



LEAVITT
CAPITAL COMPANIES

RIVER'S EDGE BUILDING

CLASS A OFFICE BUILDING FOR SALE

42,660 SF | \$9.95M

12939 E Pinecroft Way, Spokane Valley, WA














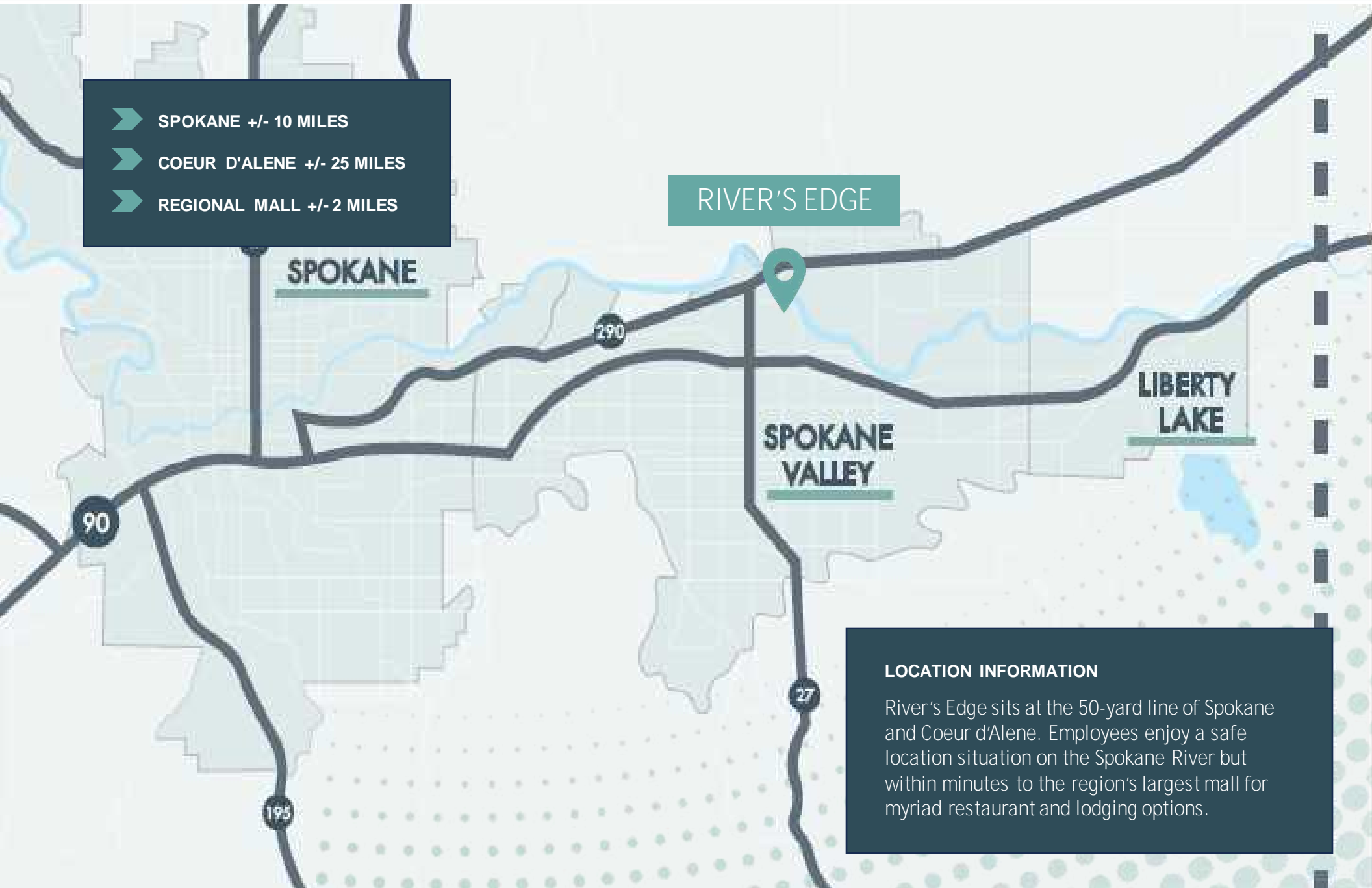
River's Edge is positioned as either an owner-user or an investment. A national financial institution has occupied half of the building since completion in 2018, allowing built-in income for an owner-user or a realistic pro forma for an investor. Situated on the Spokane River, the vacant +/- 22,000 SF first floor offers a tranquil, safe setting for a business, equidistant to Spokane and Coeur d'Alene, with convenient access to Interstate 90 and within a short drive to nearby amenities.



