

**660 S Coolidge St, Moses Lake, WA 98837**

MLS#: **2445632** Status: **Active**  
Area: **297 - Central Moses Lake**  
Commtty: **Moses Lake**

LP: **\$1,200,000**

County: **Grant**

Marketing Remarks



**Prime professional office building situated on a generous 1.224-acre parcel, this high-visibility property combines exceptional functionality w/ a professional setting. The landscaped grounds & ample parking create a strong first impression. The versatile floor plan designed to accommodate a single corporate headquarters or multiple tenants, offering a stable investment w/ flexible leasing options. The 16,540 SF of professional office space provides substantial room for operations, administration, & collaboration. The interior features a balanced mix of private offices, open-plan workspace, & dedicated areas for conferences & meetings. A welcoming reception area, staff kitchens, multiple restrooms are designed for comfort & efficiency.**  
Offers: **Seller intends to review offers upon receipt**

General Information

Prop Type: **Commercial** Sub Prop: **Commercial Industrial**  
Lot #: **16,540** Lot Size: **1.224 ac/53,313 sf**  
BSF: **16,540** OSF: **16,540** WSF:  
Map Book: Gd/Map: , Yr Built: **1979**  
Compensation: **ask in offer** BBC Comments: **See exemptions**  
Directions: **East on Wheeler turn at hospital entrance and property is on the left.**

Listing Information

Ann Taxes: **No** Tax Year: Seller's Concess: Seller Disclosure Statement: **Provided**  
First Refusal: **No**

Site Information

Cvr Prk: Uncvr Prk: Tpgprphy: **Level**  
Zon Class: **Business, Commercial, Office, Retail** Zon Jur: **City**

Building Information

Dues: **\$0.00** Bld Cond: **Good**  
Style Code: **73 - Office** Roof:  
Foundation: **Poured Concrete** Sewer: **Sewer Connected**  
Exterior: **Brick, Wood Products** Ceil Hght:  
Energy: **Electric**  
Heating: **Forced Air**  
Cooling: **Central A/C, Forced Air**  
Floor Cvr: **Vinyl, Wall to Wall Carpet**  
Features: **Disabled Access, Elevator, Storage**

Utility Information

Water Src: **Public** Wtr Co: **City of Moses Lake**  
Sewer Co: **City of Moses Lake** Pwr Co: **Grant PUD**

