

For Sale & Lease

Office Building

NAIBlack



1322 N Whitman Ln

Liberty Lake, Washington 99019

Property Description

Space Available: 20,000 - 42,551 SF +/-

Class A Office Space

Assumable Loan - \$6 Million at 4.5% interest, maturing in 3 years (March 2028)

Separate Entries Located at Each End of the Building

Year Built: 2001, Remodeled 2007

Centrally located between Spokane, WA and Post Falls/Coeur d'Alene, ID

Surrounded by New Development.

Ample On-Site Parking

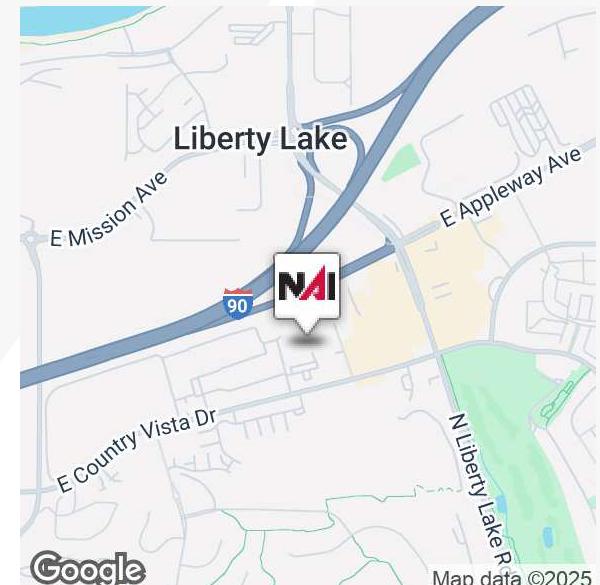
Great Visibility from I-90

Three feeds coming into the building, all feeds are 208VAC. They are 800 Amp, 1600 Amp and 1000 Amp.

The current transformer will accommodate another 1,200 amp service (Tenant Buyer to confirm with Avista).

Sale Price: \$12,500,000

Lease Rate: \$20.00 SF/yr (NNN)



For more information
Jon Jeffreys, SIOR
O: 509 622 3566
jjeffreys@naiblack.com

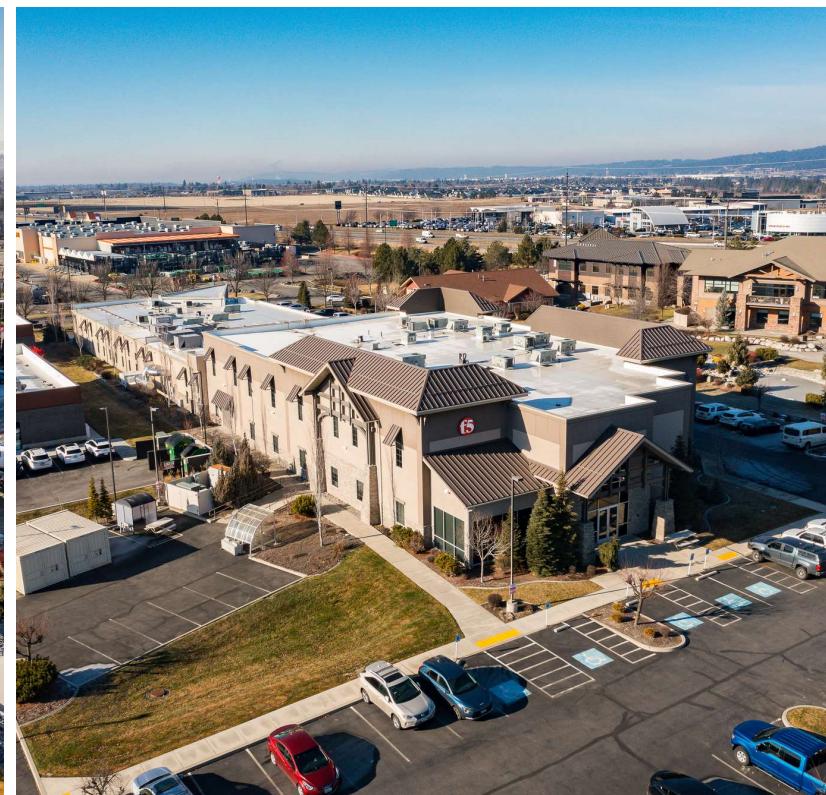


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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

