



WAREHOUSE & OFFICE FOR LEASE

126 S. Sheridan St.,
Spokane, WA 99202

LOCATION:	Conveniently located along Pacific Ave., between Sherman and Sheridan, within the periphery of downtown Spokane, minutes to I-90. Office area is directly off of Sheridan Street, one block south of Sprague Ave.
SITE:	A portion of a ±42,600 SF multi-tenant site; parcel 35202.1302
ZONING:	City of Spokane DTU, Downtown University; allows for limited industrial uses including warehouse, freight movement, wholesale, manufacturing and production that meets the low impact criteria of the zoning code
YEAR BUILT:	1935

	Warehouse Sublease	Office
Total Area:	±6,786 SF	±1,920 SF
Monthly Rent: (full service, excluding janitorial)	\$4,800/Month/Gross	\$2,420/Month/Gross
Availability:	Sublease through February 28, 2026	Immediately
Heat:	Two (2) gas unit heaters	HVAC
Loading:	11'8" W x 9'10" H van high loading door	*office lease includes
Construction Type:	Concrete Block	common area restrooms
Ceiling Height:	Beam: 16'8"; Ceiling: 17'9" - 18'5"	
Lease Price after February 28, 2026:	\$4,800/Month/Full service excluding janitorial through February 28, 2027.	
Utilities:	Rent is inclusive of all utilities Warehouse and office area can be leased together or separately	

Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

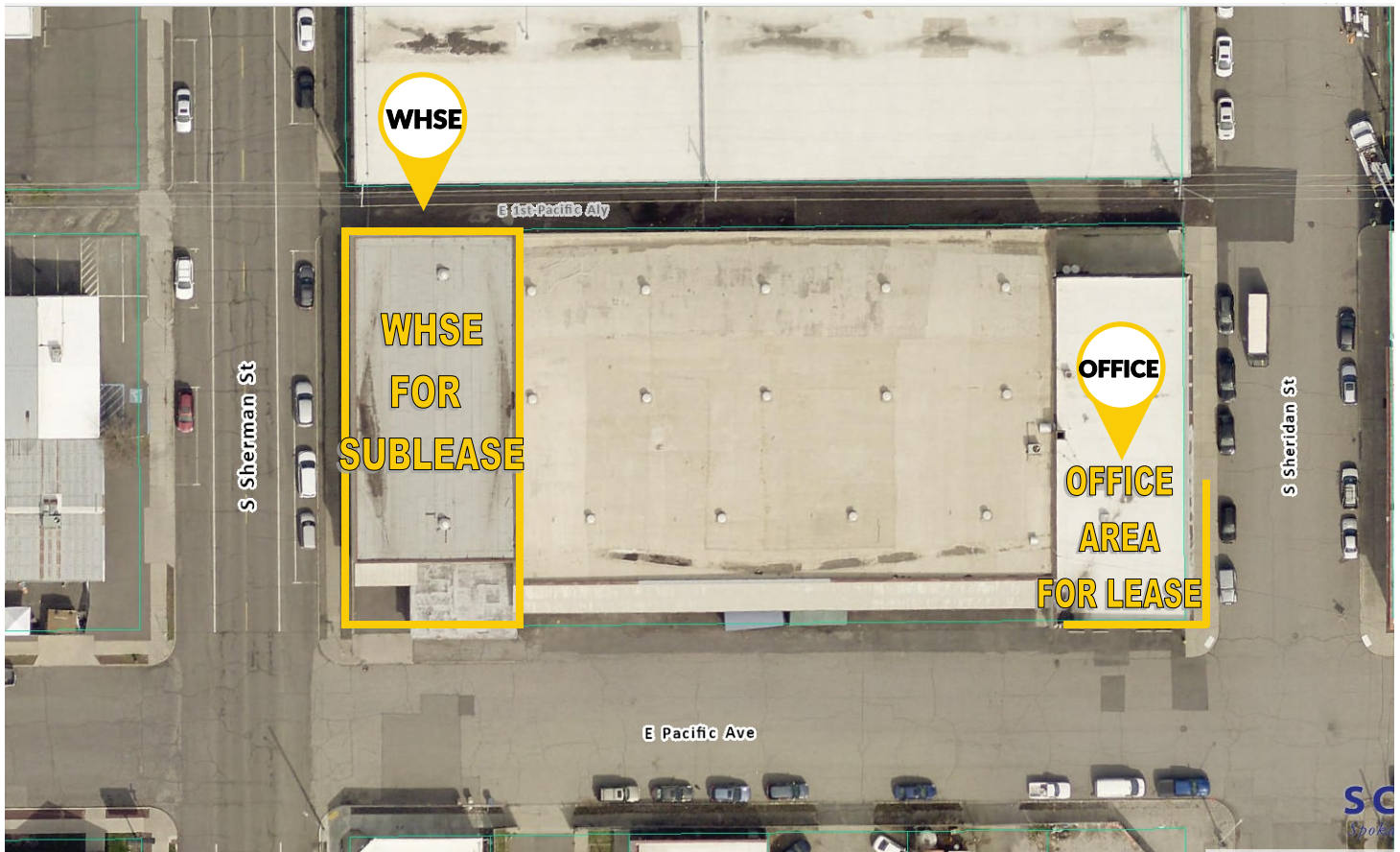
Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