Listing #: 2445632

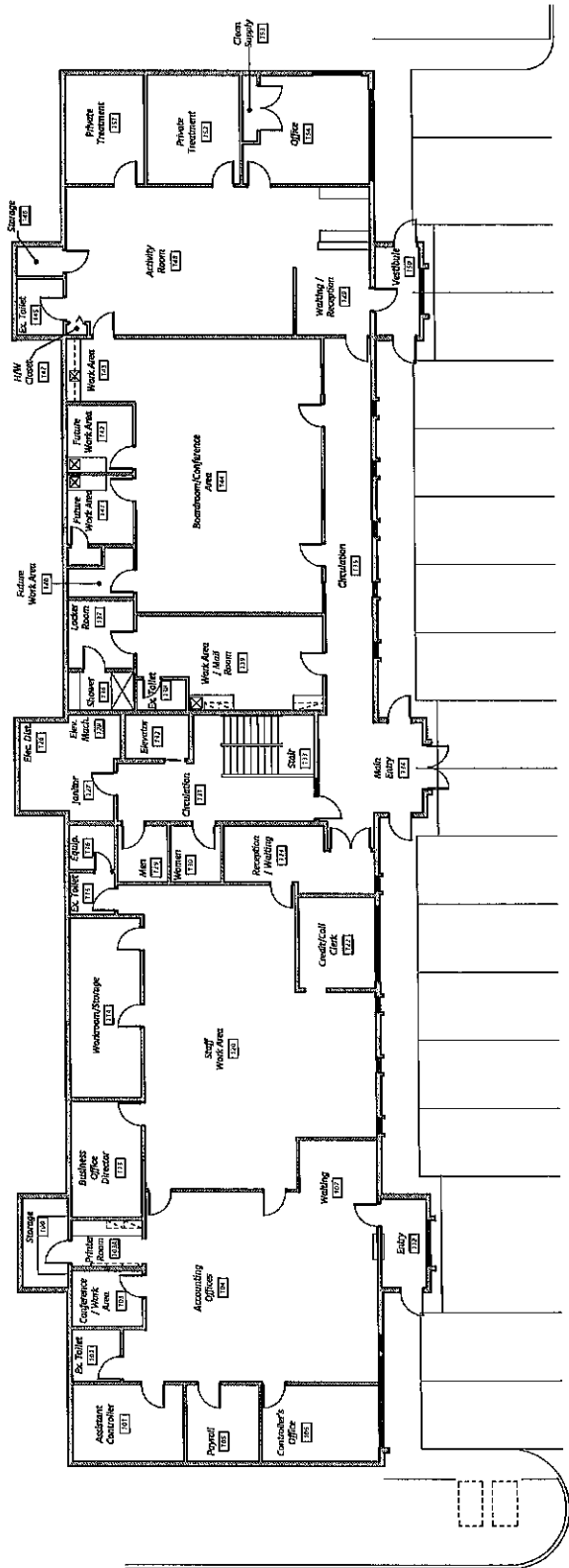
660 S Coolidge St , Moses Lake 98837



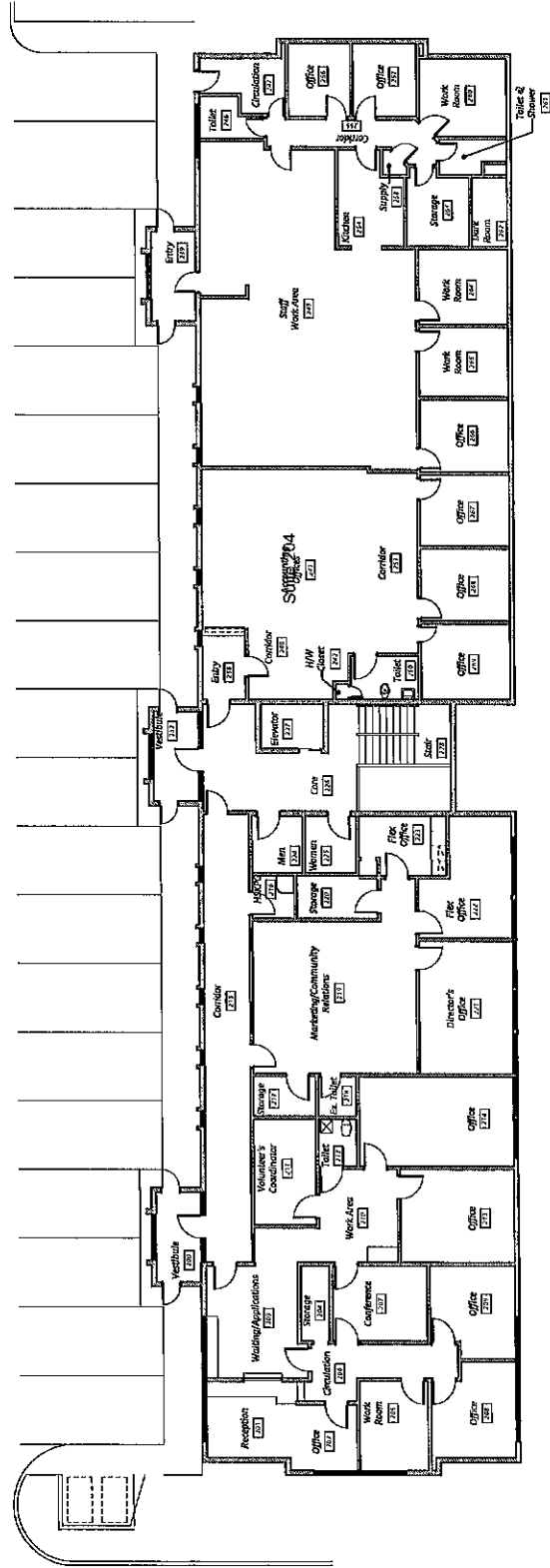
Listing #: 2445632

660 S Coolidge St , Moses Lake 98837





MLCH Moved out as of 4/27





# SQUARE FOOTAGE ANALYSIS

April 2, 2015

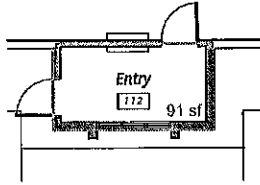
KDF ARCHITECTURE

**Project:** Samaritan Professional Center - First Floor

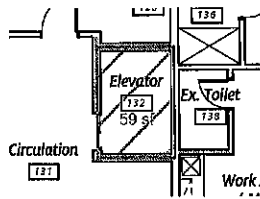
KDF Project No.: 201341

## Circulation (7)

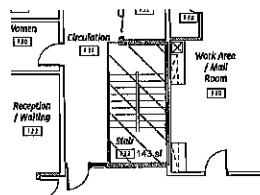
**Area: 1,179**



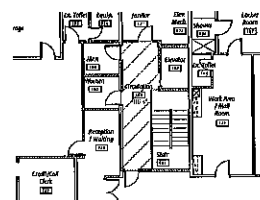
**Room Name:** Entry  
**Department:** Circulation  
**Room Number:** 112  
**Area:** 92



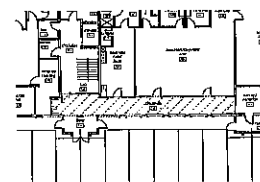
**Room Name:** Elevator  
**Department:** Circulation  
**Room Number:** 132  
**Area:** 59



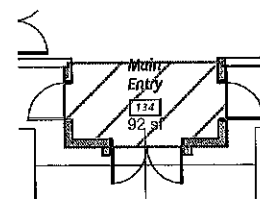
**Room Name:** Stair  
**Department:** Circulation  
**Room Number:** 133  
**Area:** 143



