

Phase 1:  
New Development  
Under Construction



## Hazelwood Square Development - 7.28 Acres Total

10219 W. Highway 2  
Spokane, Washington 99224

### Property Description

Phase 1:

- 10,790 +/- SF Building Under Construction
- 4,000 +/- SF Lease Space Available
- Current Tenants: Matta Woolf Family Dental and The Man Shop
- Spring 2021 Delivery
- Tenant Buildout Allowance Available

Phase 2:

- 2.14 +/- Acres
- Multiple Building Options Available
- Drive Thru Available
- Tenant Buildout Allowance Available

Phase 3:

- 3.82 +/- Acres
- Future Industrial Development
- Tenant Buildout Allowance Available

### Property Highlights

- Corner of Highway 2 and Hazelwood Road
- New Construction
- High Visibility and Traffic Count
- West of Spokane
- East of Hayford Road
- Sales Options As Well

**Lease Rate: \$25.00 SF/yr (NNN)**

For more information

**Bryan Walker**

C: 509 951 3669

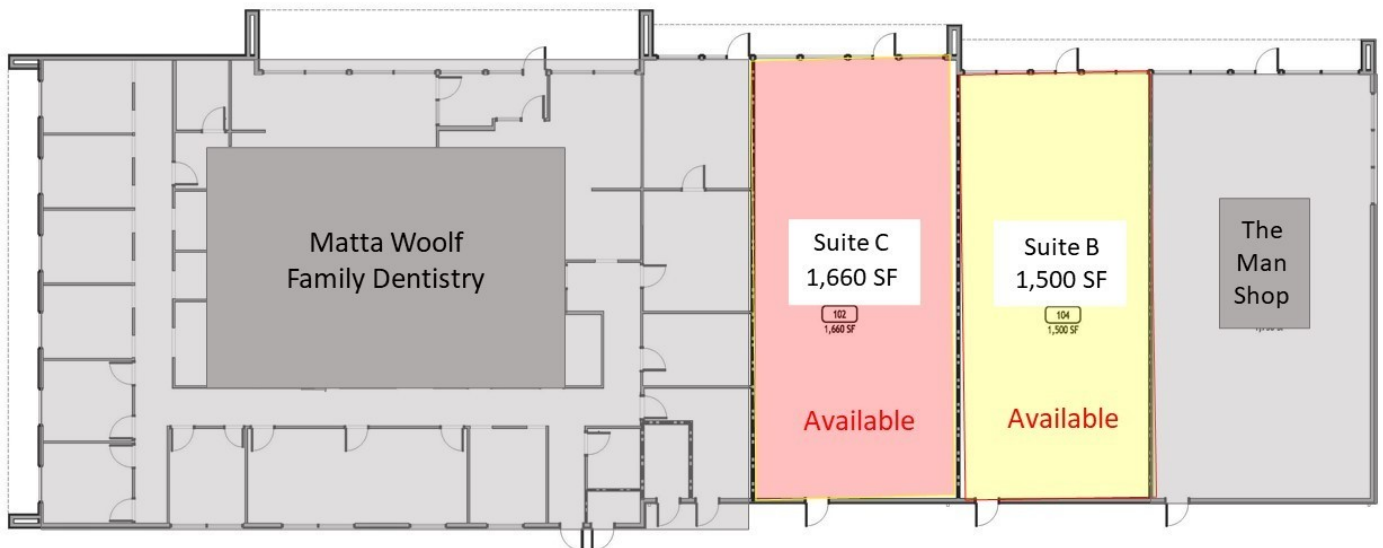
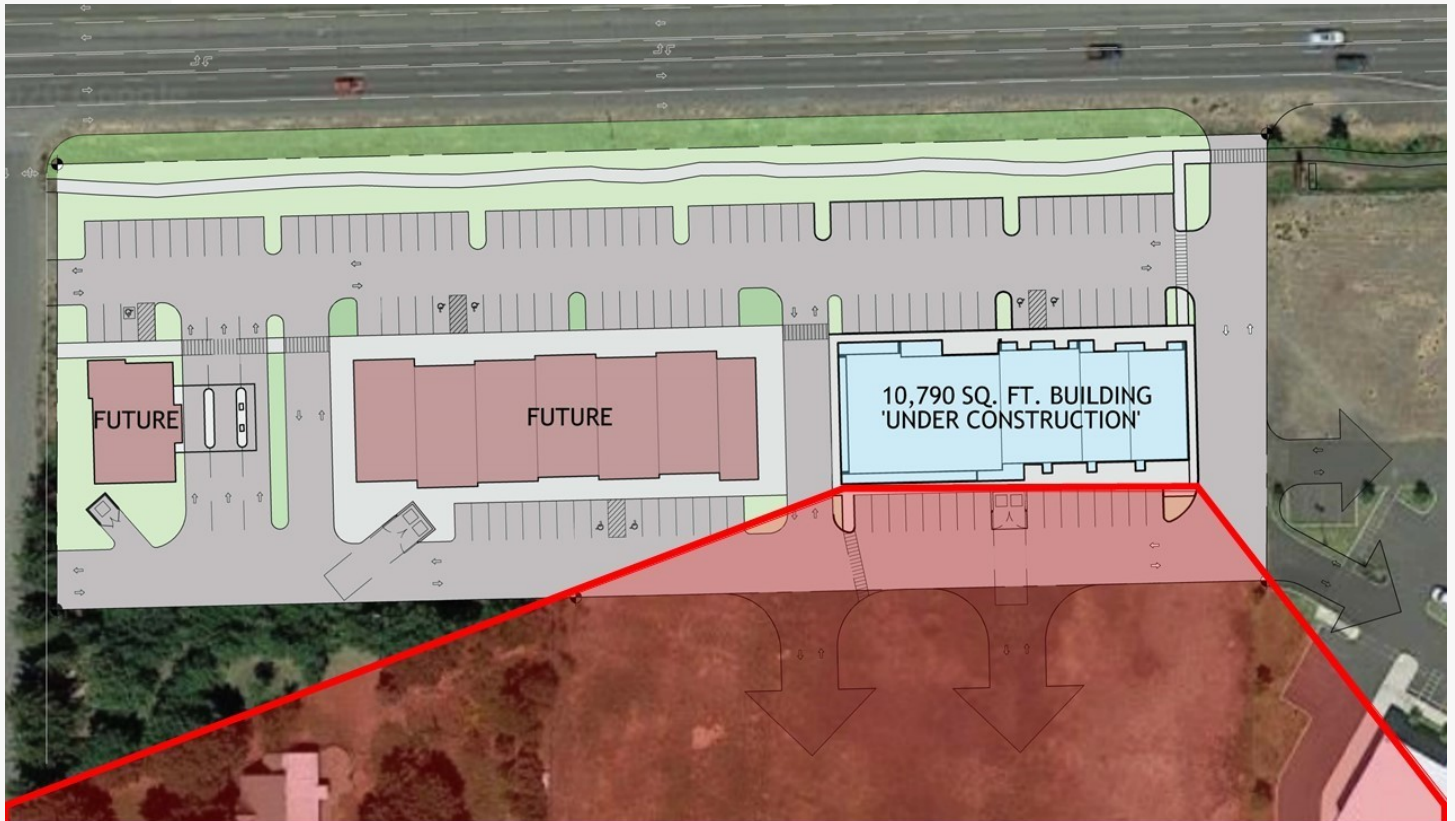
[bwalker@naiblack.com](mailto:bwalker@naiblack.com)