**KIEMLE
HAGOOD**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 07/14/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Sheridan S. 126.PUB

WAREHOUSE & OFFICE FOR LEASE

126 S. Sheridan St.,
Spokane, WA 99202



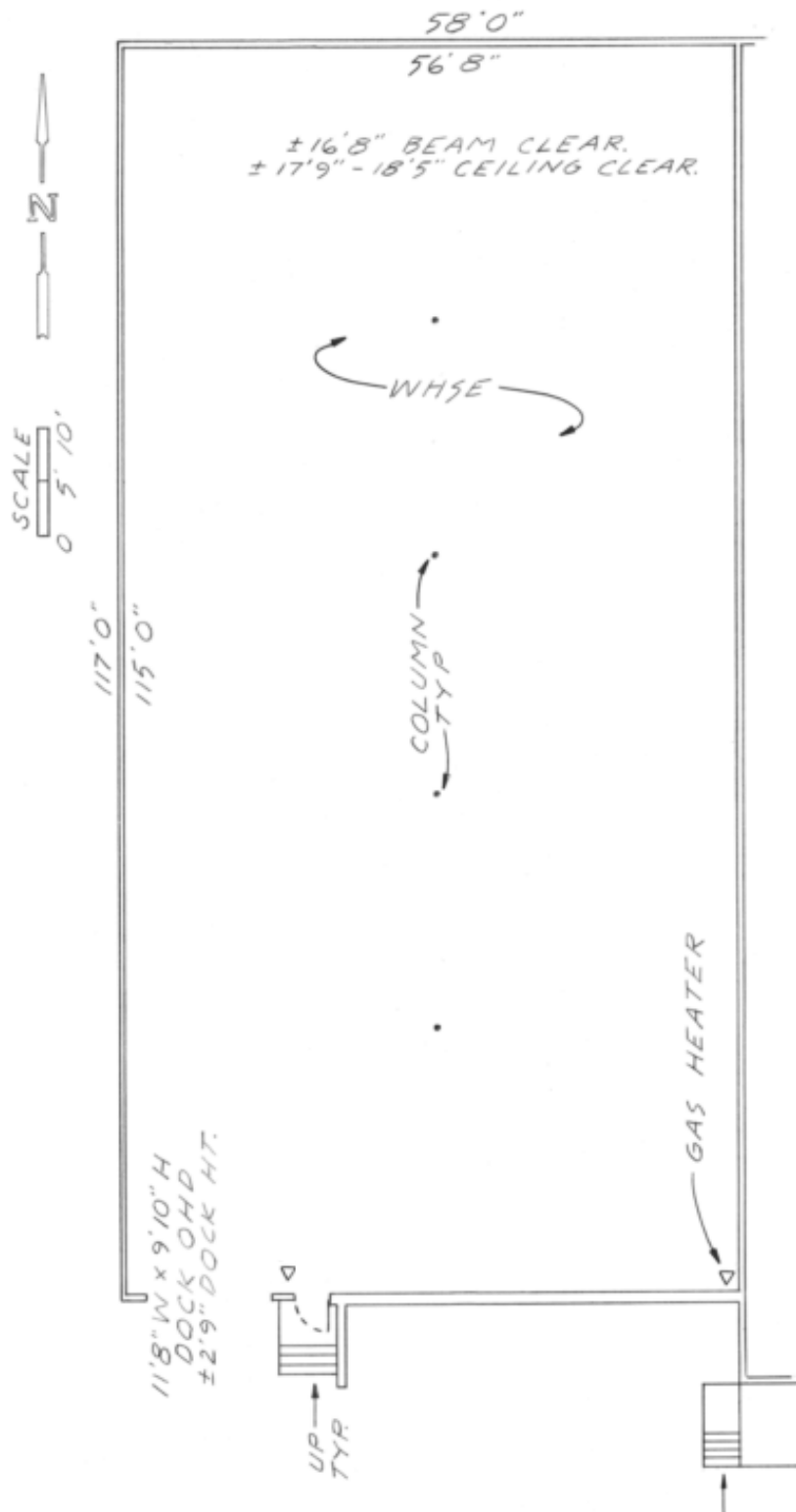
WAREHOUSE SPACE FOR SUBLEASE



WAREHOUSE FLOOR PLAN

126 S. Sheridan St.,
Spokane, WA 99202

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM TRACY LUCAS.



