

ENTIRE BUILDING AVAILABLE FOR SUBLEASE

12825 E. MIRABEAU PARKWAY SPOKANE VALLEY, WASHINGTON

OFFICE / ASSEMBLY

AVAILABILITIES:

<u>Rentable SF</u>	<u>Area / Suite</u>	<u>Base Rent</u>
±44,000	Production / A	\$ 6/SF/NNN
±15,165	Office-Lab /C	\$ 9/SF/NNN
±14,590	Unimproved / E	To Be Determined

BUILDING FEATURES:

- 11.2 Acre Site
- Large Town Hall Cafeteria/Break Area
- Fully Air Conditioned
- Furniture Systems can be made available
- Bike Storage & Basketball Court
- Separate Entrances
- Parking @ 4/1000 Ratio
- Dock High & Grade Level Loading

AMENITIES

- Central location provides easy access for employees and visitors.
- Multiple retail/eating establishments within a mile of site with the Spokane Valley Mall a five minute drive away.
- I-90 access off of Pines Road offering central location to Downtown Spokane and North Idaho.
- Spokane International Airport is only 20 minutes away.
- Pincroft Natural Area and Mirabeau Point Park are to the east and south.
- The Centennial Trail, located along the Spokane River stretches from Spokane to Coeur d'Alene, Idaho offering walk/bike trails along the northern boundary of site.
- Walking distance to the Spokane Valley YMCA and Center Place Community Center.



CONTACT

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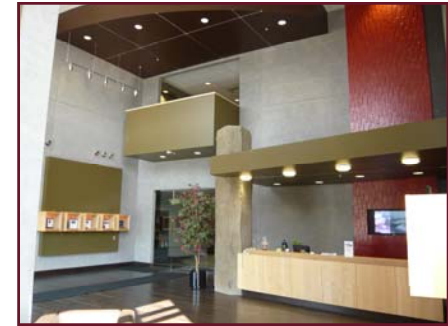
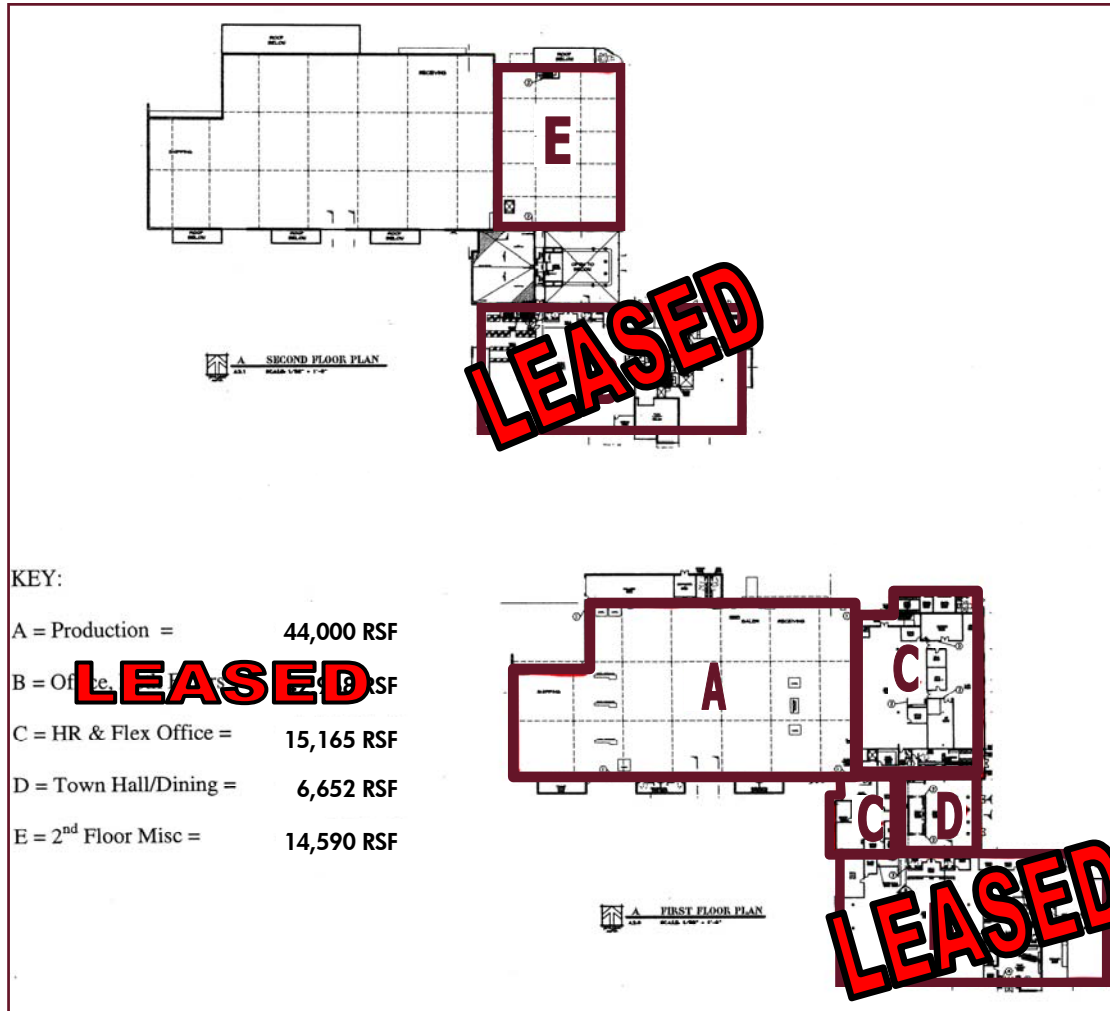
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INTERIOR PHOTOS

