercial

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PAD A  
11,806 SF



**Bryan Walker**  
509 951 3669

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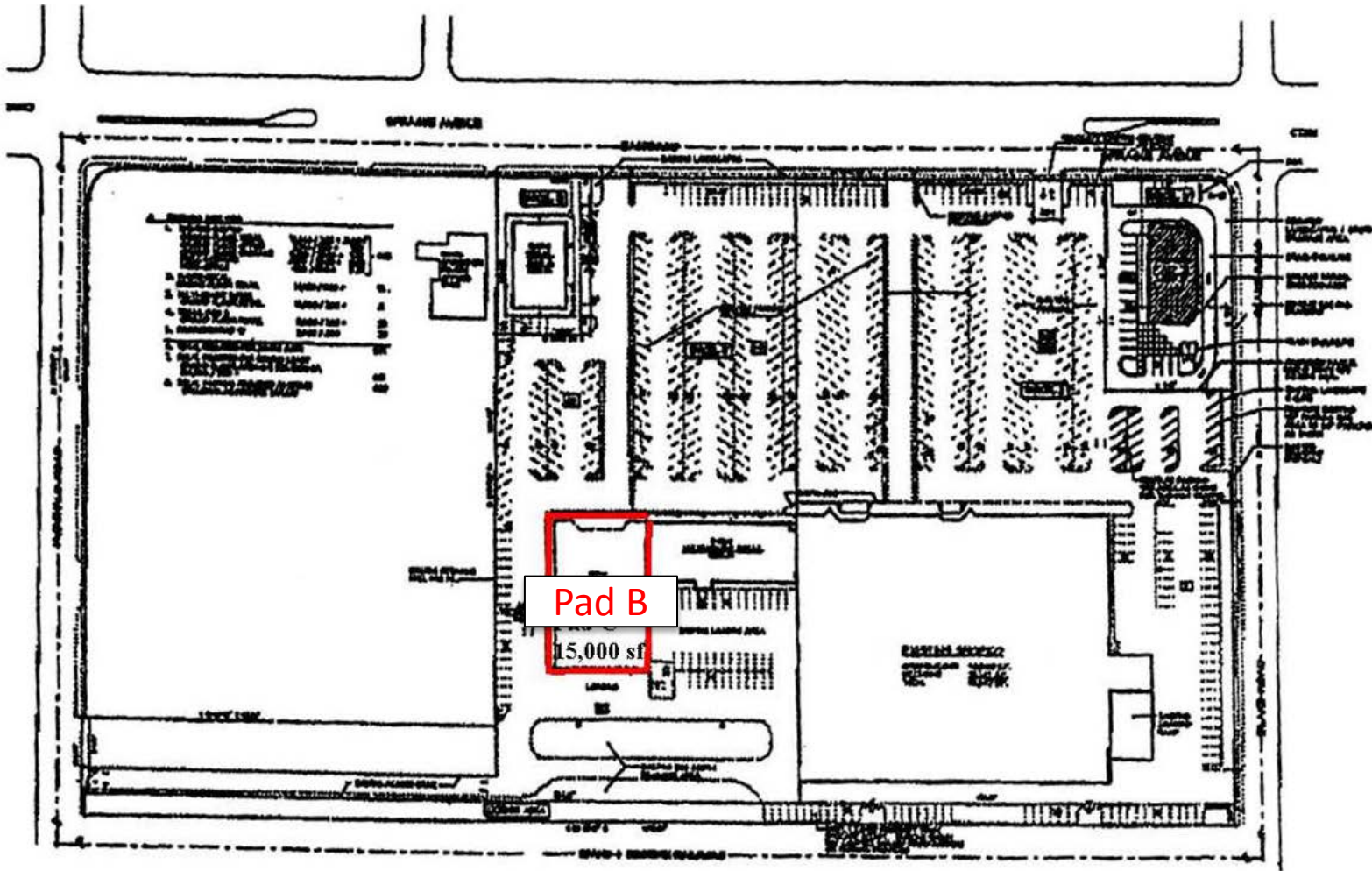
- By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113<sup>th</sup> Ave NE suite 101 | Kirkland, WA 98034
- By e-mail: [MaryL@commercialmls.com](mailto:MaryL@commercialmls.com) | Subject Line: Copyright Concern