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Office Building

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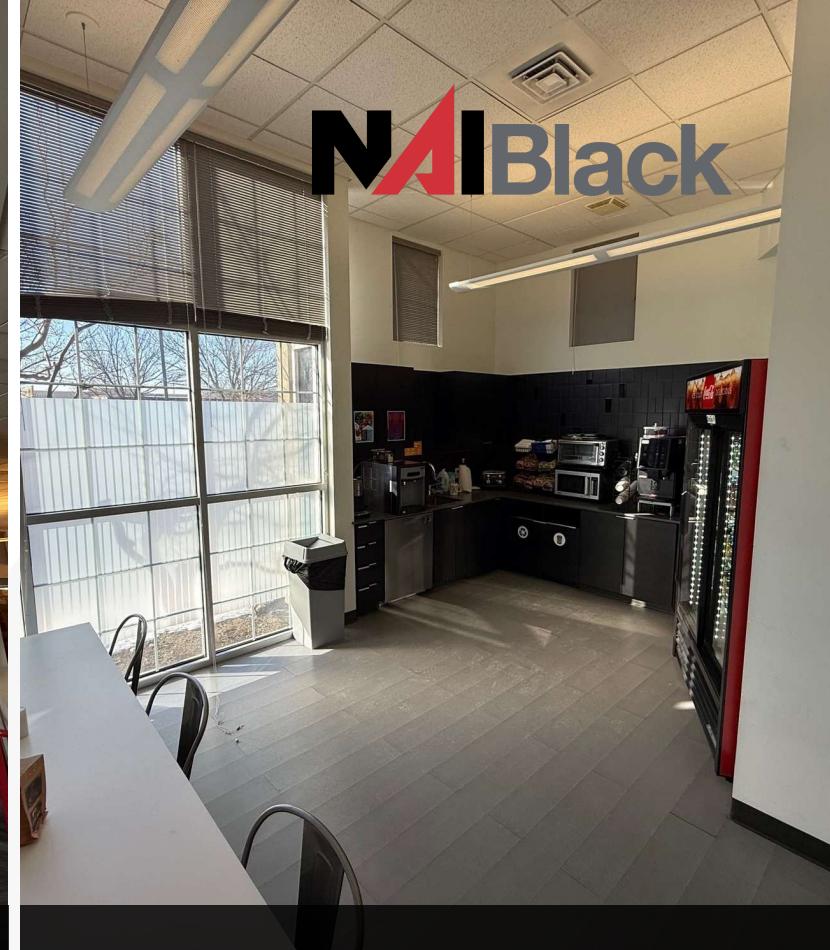
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Office Building