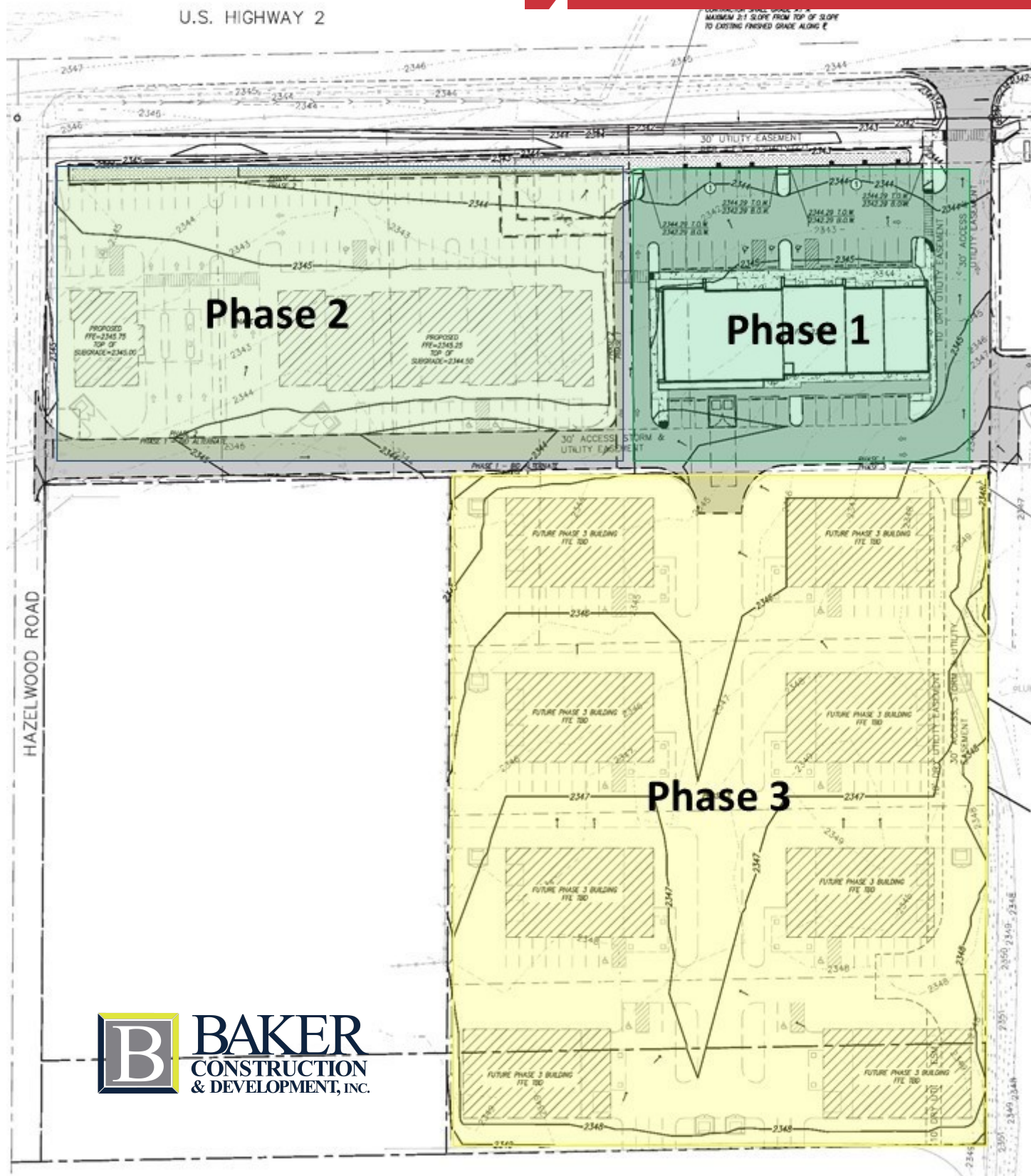
North Elevation



North Elevation







# NAI Black



For Lease or Sale  
**Retail/Office/Medical**  
Phase 1, Phase 2, Phase 3



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# NAI Black

**BAKER**  
CONSTRUCTION  
& DEVELOPMENT, INC.

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Phase 1, Phase 2, Phase 3

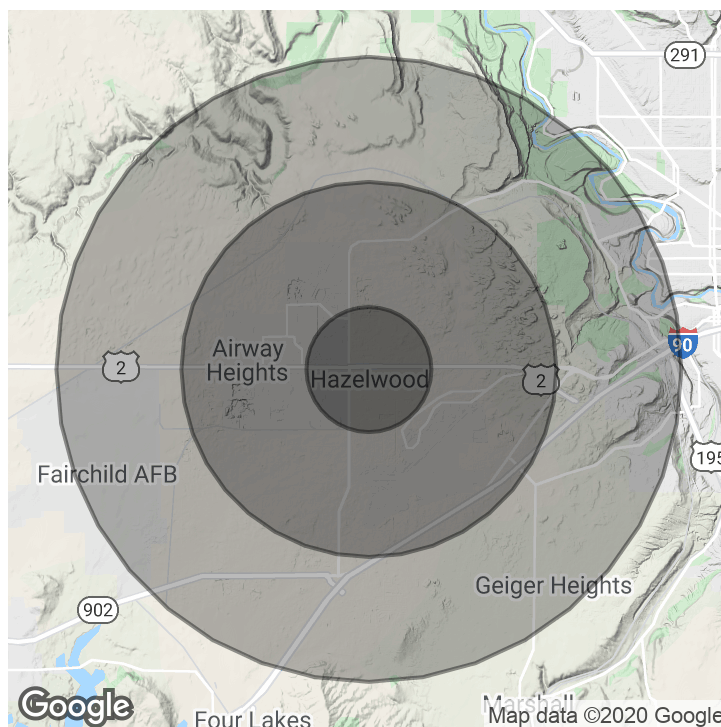


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Population	1 Mile	3 Miles	5 Miles
Total Population	1,955	12,055	26,942
Average age	34.1	35.2	35.0

Households & Income	1 Mile	3 Miles	5 Miles
Total households	982	3,991	9,788
# of persons per HH	1.62	2.38	2.44
Average HH income	\$77,059	\$65,905	\$77,476

<b>Traffic Count:</b>	
Highway 2	35,000 VPD



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