

**48,500 sq. ft.
Office Space
For Lease
(Divisible)**



10220 E. Sprague Ave

Spokane Valley, Washington 99206

University City Center is home to the new \$14 Million 65,000 s/f Spokane Valley City Hall. Other Tenants in the center include: Rosauers, Spokane Valley Event Center, and Darcy's restaurant. Located next to STA bus transit line at corner of Sprague and Dartmouth in the Spokane Valley. New parking lot and elevator will be installed on east side of building to access this multi-tenant office building.

For more information:

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com

Property Information:

- **Building Size:** 100,000 square feet
- **Available Space:** 48,500 square feet on 2nd floor. Space is divisible to 24,250 s/f
- **Type:** Office
- **Previous Use:** Call Center
- **Layout:** Open bullpen with perimeter office
- Elevator Served
- Generous Parking Ratio

Lease Rate: \$5.00 NNN

Estimated NNN: \$2.50 psf

Crescent Building

10220 E. Sprague Avenue, Suite 200, Spokane Valley, WA

Fact Sheet

Type: Office Space

Location: SEC of Sprague Avenue and Dartmouth Road between Sprague and Appleway

Transportation: Adjacent to Valley Transit Center

Total Building Size: Approximately 96,940 square feet

Available Space for Lease on 2nd Floor: Approximately 48,500 sq. ft., Divisible to 24,000 sq. ft.

Current office Build-out:

- Reception area
- 17 perimeter offices
- Executive conference room
- 4 training rooms
- Temperature controlled server room
- Cafeteria
- Multiple sets of restrooms

Previous use: ICT Call Center

Power: The existing service is a newer 800 amp three phase 277/480 volt, this service feeds HVAC equipment and one 300 kva Transformer, all for the second floor. The Transformer feeds one 800 amp 120/208 volt three phase main distribution panel. There are seven three phase panels. Five of the panels are 225 amp main breaker panels and two panels set for UPS System/Generator system. Five of the panels were set up for powering circuits to cubical furniture which are no longer there. The two panels for UPS/Generator are for server room equipment. The service equipment is located in center of the second floor in the server room.

Data:

- Over 910 data ports in 10 racks (cat 5)
- Matching voice ports on 66 blocks on the wall
- There are a total of 18 (2 ports) racks in the data room with power to each, 6" vertical wire management and ladder rack connecting them all together
- There are 2-4 post enclosed racks
- Floor: There are coils of voice and data wires above the ceiling throughout the facility to support cubicles
- Data Room Feeds: 24 strand single mode fiber (Century Link), 84 T1 slots (Century Link), 1-12 strand multi-mode fiber feeding the training room in the basement, 1-100 pair feeding the training room in the basement

HVAC: The building is serviced by brand new Hydronic Heating and Cooling Systems

Sprinkler System: Sprinklered Throughout

Elevator Served: The space is currently accessed via elevator at west entry with plans for new entry on east side of building.

Parking: Abundant parking opportunity

Zoning: Corridor Mixed Use; CMU (allows for many commercial, retail and residential uses)

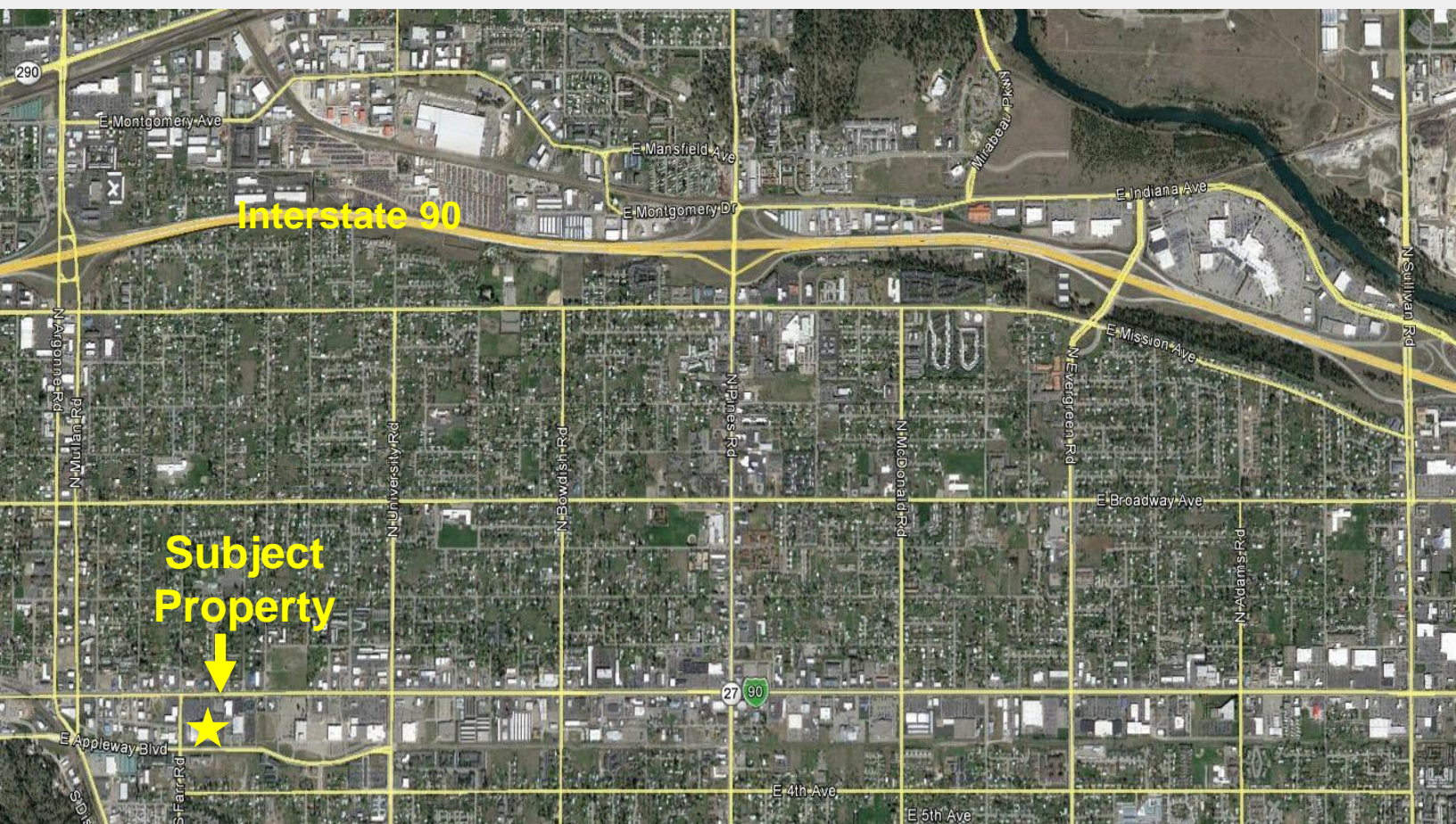
Neighborhood: Spokane Valley City Hall, grocery, restaurants, and banks.

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**Subject
Property**



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Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com

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