NAI Black



West End Entrance



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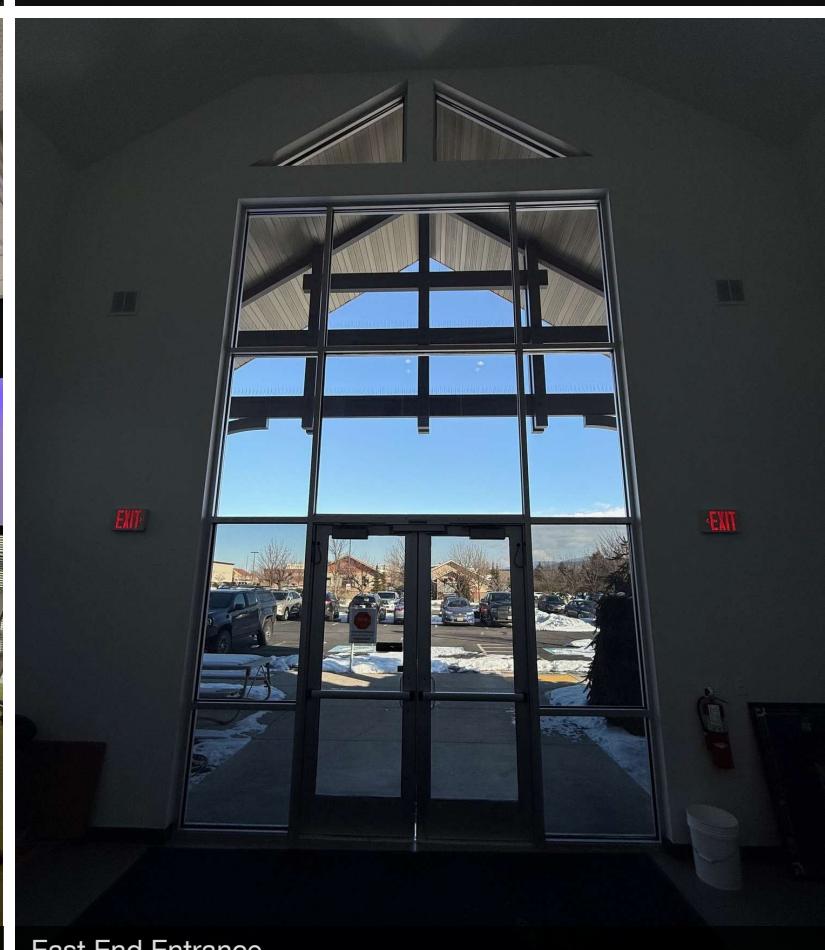
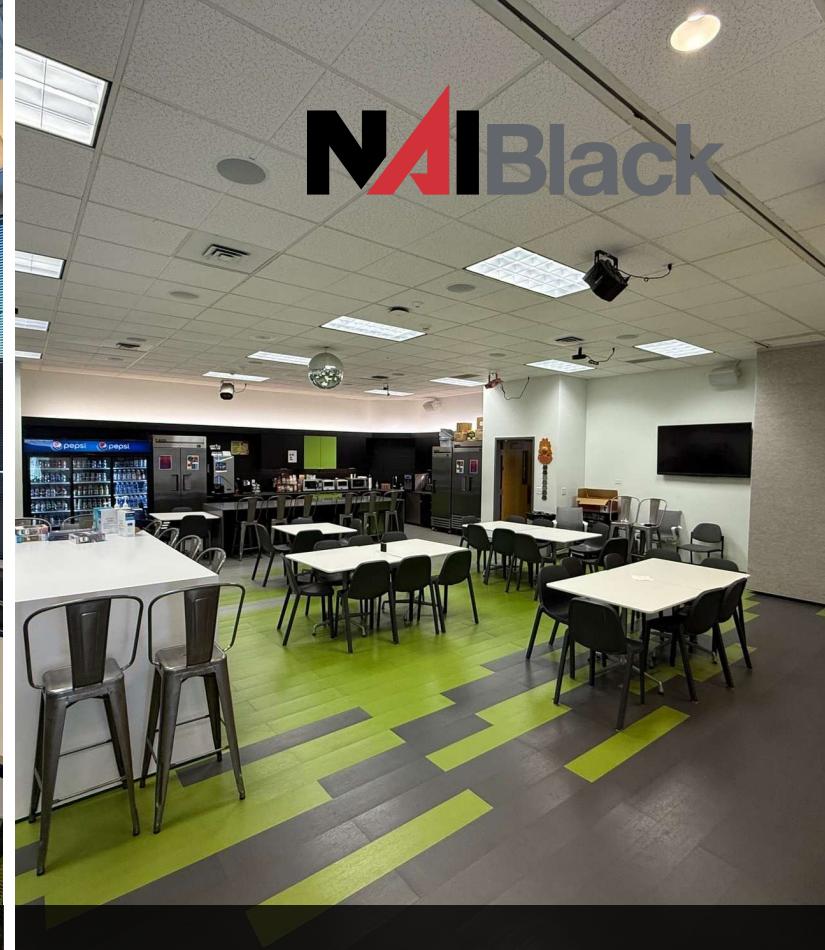
By e-mail: mayleycommercial@comcast.net in Subject Line: Copyright Concern

