

Owner Motivated!

**1 month free rent per
each year of lease term!**

**Will consider short-
term or month-to-
month tenants!**

Bring all offers!

Office Space Available



For Sale or Lease

Location:

930 N Mullan

Spokane Valley, WA

Property Specifications:

Suite A: 2,746 +/- sf

Total Building: 5,573 +/- sf

Site: 40,940 +/- sf

Zoning: General Office

Nice Office Building

Great Location on the Argonne/Mullan corridor

- Well Maintained
- Class "A" Office Space
- Excellent owner-occupant opportunity
- Dentist space leased until September 2026
- Built in 2000
- Ample Parking
- Great Visibility & Signage
- Parcel #'s 45172.1221 & 45172.1227

Lease Rate:

**\$6.00 psf
NNN**

(NNN's estimated at \$4.75 psf)

Sale Price:

\$950,000

For More Information:

Doug Byrd

509.326.8080

Cell 509.216.6575

doug@byrdrealestategroup.com



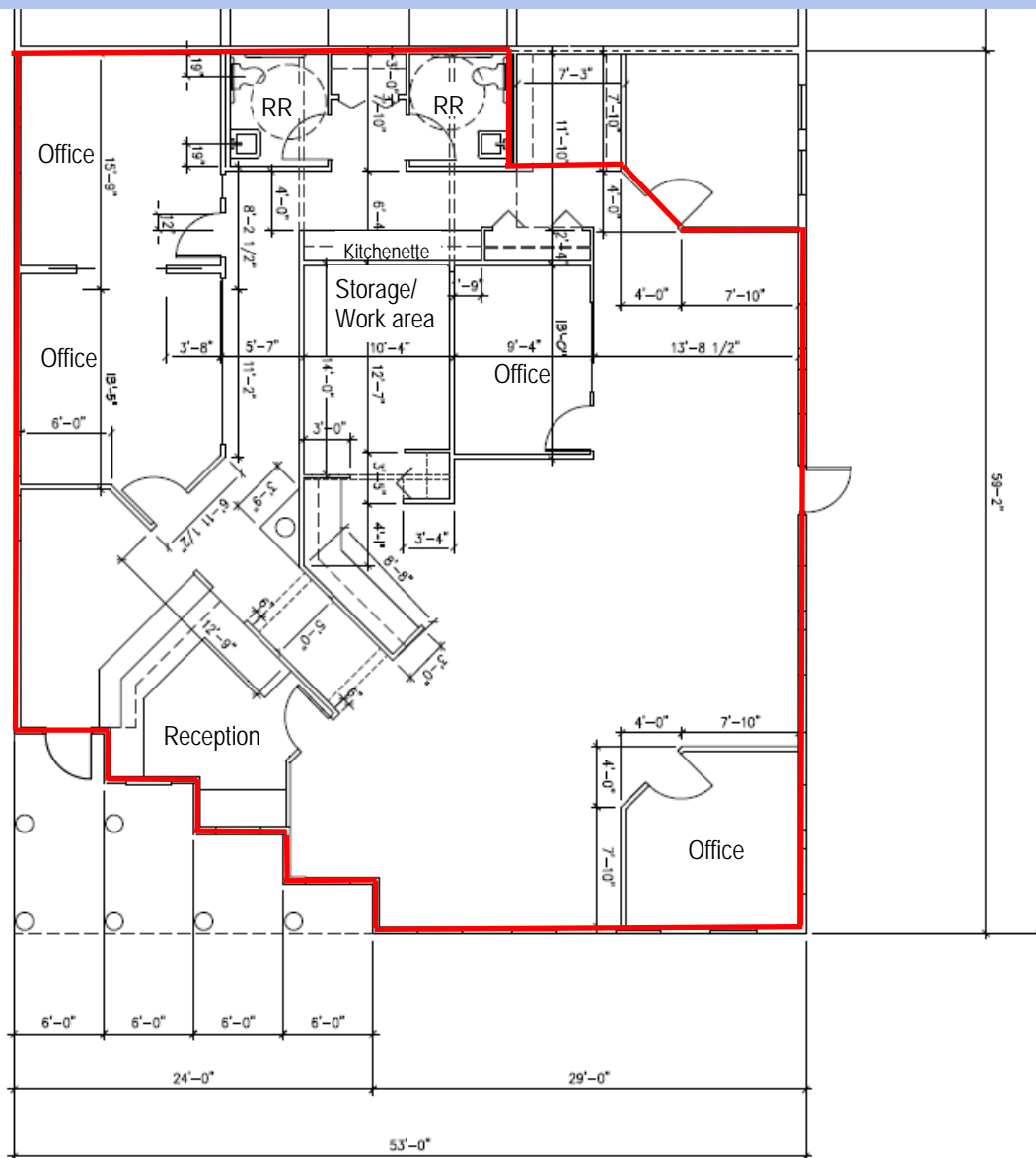
Byrd Real Estate Group L.L.C.
PRODUCING PROPERTY SOLUTIONS

1912 N. Division St., Suite 201
Spokane WA 99207

CBA COMMERCIAL BROKERS
ASSOCIATION



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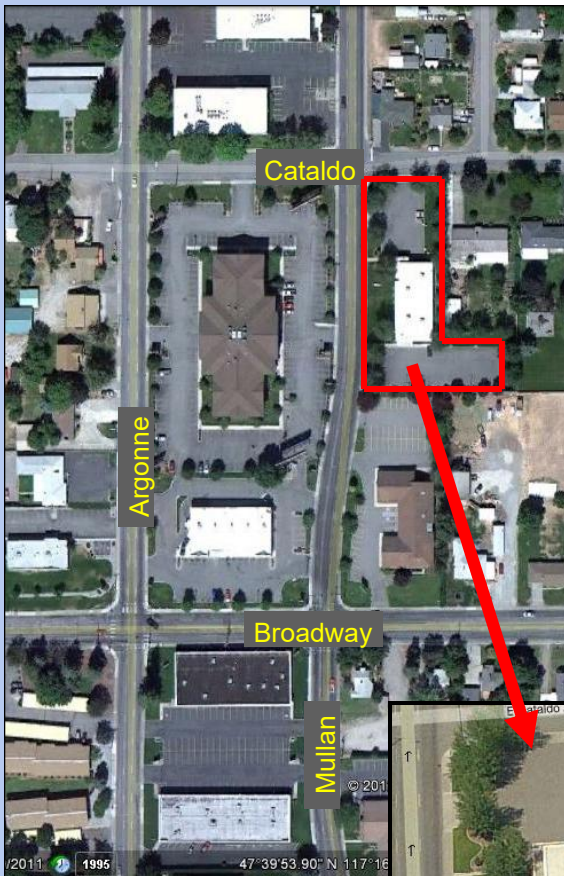
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All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

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