IGNITE YOUTH ICE HOCKEY SUITES

RETAIL OR OFFICE SPACE AVAILABLE FOR LEASE

2100 N SULLIVAN ROAD | SPOKANE VALLEY, WASHINGTON | 99216



TOK COMMERCIAL

DANNY DAVIS / 208.691.6003 / danny@tokcommercial.com

LEASE RATE

$25.00/SF

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PROPERTY HIGHLIGHTS

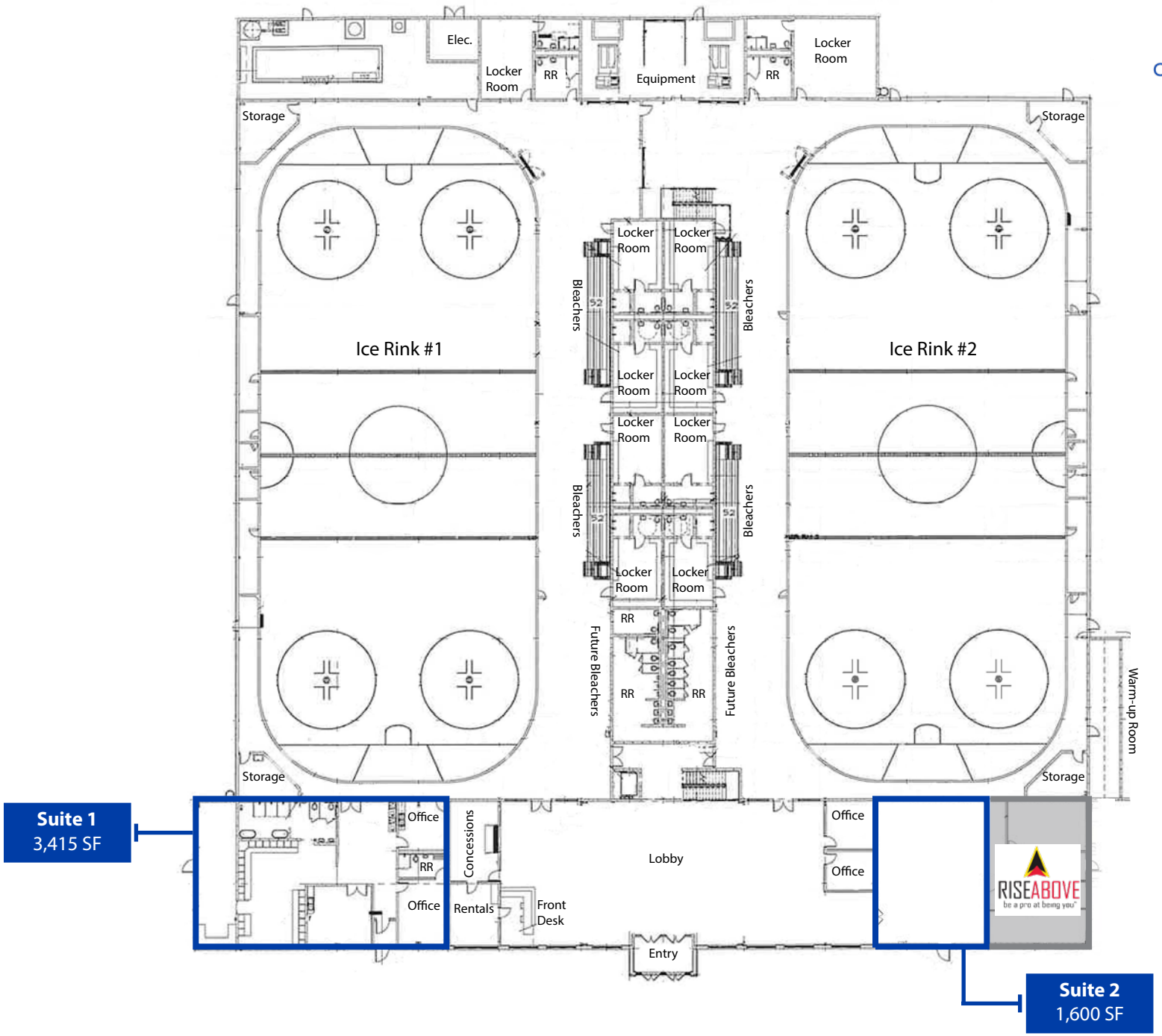
- Unique opportunity to occupy Spokane Valley's brand-new ice rink facility
- Opportunity for both retail and office users.
- $50/SF TI Allowance included.
- Estimated ice rink facility completion: Q3 2027.
- Under construction. Contact Listing Agent for showing instructions.

OFFERING DETAILS

Submarket:	Spokane Valley
Address:	2100 N Sullivan Road
Property Type:	Retail/Office Suites
Zoning:	Regional Commercial
Available Suites:	Suite 1 - 3,415 SF
	Suite 2 - 1,600 SF
TI **Allowance:**	$50/SF
Lease Rate:	$25.00/SF
Lease Type:	NNN
Est. NNN's:	TBD
Parking:	Ample

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FLOOR PLAN



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CONCEPTUAL SITE PLAN



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VIBRANT COMMERCIAL LOCATION



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1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
POPULATION **2,123**	POPULATION **69,461**	POPULATION **128,723**
HISTORIC ANN. GROWTH **3.6%**	HISTORIC ANN. GROWTH **2.5%**	HISTORIC ANN. GROWTH **2.1%**
AVG. HOUSEHOLD INC. **$95,911**	AVG. HOUSEHOLD INC. **$107,947**	AVG. HOUSEHOLD INC. **$117,624**



UPDATED: 11.5.2026

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