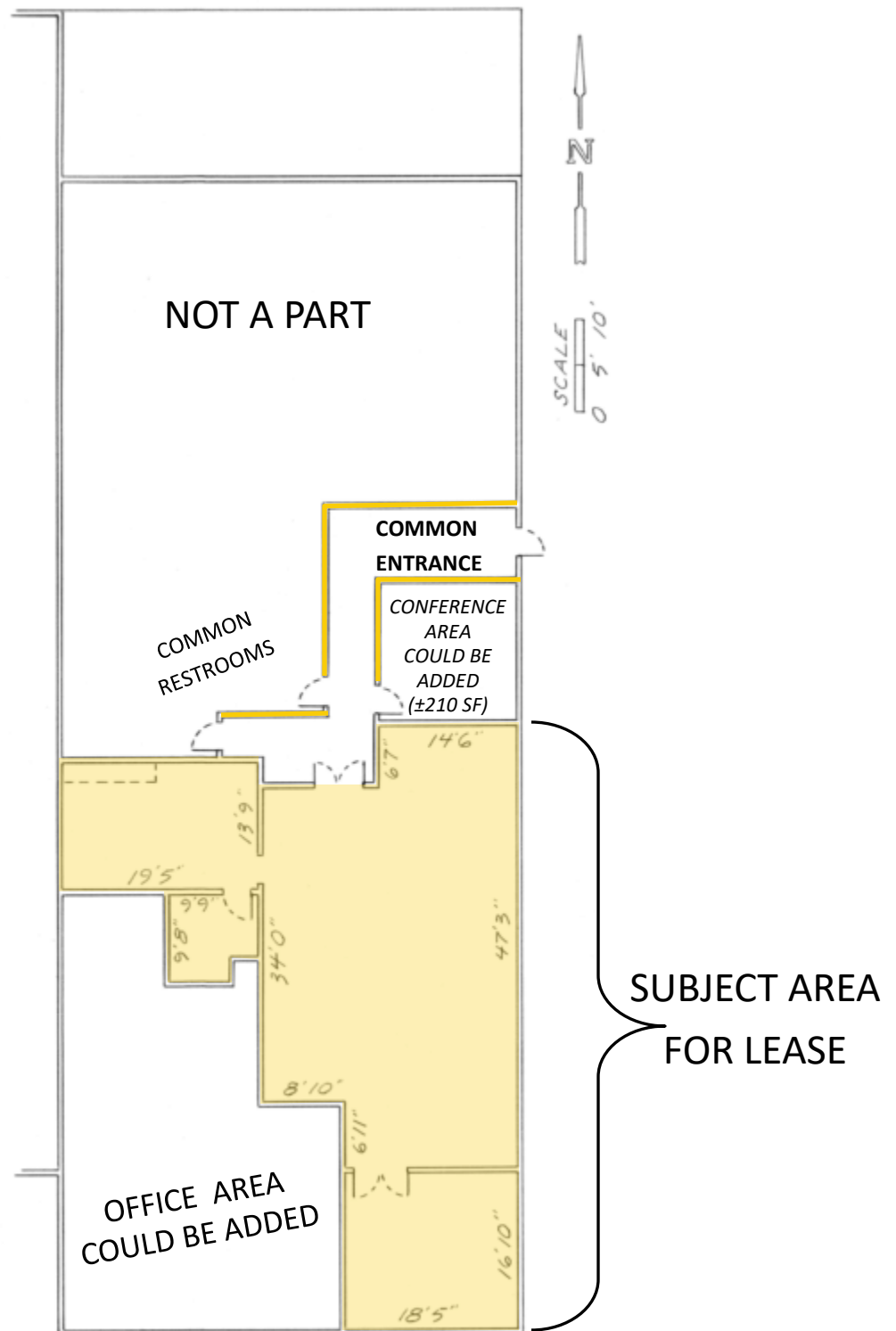
Mark Lucas, SIOR |
509.755.7524
mlucas@kiemleahagood.com

Tracy Lucas |
509.755.7558
tracyl@kiemleahagood.com

OFFICE FLOOR PLAN

126 S. Sheridan St.,
Spokane, WA 99202

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM TRACY LUCAS.