12825 E. MIRABEAU PARKWAY
SPOKANE VALLEY, WASHINGTON

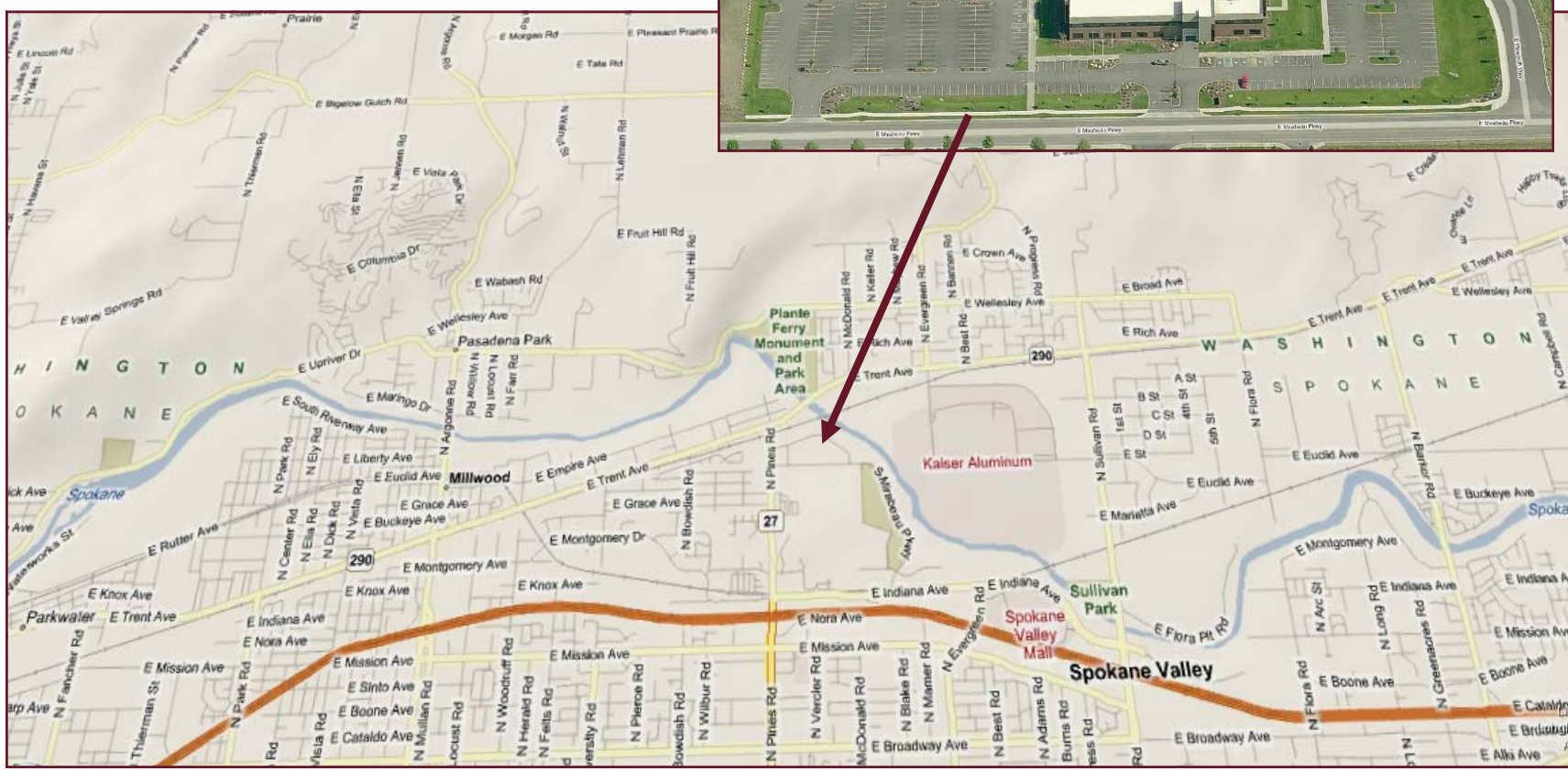
FLOOR PLAN &



& MAP

12825 E. MIRABEAU PARKWAY
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AERIAL PHOTO



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