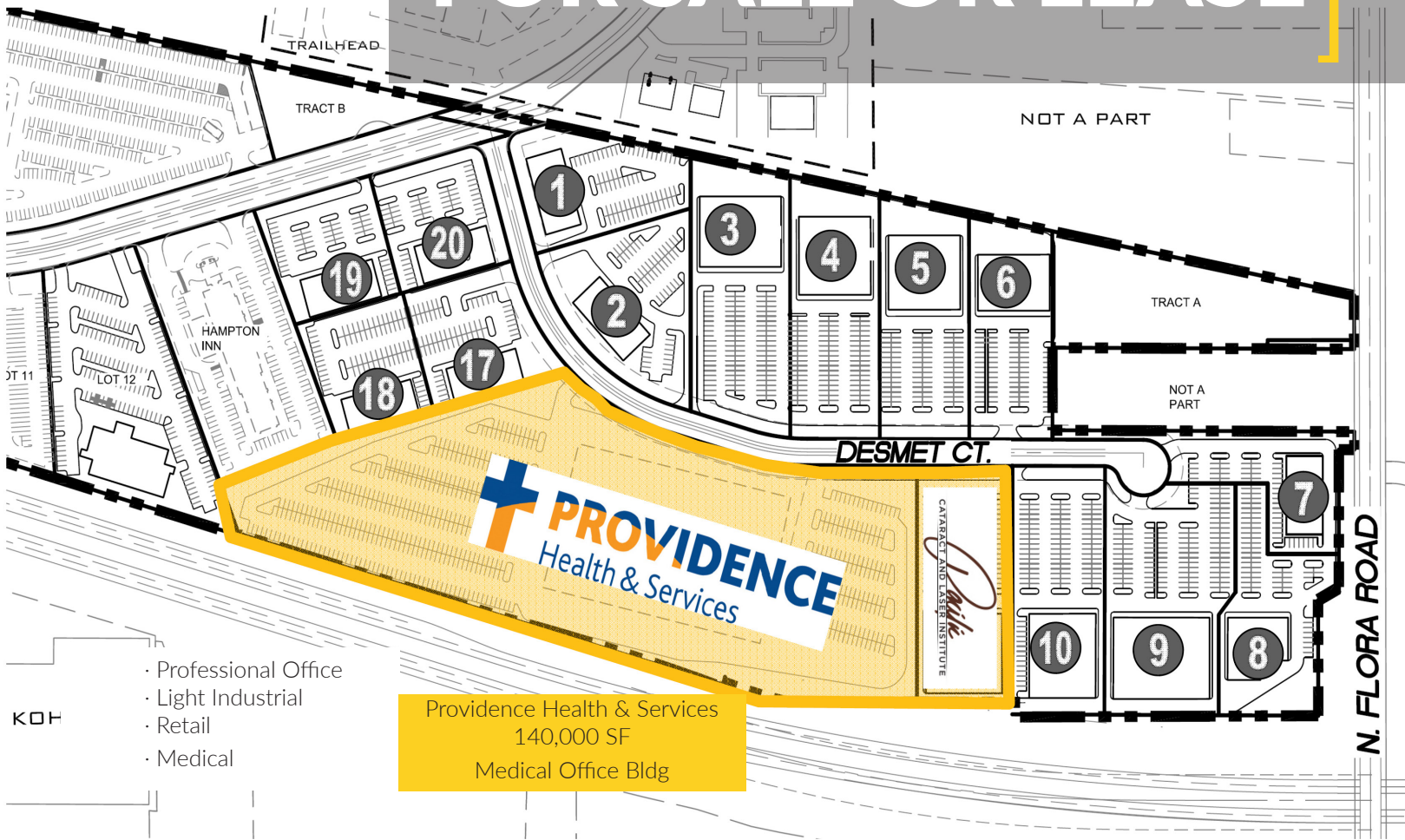


FOR SALE OR LEASE



Hanson Center East

Providence Medical Center Park Spokane Valley, WA 99206

FOR SALE OR BUILD-TO-SUIT

Sale Price: \$5.00 - \$13.00 SF

Lease Price: Contact Broker for Pricing



Carl Guenzel | 509.755.7543 or carlg@kiemlehagood.com

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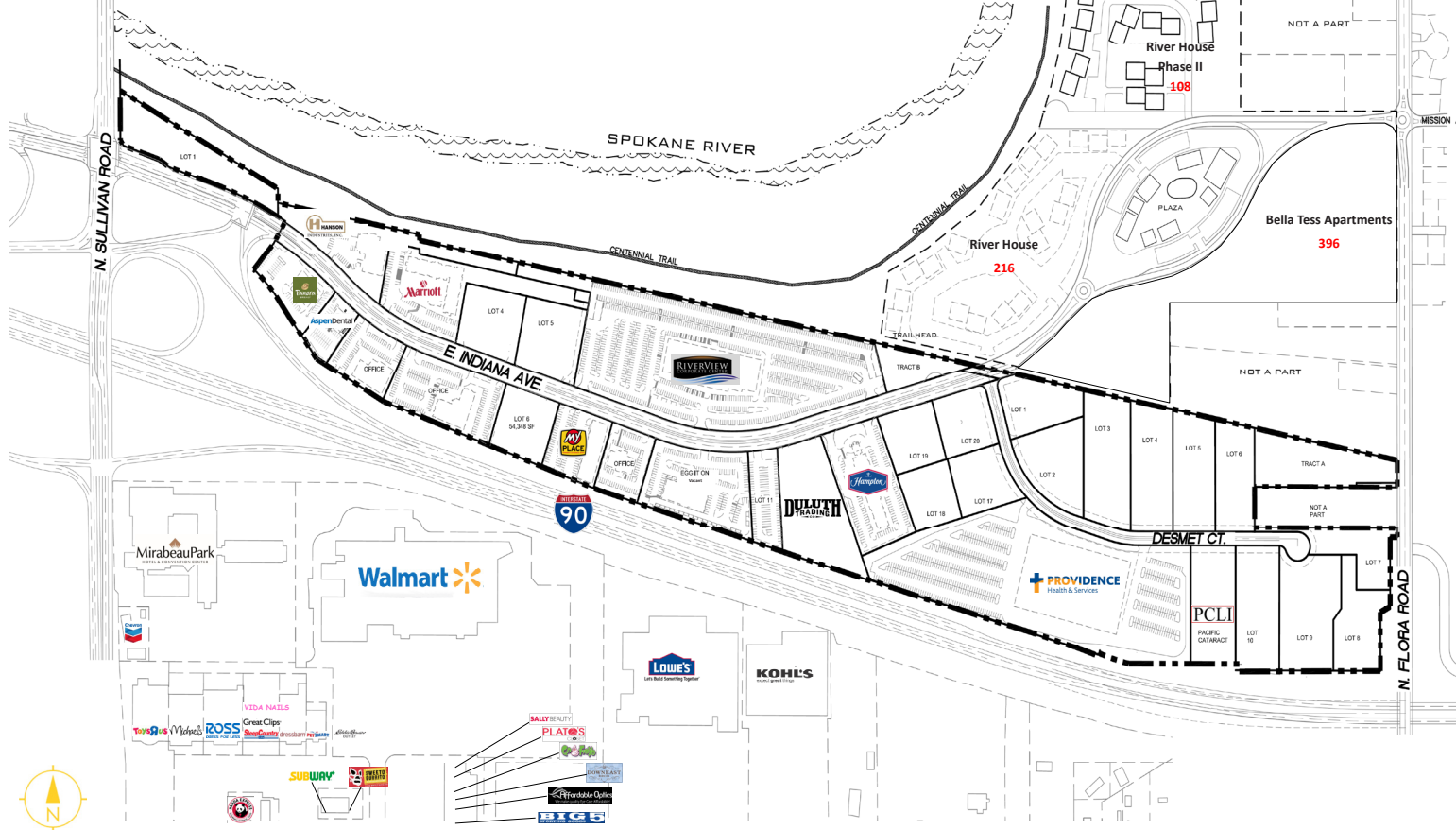
SPOKANE'S PREMIER MEDICAL/OFFICE PARK

PROPERTY DETAILS

