

# Office/Retail



302 S Pines  
Spokane Valley, WA

## Property Specifications:

Site: 14,070+ /- sf  
Bldg size: 3,124+/- sf  
Parcel #: 45211.2605  
Constructed: 1989  
Parking Stalls: 11

## Great Valley Location

- Very clean & well-maintained building
- Lots of natural light
- Pole sign available for Tenant's use

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Daytime Population	11,736	75,812	126,358
Median Age	38	37	39
Median Household Income	\$41,005	\$45,793	\$50,505
Occupied Housing Units	4,040	24,219	36,620

## Lease Rate:

**\$10.00 psf NNN**  
*(Possible Sale)*

## For more information:

**Doug Byrd**  
509-326-8080  
Cell 509-216-6575  
doug@byrdrealestategroup.com

Or

**Sharon Reynolds**  
509-326-8080  
sharon@byrdrealestategroup.com



**Byrd Real Estate Group** L.L.C.  
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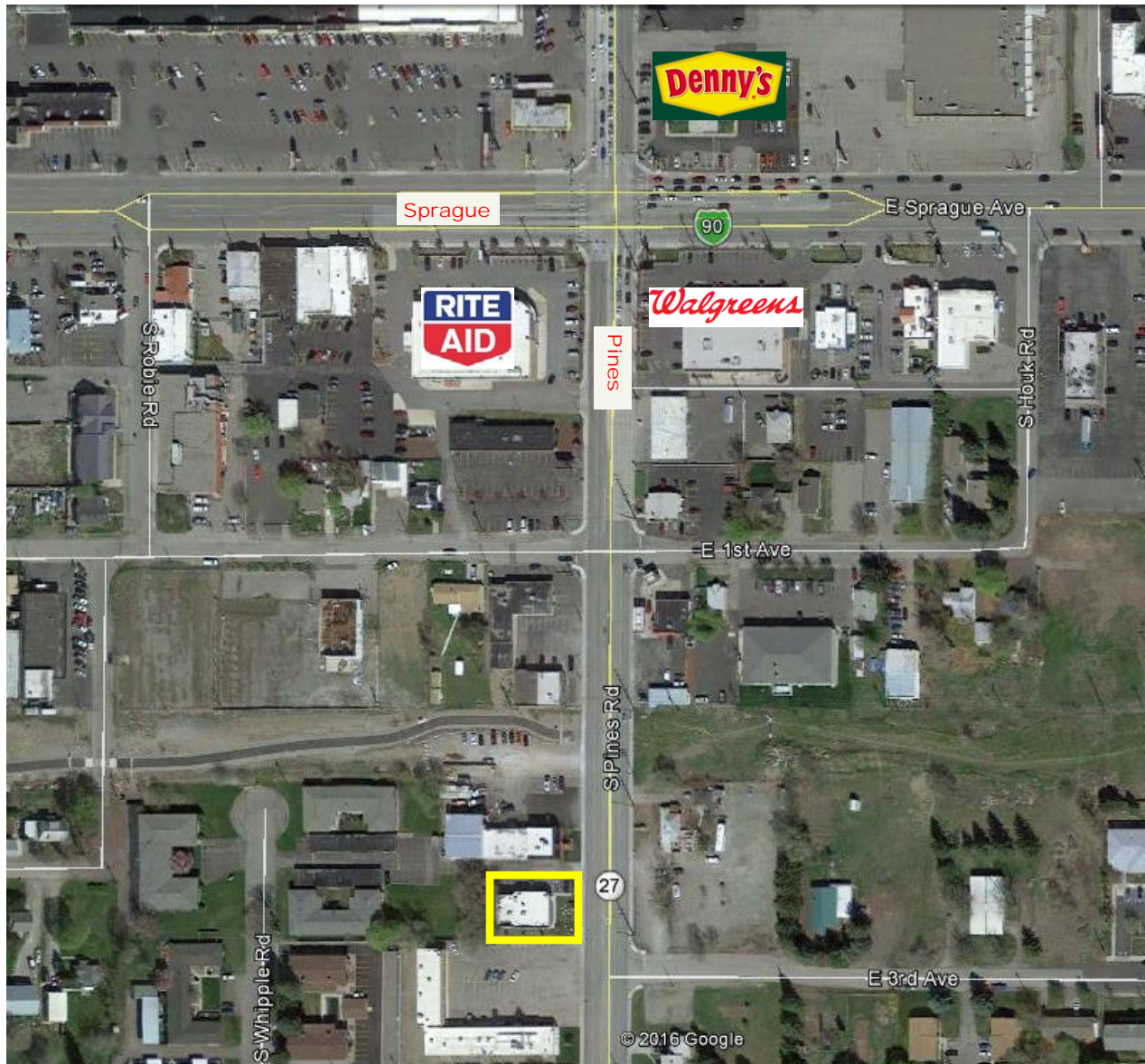
1912 N. Division St., Suite 201  
Spokane WA 99207

