

For Lease

Retail or Dental

**NAI**Black



## Retail/Dental Building

9506 North Newport Highway  
Spokane, Washington 99218

### Property Highlights

- +/- 3,338 SF Available
- Parcel # 36173.1335
- Built Out Dental Office with Lab
- 92 Parking Spaces
- Next to Northpointe Shopping Center

NNN Includes: Electricity, Water, Sewer, Garbage, Landscape, Snow Removal, Insurance, Property Tax, Maintenance. The only utility tenant pays direct is natural gas.

**Lease Rate: \$22.00 SF/yr (NNN)**



For more information

**Bryan Walker**

C: 509 951 3669

[bwalker@naiblack.com](mailto:bwalker@naiblack.com)

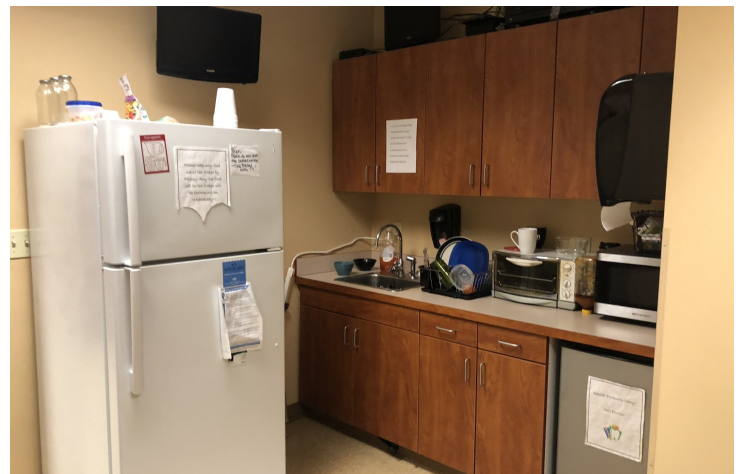
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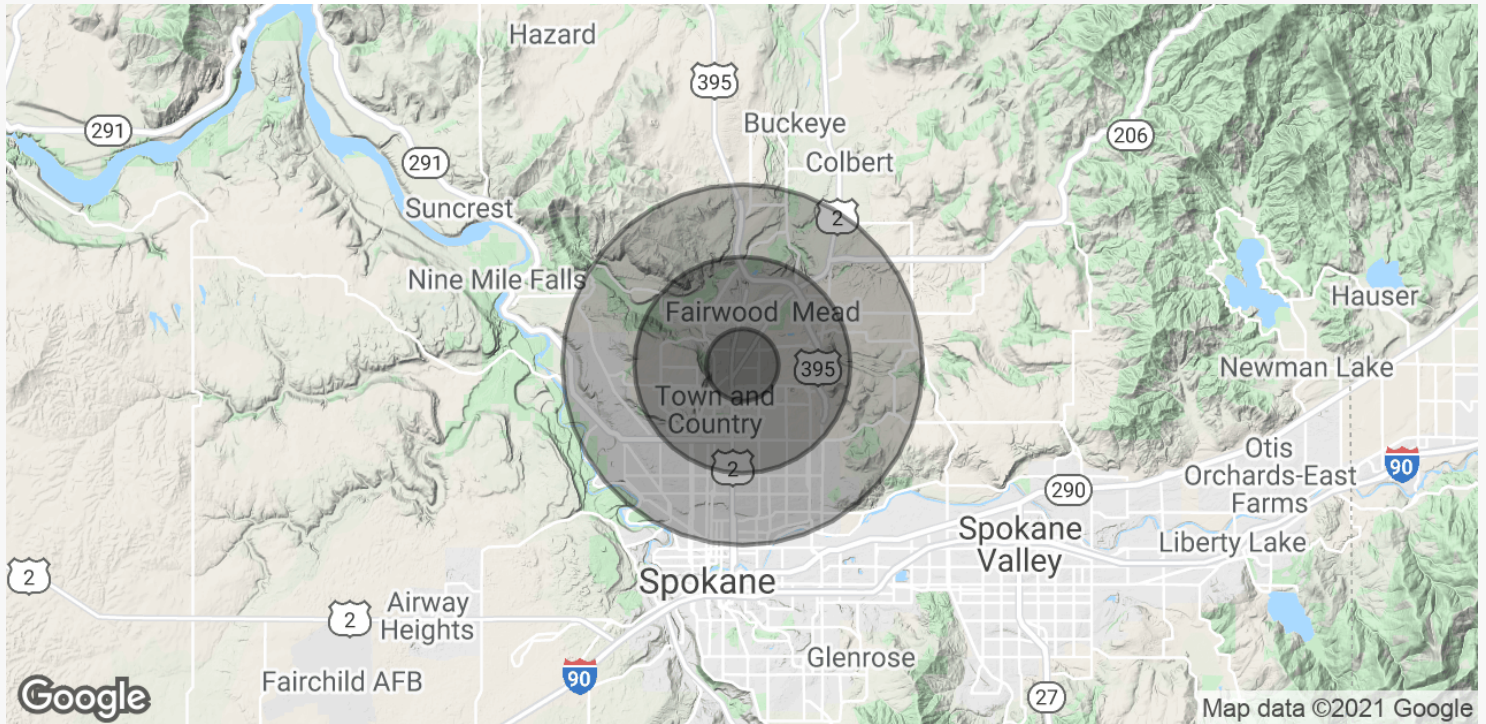
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,102	68,296	165,878
Average age	32.1	35.8	37.1

