

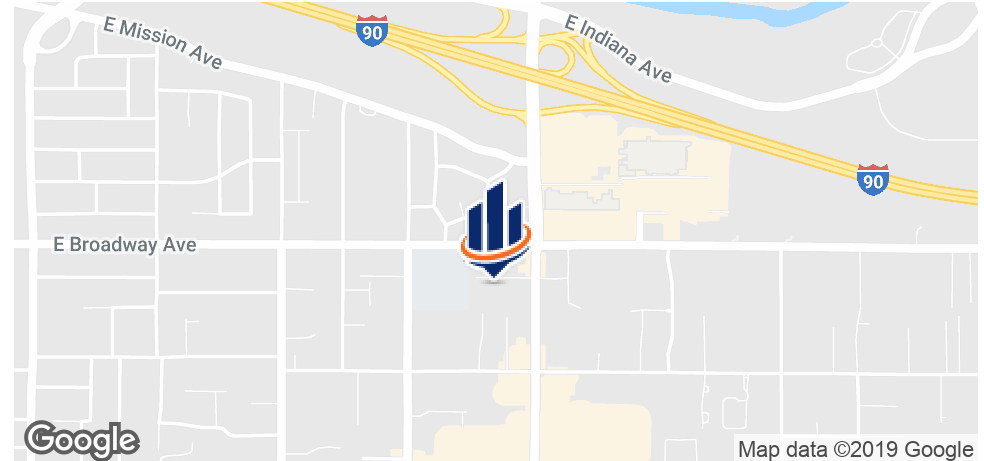


THE SPRINGFIELD BUSINESS BUILDING

15404 E SPRINGFIELD AVE SUITE 201
SPOKANE VALLEY, WA 99037

Matthew Byrd
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Property Summary



OFFERING SUMMARY

Available SF: 5,105 SF

Lease Rate: \$17 - 20 SF/Year
Modified Full Service

Lot Size: 1.57 Acres

Building Size: 27,932 SF

Zoning: Corridor Mixed Use

PROPERTY OVERVIEW

Move in ready office space available in Spokane Valley. Located half block off of Sullivan Rd. The 5,105 SF subject space can be leased as is at \$17.00/SF/YR or divided into 2,200-2,800 SF spaces at \$20.00/SF/YR. See attached floor plans.

PROPERTY HIGHLIGHTS

- Abundant free parking, 92 spaces
- 12 private offices and 12 cubicles
- Reception area and desk
- Access to building conference room
- Monument signage available
- Large windows and a park like setting to the west
- Suite is currently fully furnished with beautiful Herman Miller office desks & cubicles. To be provided to tenant.
- Tenant is responsible for their own janitorial service.