PROPERTY DETAILS

	PRICE	\$9.95M \$233/SF
	BUILT	2018
	SIZE	42,660 SF
	AVAILABLE SF	21,753 SF vacant on Main Level
	LOCATION	Located in Pinecroft Business Park by Mirabeau Park and the Centennial Trail
	PARKING	4.75 car parks per 1,000 SF leased
	IMPROVEMENTS	Fully-finished and occupied Second Level; Main Lobby Entry
	TELECOM	Multiple fiber providers
	AMENITIES	Park amenities include restaurant, walking trails, and nearby access to large, regional mall

All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.



- SPOKANE +/- 10 MILES
- COEUR D'ALENE +/- 25 MILES
- REGIONAL MALL +/- 2 MILES

RIVER'S EDGE

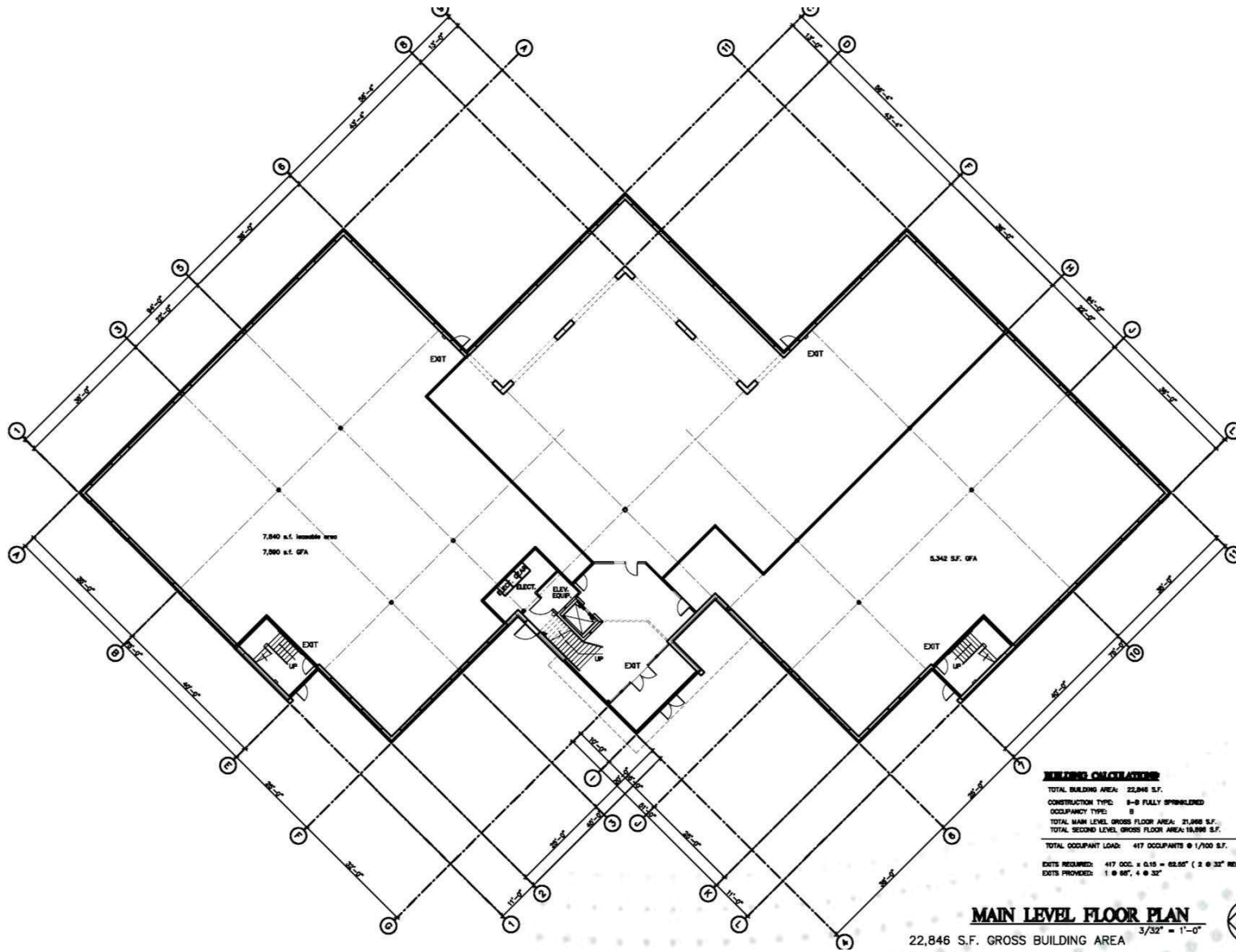
SPOKANE

SPOKANE VALLEY

LIBERTY LAKE

LOCATION INFORMATION

River's Edge sits at the 50-yard line of Spokane and Coeur d'Alene. Employees enjoy a safe location situation on the Spokane River but within minutes to the region's largest mall for myriad restaurant and lodging options.



BUILDING CALCULATIONS
 TOTAL BUILDING AREA: 22,846 S.F.
 CONSTRUCTION TYPE: I-B FULLY SPRINKLED
 OCCUPANCY TYPE: B
 TOTAL MAIN LEVEL GROSS FLOOR AREA: 21,998 S.F.
 TOTAL SECOND LEVEL GROSS FLOOR AREA: 18,898 S.F.
 TOTAL OCCUPANT LOAD: 417 OCCUPANTS @ 1/100 S.F.
 EXITS REQUIRED: 417 OCC. x 0.15 = 62.55' (2 @ 32' REQUIRED)
 EXITS PROVIDED: 1 @ 85', 4 @ 32'

MAIN LEVEL FLOOR PLAN
 22,846 S.F. GROSS BUILDING AREA
 3/32" = 1'-0"

ARCHITECTURAL VENTURES
 ARCHITECTS
 1200 UNIVERSITY AVENUE
 SPOKANE VALLEY, WA 99201
 509-465-0000
 1200 UNIVERSITY WAY
 SPOKANE VALLEY, WA 99201