- All off sites complete
- Utilities stubbed to site
- Freeway Visibility
- Pad ready for construction
- Zoned Mixed Use Center
- Vested traffic is available (See broker for cost & details)
- See broker for restrictions affecting Lots 1 - 20
- Lot Size can be adjusted

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLEHAGOOD.COM

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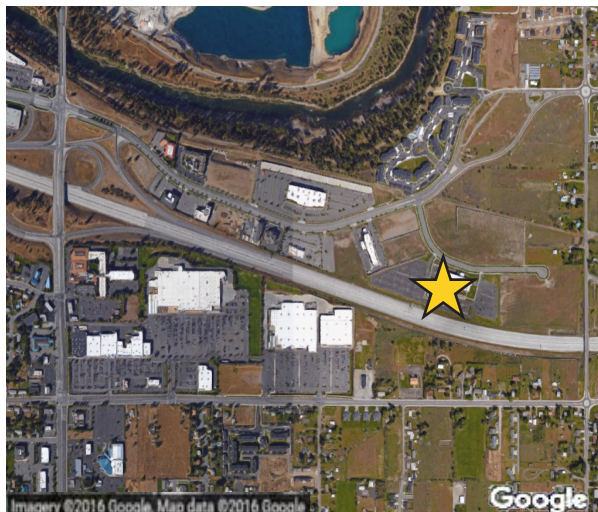


