Office Building For Lease

// 1415 N HOUK

Spokane Valley, WA 99216





// PRESENTED BY:

CORY BARBIERI

VICE PRESIDENT 509.344.4901 CBARBIERI@G-B.COM BDUFFY@G-B.COM

BILL DUFFY

COMMERCIAL & LEASING MANAGER 509.344.4917



// 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 S | 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 Househo | olds | 4,683 | 29,992 | 47,170 | |
| Total Population | | 10,387 | 71,350 | 114,125 | |
| Average HH Income | | \$42,907 | \$51,716 | \$57,411 | |

// PRESENTED BY:

CORY BARBIERI

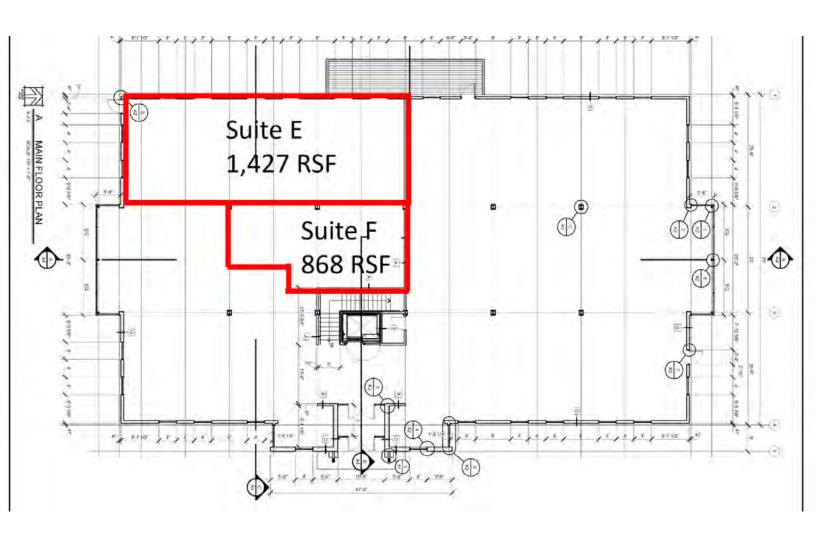
CBARBIERI@G-B.COM

BILL DUFFY VICE PRESIDENT

509.344.4901



// FLOOR PLAN



// PRESENTED BY:

CORY BARBIERIVICE PRESIDENT

509.344.4901 CBARBIERI@G-B.COM **BILL DUFFY**



// SUITE E PHOTOS









// PRESENTED BY:

CORY BARBIERI

VICE PRESIDENT 509.344.4901 CBARBIERI@G-B.COM **BILL DUFFY**



// SUITE F PHOTOS









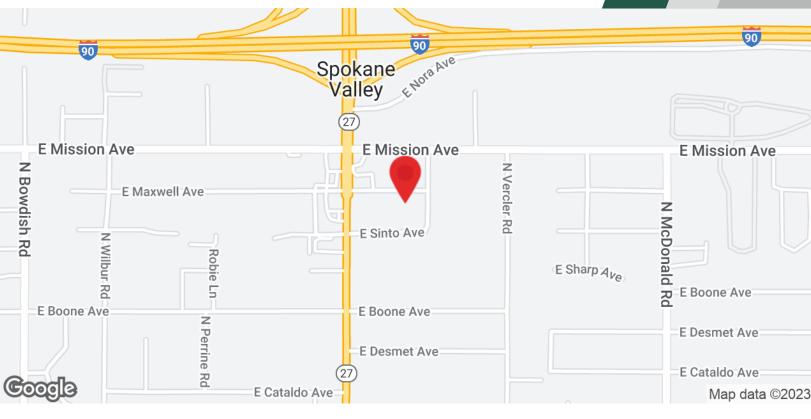
// PRESENTED BY:

CORY BARBIERI

VICE PRESIDENT 509.344.4901 CBARBIERI@G-B.COM **BILL DUFFY**



// LOCATION MAP





// PRESENTED BY:

CORY BARBIERI BILL DUFFY

VICE PRESIDENT COMMERCIAL & LEASING MANAGER 509.344.4901 509.344.4917

CBARBIERI@G-B.COM BDUFFY@G-B.COM



// DEMOGRAPHICS MAP & REPORT Suncrest Nine Mile Falls Hauser Fairwood Mead (395 Newman Lake Town and Country Post Falls Otis 90 2 Orchards-East Farms Spokane Liberty Lake /alley **Spokane** Airway Heights Glenrose 90 Fairchild AFB 902

Mica

Valleyford

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

^{*} Demographic data derived from 2020 ACS - US Census

Marshall

ilver Lake

Google 904

// PRESENTED BY:

CORY BARBIERI BILL DUFFY

VICE PRESIDENT COMMERCIAL & LEASING MANAGER 509.344.4901 509.344.4917

CBARBIERI@G-B.COM BDUFFY@G-B.COM



Map data ©2023 Google