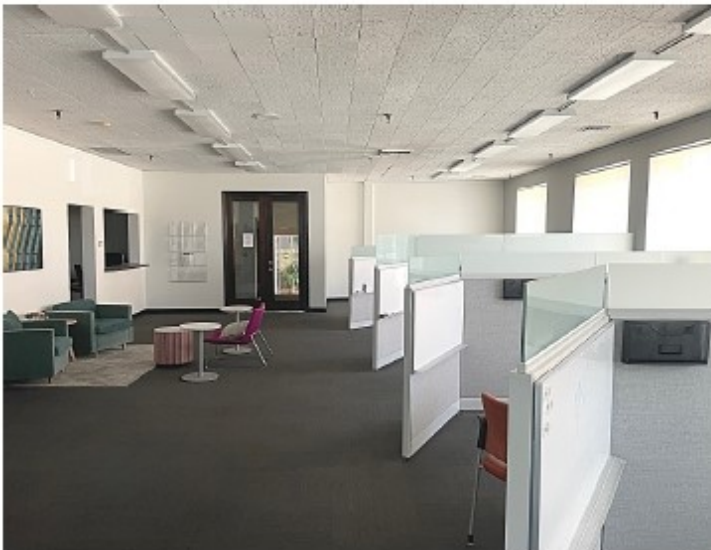


Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

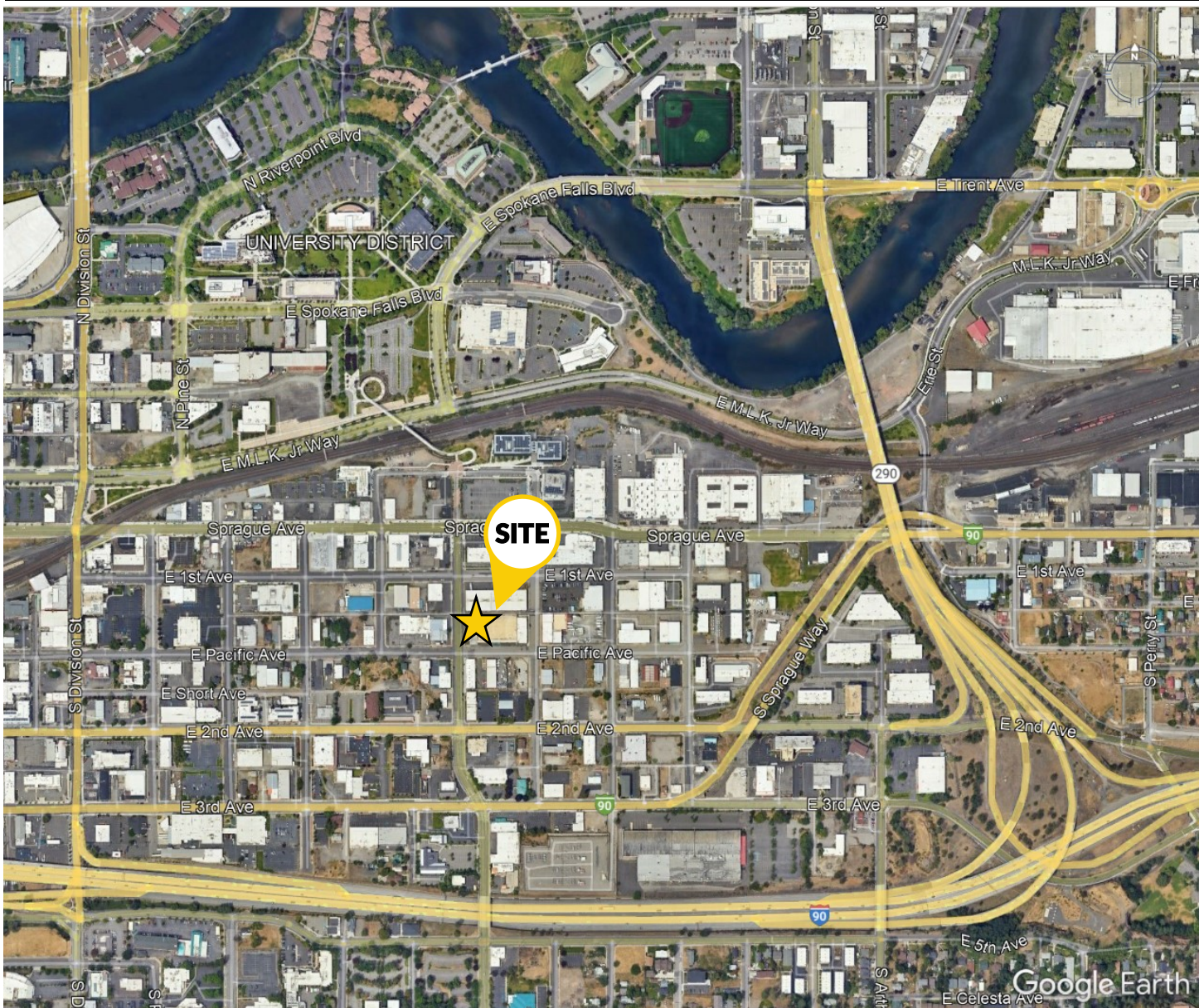
Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

126 S. Sheridan St., Spokane, WA 99202

OFFICE SPACE FOR LEASE



126 S. Sheridan St., Spokane, WA 99202



Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

**KIEMLE
HAGOOD**

601 W. Main Avenue, Suite 400
Spokane, WA 99201

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.