Additional Photos



Additional Photos

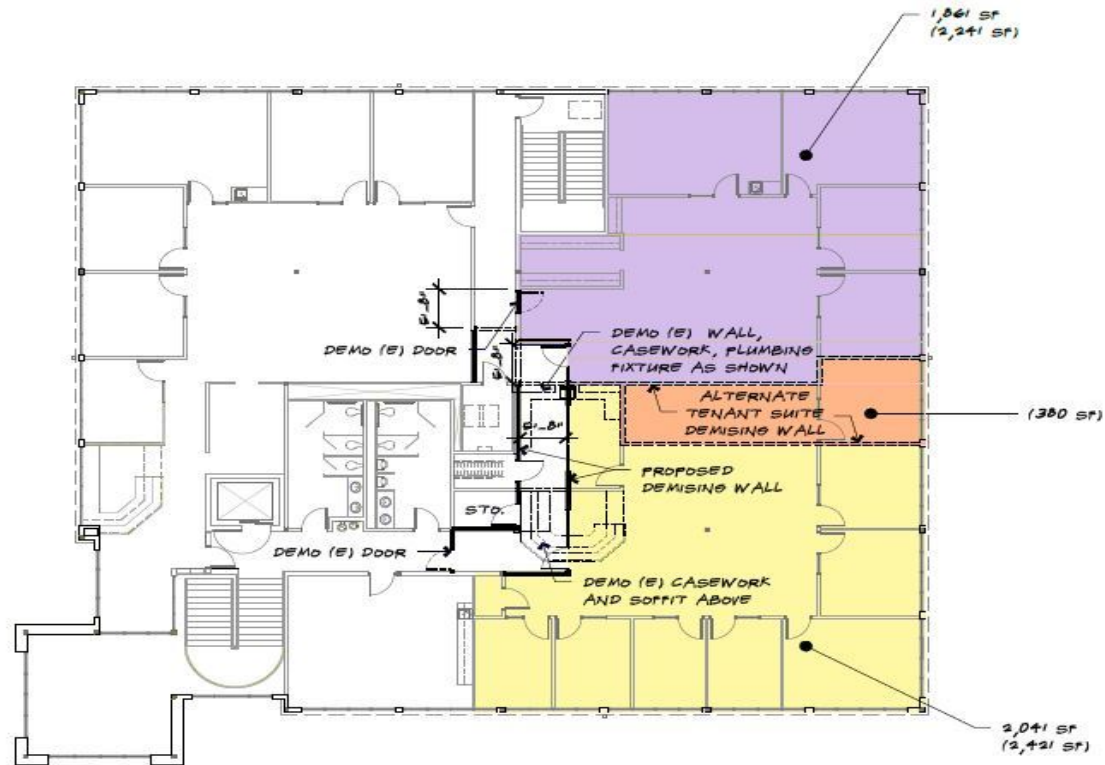


Floor Plans



Floor Plans

DRAFT



DRAFT



PFP.02 | PRELIMINARY FLOOR PLAN #02
SCALE: 1/16" = 1'-0" NOV 26, 2013 • 13-XXX

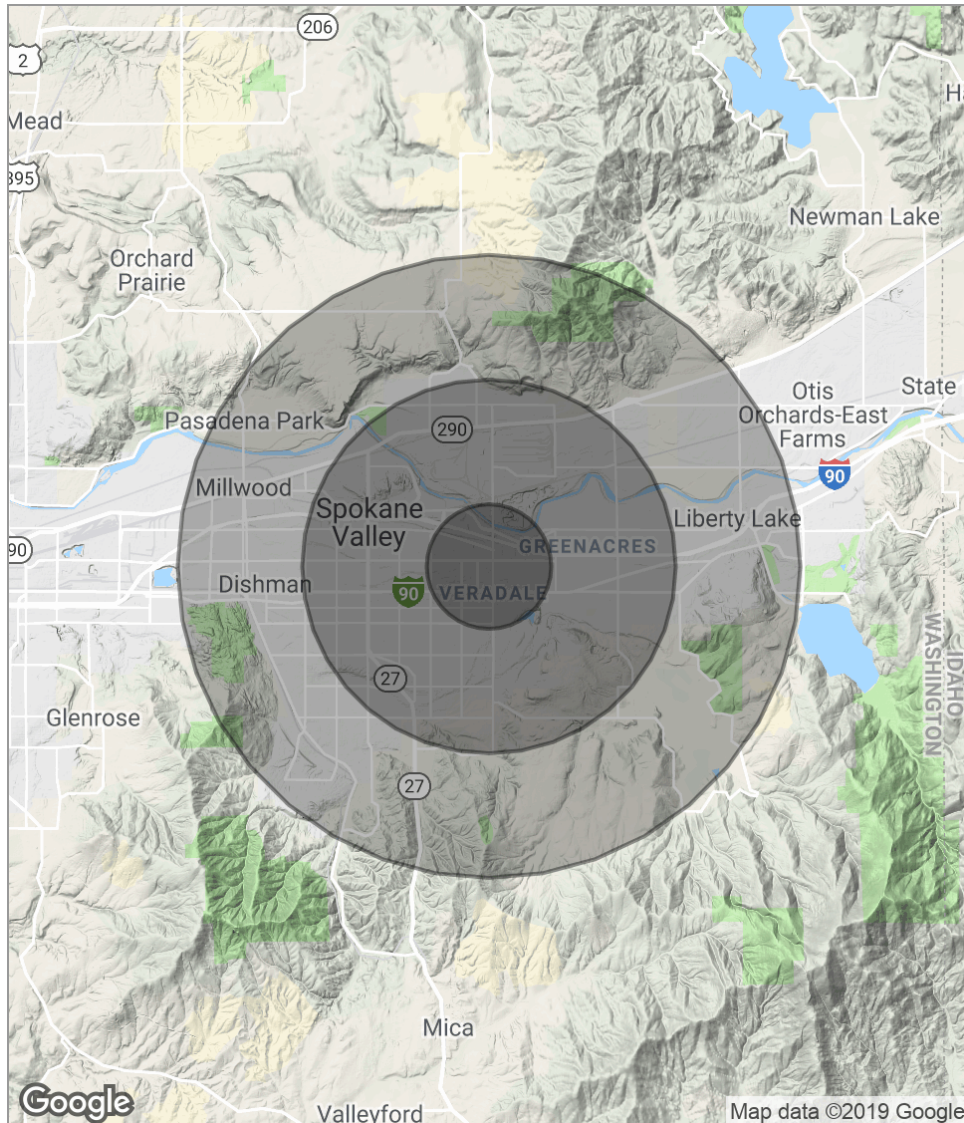


BERNARDO NILLS
ARCHITECTS PC

Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,037	51,472	101,625
Median age	35.9	36.2	36.7
Median age [Male]	32.3	32.8	34.0
Median age [Female]	39.7	39.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,597	20,710	41,059
# of persons per HH	2.7	2.5	2.5
Average HH income	\$60,508	\$56,382	\$57,819
Average house value	\$255,369	\$228,915	\$227,182

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

MATTHEW BYRD

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PROFESSIONAL BACKGROUND

Matthew Byrd is co-owner and founding partner of SVN Cornerstone a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

Matthew offers over 24 years experience in the Spokane real estate industry.

Matthew's primary focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane Area. Matthew has been involved in over 20 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

MEMBERSHIPS & AFFILIATIONS

Spokane Trader's Club

Spokane Association of Realtors

CCIM Candidate

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