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For Sale & Lease

Office Building



East End Entrance

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For Sale & Lease

Office Building

NAI Black



FIRST FLOOR PLAN



*Not to Scale

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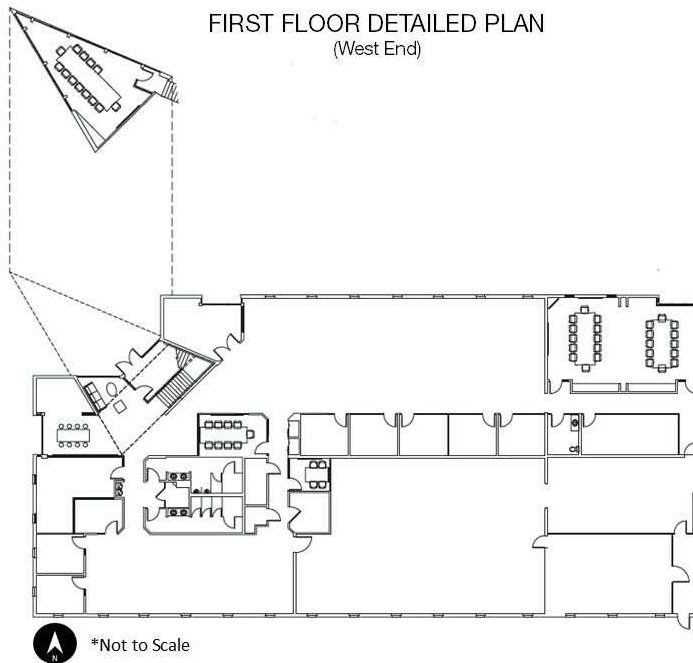
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Office Building

NAIBlack

FIRST FLOOR DETAILED PLAN
(West End)



FIRST FLOOR DETAILED PLAN CONTINUED
(East End)



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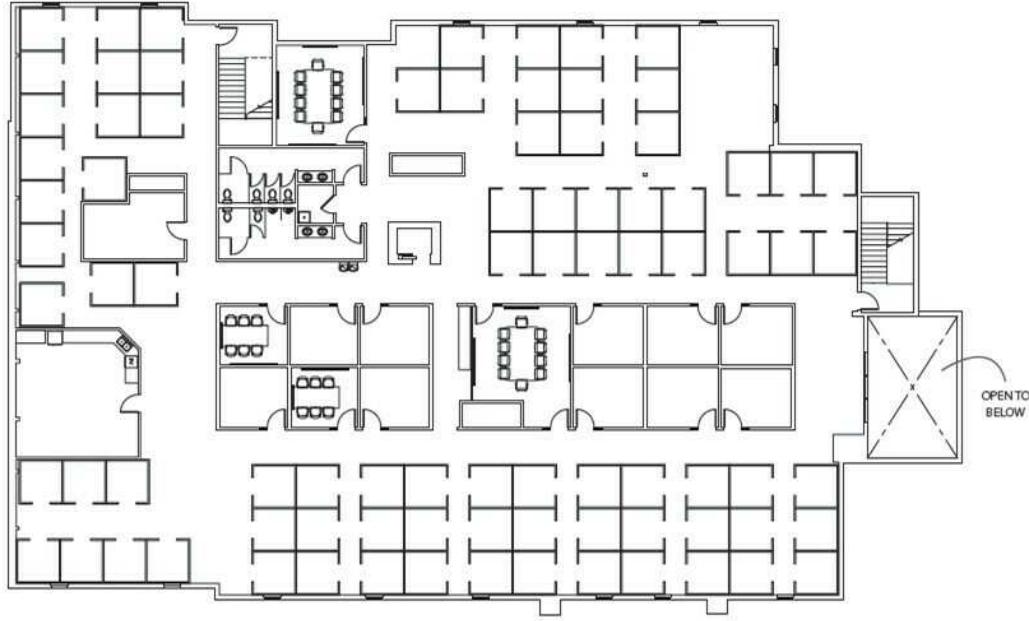
For Sale & Lease

Office Building

NAI Black



SECOND FLOOR DETAILED PLAN
(East End)



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Construction Details

CONSTRUCTION TYPE

Steel framed structure.

EXTERIOR WALLS

EIFS and with faux stone accenting.

FOUNDATIONS

Concrete slab on grade foundation.