CBA COMMERCIAL BROKERS  
ASSOCIATION



FOR LEASE

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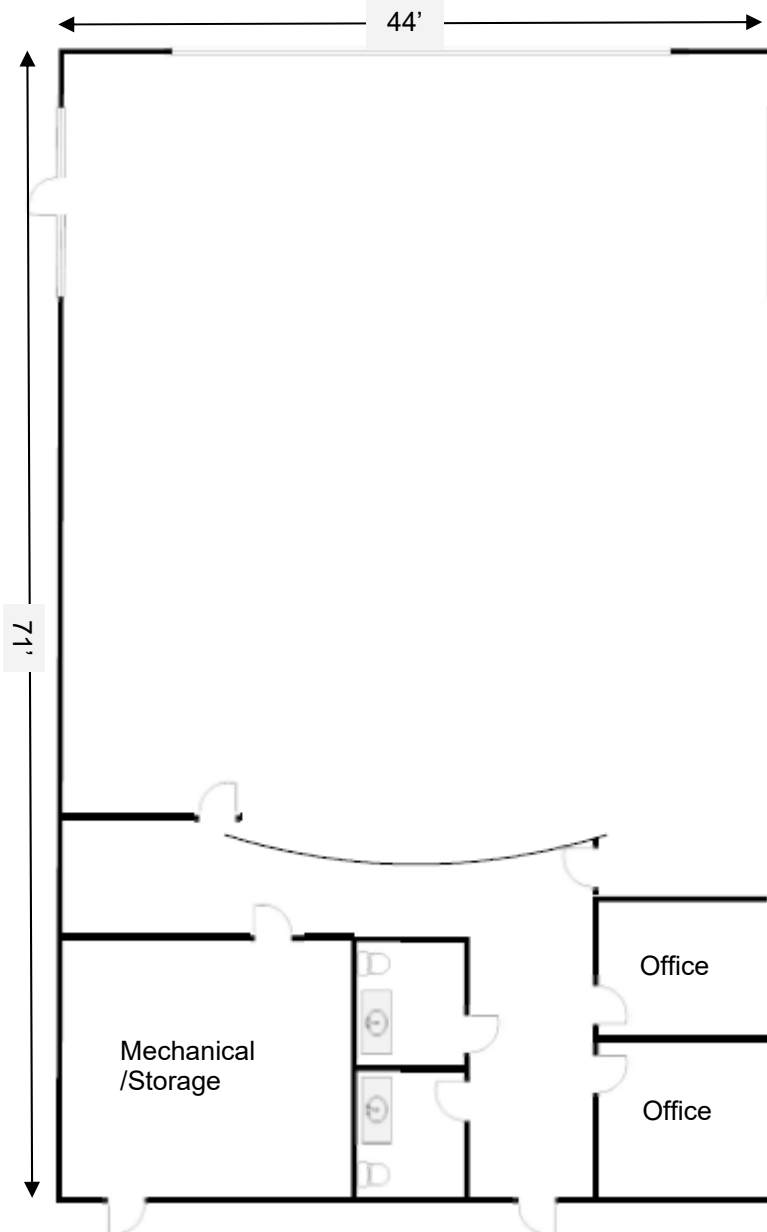


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## Floor Plan



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