MAIN LEVEL FLOOR PLAN	
DATE:	08-28-2017
SCALE:	3/32" = 1'-0"
PROJECT:	SPokane Valley, WA
REVISIONS:	

**BUILDING HELL IMPROVEMENT PLANS FOR
 PINCROFT AVENUE EDGE - BUILDING A**
 12939 E PINCROFT WAY
 PINCROFT BUSINESS PARK, SPOKANE VALLEY, WA

DATE:
 08-28-2017

A-10



ICCU Building
 58,481 SF | \$231/SF
 \$13,500,000
 11/05/21
 Built: 2004



13103 E Mansfield Ave
 27,875 SF | \$313/SF
 \$8,719,633
 05/31/22
 Built: 2005



Regal Office Place
 31,928 SF | \$266/SF
 \$8,495,000
 06/07/21
 Built: 2007



12410 E Sinto
 34,403 SF | \$337/SF
 \$11,600,000
 03/10/21
 Built: 2004



Iron Bridge — Building III
 42,240 SF | \$200/SF
 \$8,460,368
 05/08/23
 Built: 2008

The River's Edge Building is offered at \$233/SF for a site that includes an existing, strong tenant, ample free parking, and a site directly on the Spokane River.

PINECROFT BUSINESS PARK INFORMATION

Our prestigious campus will enhance employee recruitment, retention, and productivity. Pinecroft Business Park is surrounded by natural areas which offer a wide range of recreational opportunities. The eighty acre Mirabeau Natural Area and fifty-two acre Mirabeau Point Park border the business campus to the south and east. The campus is buffered on the north by the scenic Spokane River. The thirty-seven mile Centennial Trail follows the Spokane River connecting Spokane and Coeur d'Alene, Idaho.

Pinecroft Business Park is a premier business campus, offering space, technology, and a scenic natural environment to help your business prosper.