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PAD B  
15,000 SF



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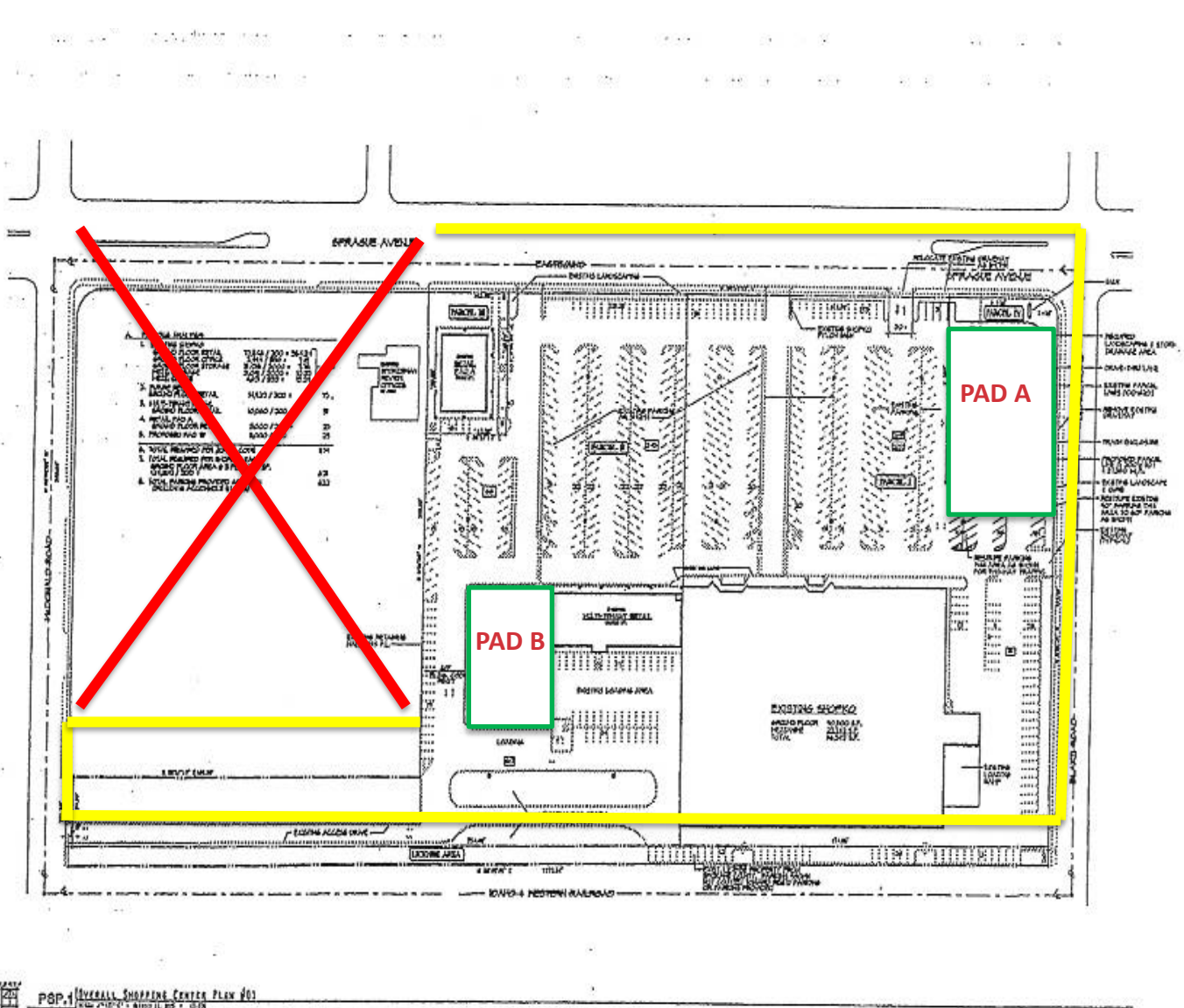
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