

Office Building For Lease

// **1415 N HOUK**

Spokane Valley, WA 99216



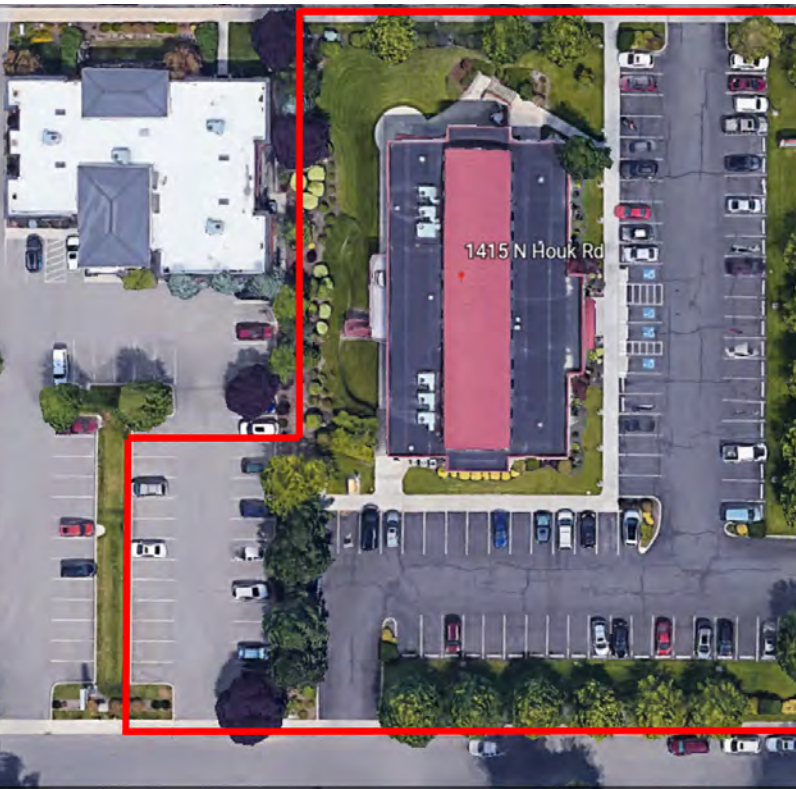
// PRESENTED BY:

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# // PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Prime Medical Office Available For Lease Adjacent to Valley Hospital

NNN : \$5.95

± 100 Parking Spaces

Monument Signage Available

Building Conference Room

Courtyard and Garden Area

Storage Available

SPACES	LEASE RATE	SPACE SIZE
Suite E	\$20.00 SF/yr	1,427 SF
Suite F	\$20.00 SF/yr	868 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,683	29,992	47,170
Total Population	10,387	71,350	114,125
Average HH Income	\$42,907	\$51,716	\$57,411

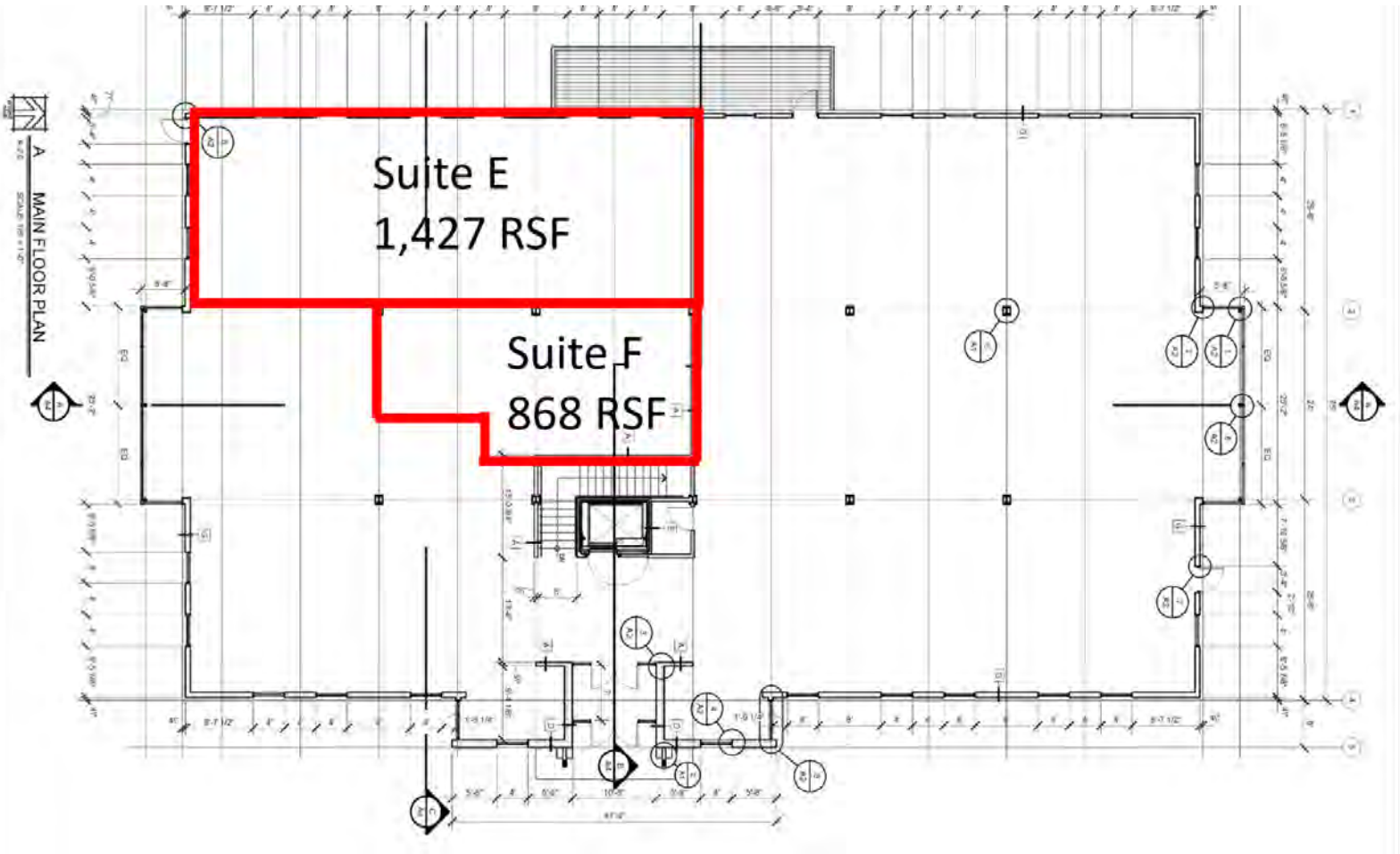
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# // FLOOR PLAN



