



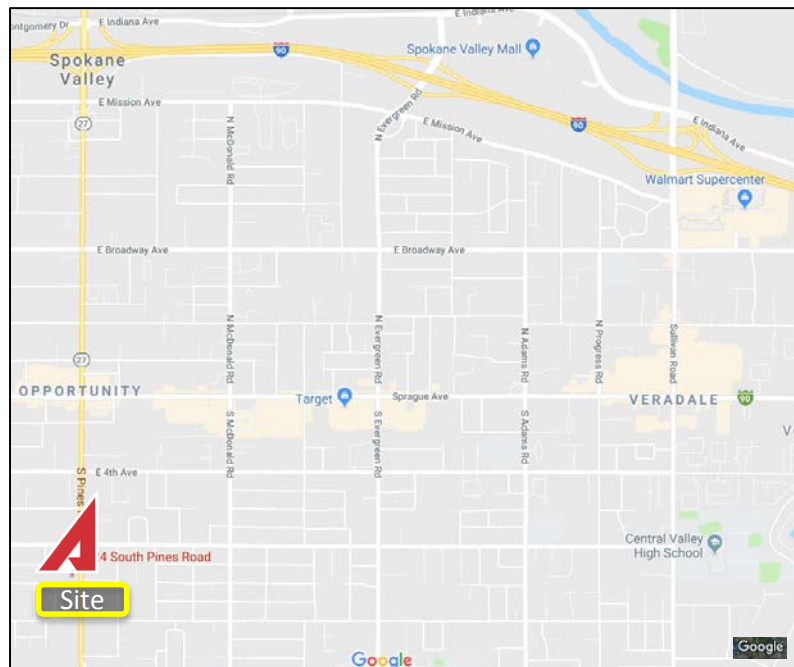
924 & 914 S. Pines Rd.

Spokane Valley, Washington 99206

**Lease Rate: \$14.00/SF Modified**

## Property Features

- Spokane County Tax Assessor's Parcel #: 45214.2531, .0422 & .0515
- Located on the NWC & SWC of 10<sup>th</sup> & Pines
- Space Available: 6,300 SF
- Zoning: CMU
- Brick exterior, new roof in 2018, Cat5 cabling, Pella Windows, Skylights and lots of upgrades
- Heated walkways
- Landscaped lawn area for employees



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## Demographics:

Population	1 Mile Radius	11,858
	3 Mile Radius	73,584
	5 Mile Radius	115,589
Median Household Income	1 Mile Radius	\$54,106
	3 Mile Radius	\$54,249
	5 Mile Radius	\$56,567
Average Household Income	1 Mile Radius	\$67,653
	3 Mile Radius	\$71,262
	5 Mile Radius	\$76,429

## More Property Features

- Parking: 76 Car Parks (6/1,000 Ratio)
- Prime Valley Location
- Near Valley Hospital and I-90

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