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,776	27,177	65,212
# of persons per HH	2.43	2.44	2.51
Average HH income	\$58,782	\$69,736	\$70,078

## Traffic Counts

Newport Highway	24,000/day
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NOTE: DESIGN AND INSTALL ALL CEILING COMPONENTS  
(INCLUDING LIGHT FIXTURES AND MECHANICAL SERVICES)  
PER 2006 IBC, SECTION 603.9 REG.

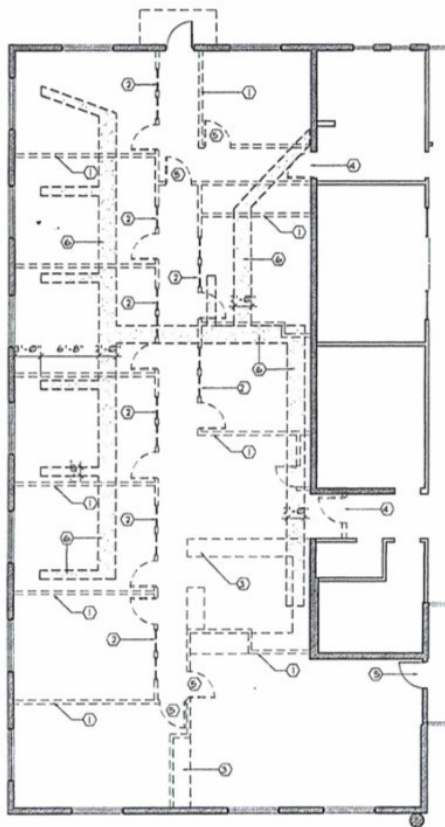
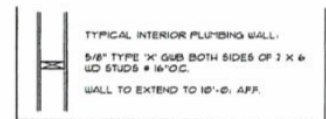
## 1 SEISMIC CEILING DETAIL, TYP.

A1.0 NTS

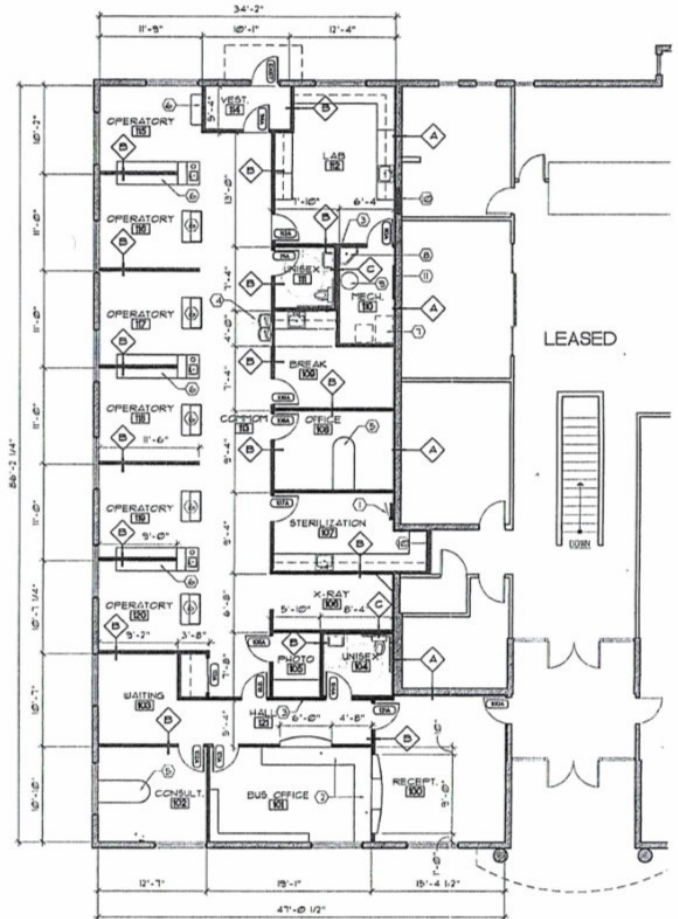


## 2 WALL BRACING DETAIL, TYP.

A1.0 NTS



**A DEMOLITION FLOOR PLAN**  
A1.0 SCALE: 1/8" = 1'-0"



**B ARCHITECTURAL FLOOR PLAN**  
A1.0 SCALE: 1/8" = 1'-0"

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