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## // SUITE E PHOTOS



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# // SUITE F PHOTOS



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# // LOCATION MAP



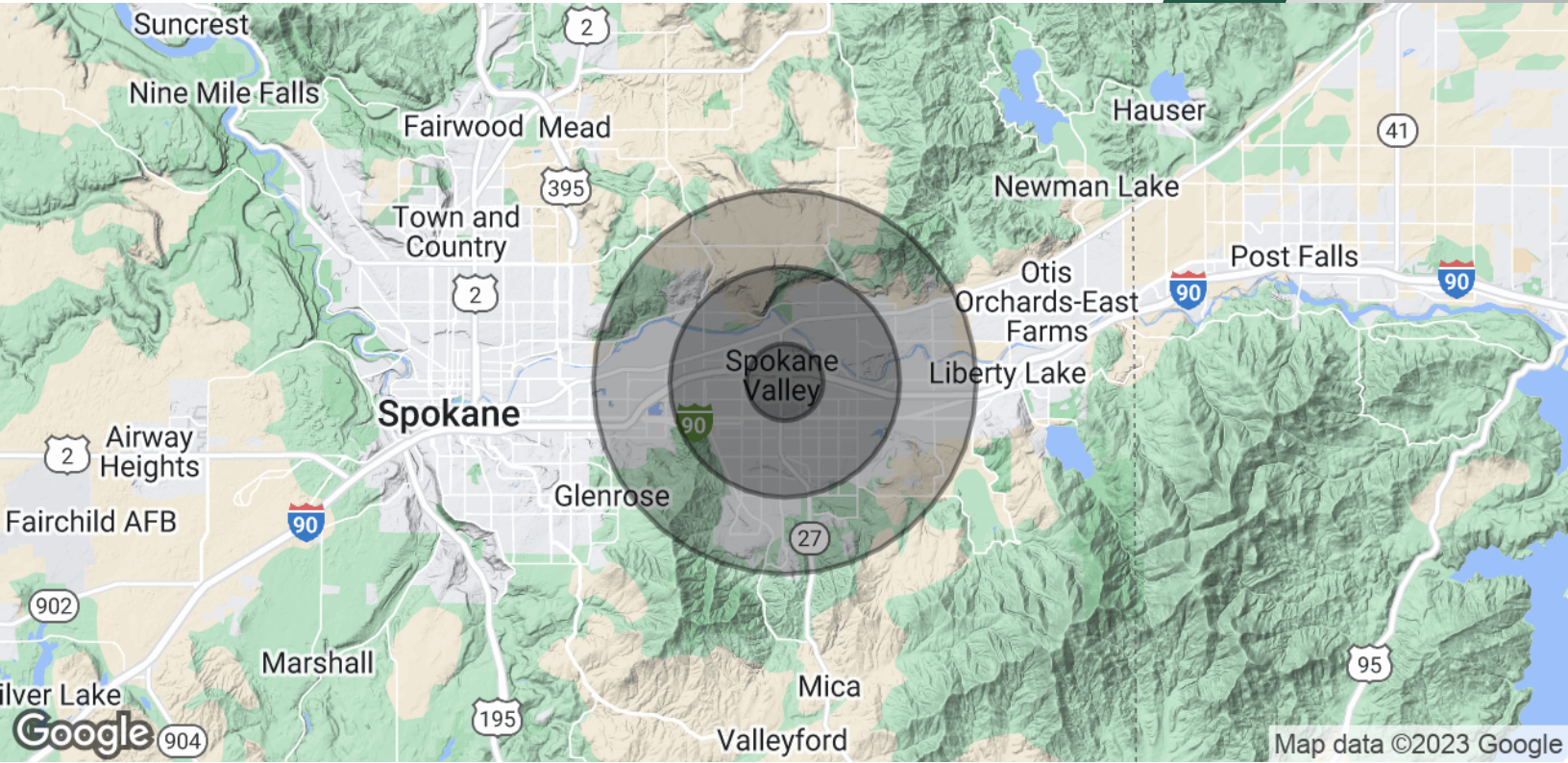
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# // DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,387	71,350	114,125
<b>Average Age</b>	31.1	36.2	37.8
<b>Average Age (Male)</b>	28.0	33.5	35.5
<b>Average Age (Female)</b>	34.2	38.8	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,683	29,992	47,170
<b># of Persons per HH</b>	2.2	2.4	2.4
<b>Average HH Income</b>	\$42,907	\$51,716	\$57,411
<b>Average House Value</b>	\$140,830	\$185,620	\$218,993

\* Demographic data derived from 2020 ACS - US Census

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