

12623 EAST SPRAGUE AVENUE

FOR LEASE

RENT REDUCTION



FREE RENT



OPPORTUNITY PLAZA COMMERCIAL CENTER RETAIL/OFFICE SPACE FOR LEASE

- Suite 6: 1,233 SF Available
- Priced @ \$8.00/SF, NNN
- NNN's estimated at \$2.15/SF/YR, including real estate taxes, insurance and common area maintenance
- On-site parking
- Sprague Signage

5% to Leasing Agent

*"Prime retail /office location in the Spokane Valley .
Traffic counts of ±39,000 cars per day. Neighbors include
Burger King, Edward Jones, & State Farm.
This space will work excellently for both offices or retail."*

CONTACT:

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BROKER
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509.458.4014 ~ Fax
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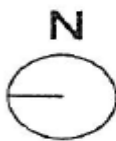
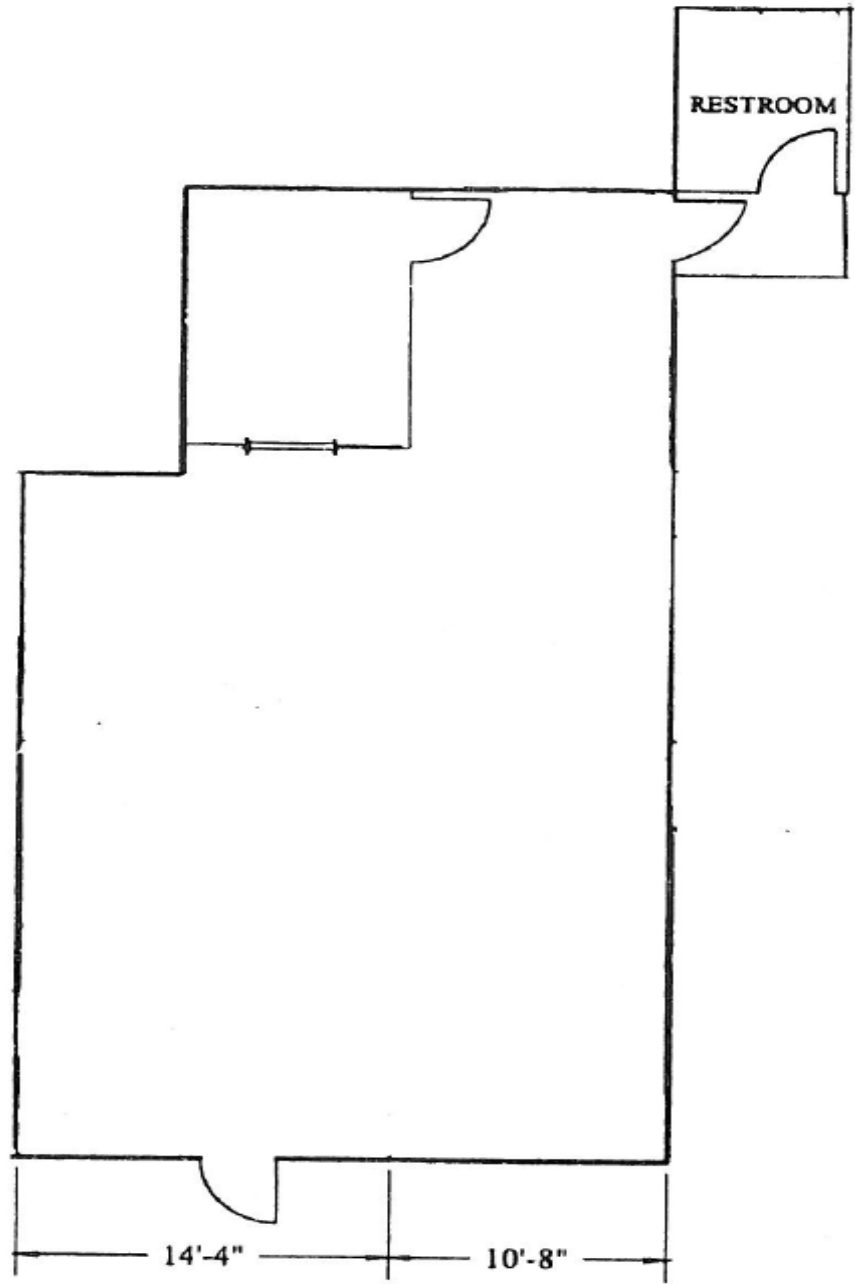
LOU NEESER
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COMPANY**

FLOOR PLAN



FLOOR PLAN*

*FLOOR PLAN IS FOR MARKETING PURPOSES ONLY. ALL MEASUREMENTS NEED TO BE VERIFIED.

12623 E SPRAGUE
SUITE #6 Square Footage 1,233 SF
SPOKANE, WA

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