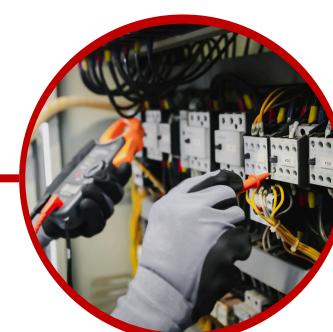
EXPANSIONS/RENOVATIONS

- 2003 - Additional parking added.
- 2005 - 5,000 SF +/- Additional Premises.
- 2007 - 78,000 SF +/- of improved land to the Lease & 28,000 SF +/- of additional Premises.
- 2016 - \$650,000 in internal renovations.



ROOF

Flat, built-up membrane over steel decking.



POWER

Three feeds coming into the building, all feeds are 208VAC. They are 800 Amp, 1600 Amp & 1000 Amp.



HVAC

Roof-mounted HVAC units.



PARKING

±175 Spaces or 4.1/1,000 SF.



LANDSCAPING

Trees and shrubbery at primary entry and parking islands; grassy areas along site perimeter.



WINDOWS

Fixed dual pane glass windows with aluminum frames and metal awnings.



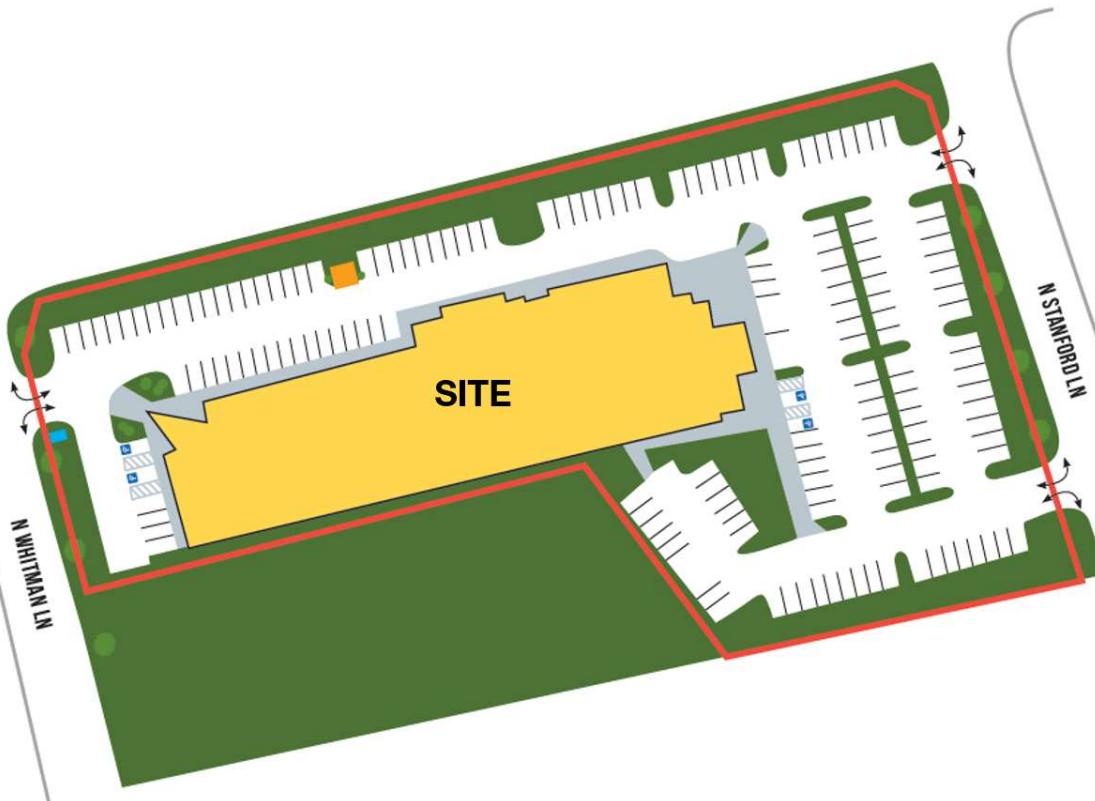
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Office Building

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SITE PLAN

PARCEL OUTLINE: 
LAND AREA: ±133,729 SF
LEASABLE AREA: ±43,115 SF
TRASH/RECYCLE: 
MONUMENT SIGN: 
INGRESS/EGRESS: 



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