Hanson Center East

Providence Medical Center Park Spokane Valley, WA 99206

NEIGHBORING BUSINESSES:

- Panera Bread-
- Aspen Dental
- CHAS
- My Place Hotel
- Spokane Eye Clinic
- Riverview Business Center
- Residence Inn by Marriott
- Humanix
- Hampton Inn
- Pemco Insurance



LOT	PRICE/SF	LAND SF	BLDG SF	ADDRESS
1	\$10.00	57,029	10,000	16609 E. Desmet Court
2	\$ 8.00	71,116	10,000	16625 E. Desmet Court
3	\$ 9.00	90,652	20,000	16711 E. Desmet Court
4	\$ 9.00	79,336	20,000	16727 E. Desmet Court
5	\$ 9.00	73,489	18,000	16815 E. Desmet Court
6	\$ 9.00	63,099	14,000	16829 E. Desmet Court
7	\$ 5.00	53,693	10,000	17010 E. Desmet Court
8	\$10.00	64,089	10,000	17004 E. Desmet Court
9	\$11.00	98,650	27,000	16926 E. Desmet Court
10	\$12.00	80,721	20,000	16916 E. Desmet Court
11	Sold	Pacific Cataract & Laser Institute		16918 E. Desmet Court
12	Sold	Providence Medical Center		16808 E. Desmet Court
13	Sold	Providence Medical Center		16720 E. Desmet Court
14	Sold	Providence Medical Center		16702 E. Desmet Court
15	Sold	Providence Medical Center		16614 E. Desmet Court
16	Sold	Providence Medical Center		15528 E. Desmet Court
17	\$ 6.00	52,334	9,000	16522 E. Desmet Court
18	\$ 6.00	45,418	9,000	16512 E. Desmet Court
19	\$13.00	49,204	10,000	16424 E. Indiana Avenue
20	\$13.00	49,137	10,000	16506 E. Indiana Avenue

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Hanson Center East

Providence Medical Center Park Spokane Valley, WA 99206

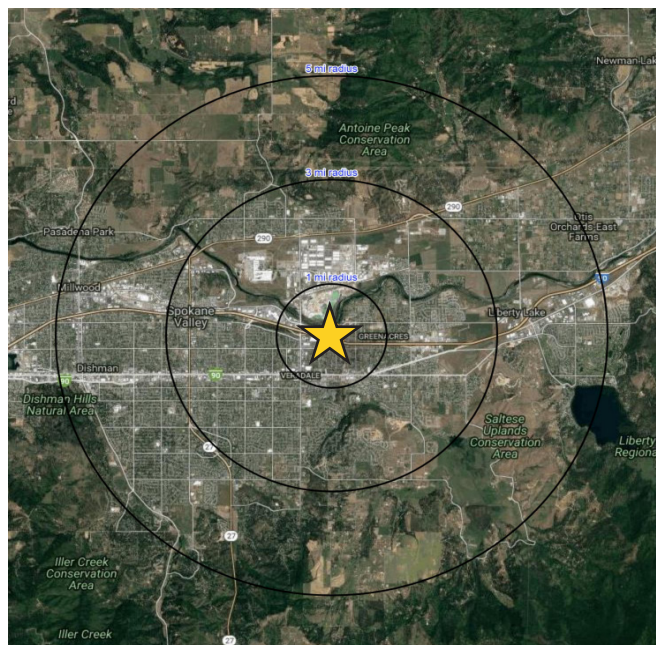
Demographics

	1mi	3mi	5mi
Est Pop 2017	5,845	57,329	106,959
Projected Pop 2022	6,376	62,355	116,276
% Pop Change (10-17)	5.3%	1.8%	1.4%
% Pop Change (17-22)	1.8%	1.8%	1.7%
Est Daytime Pop	9,520	90,524	227,861
2017 Average HHI	\$49,319	\$65,570	\$73,488
2017 Median HHI	\$47,259	\$56,798	\$61,420

Traffic Counts

Sullivan & Indiana:
±28,300 ADT
From South on Evergreen:
±12,542 ADT
From West on Indiana:
±8,214 ADT
From East on Indiana:
±12,668 ADT
per City of Spokane Valley

I-90 Sullivan (Mile Post 292)
±79,000 ADT
WSDOT



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