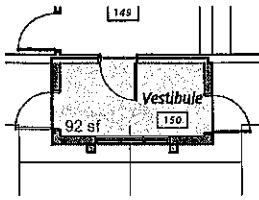
**Room Name:** Circulation  
**Department:** Circulation  
**Room Number:** 131  
**Area:** 195



**Room Name:** Circulation  
**Department:** Circulation  
**Room Number:** 135  
**Area:** 508



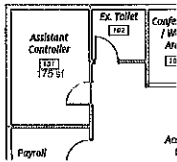
**Room Name:** Main Entry  
**Department:** Circulation  
**Room Number:** 134  
**Area:** 92



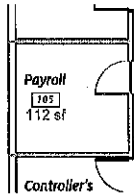
Room Name: Vestibule  
 Department: Circulation  
 Room Number: 150  
 Area: 92

Clinic PFS (8)

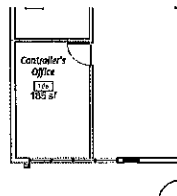
Area: 1,626



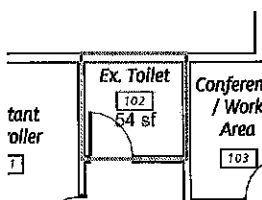
Room Name: Assistant Controller  
 Department: Clinic PFS  
 Room Number: 101  
 Area: 175



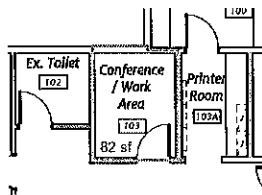
Room Name: Payroll  
 Department: Clinic PFS  
 Room Number: 105  
 Area: 112



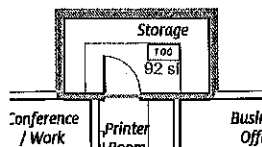
Room Name: Controller's Office  
 Department: Clinic PFS  
 Room Number: 106  
 Area: 185



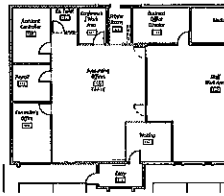
Room Name: Ex. Toilet  
 Department: Clinic PFS  
 Room Number: 102  
 Area: 54



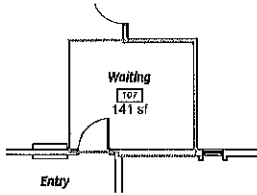
Room Name: Conference/Work Area  
 Department: Clinic PFS  
 Room Number: 103  
 Area: 82



Room Name: Storage  
 Department: Clinic PFS  
 Room Number: 100  
 Area: 92



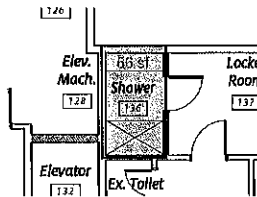
Room Name: Accounting Offices  
 Department: Clinic PFS  
 Room Number: 104  
 Area: 786



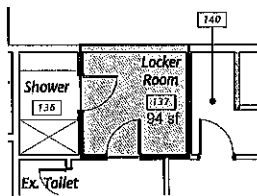
Room Name: Waiting  
 Department: Clinic PFS  
 Room Number: 107  
 Area: 141

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**Environmental Services (2)** **Area: 150**



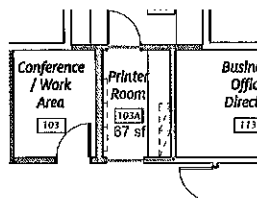
Room Name: Shower  
 Department: Environmental Services  
 Room Number: 136  
 Area: 56



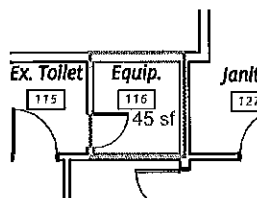
Room Name: Locker Room  
 Department: Environmental Services  
 Room Number: 137  
 Area: 94

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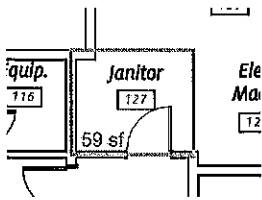
**Facilities (10)** **Area: 770**



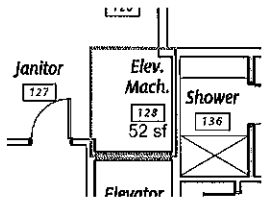
Room Name: Printer Room  
 Department: Facilities  
 Room Number: 103A  
 Area: 67



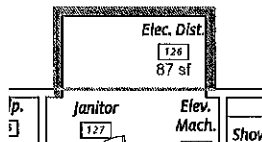
Room Name: Equipment  
 Department: Facilities  
 Room Number: 116  
 Area: 45



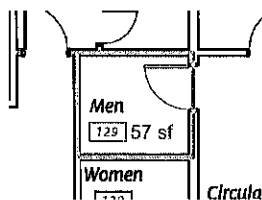
Room Name: Janitor  
 Department: Facilities  
 Room Number: 127  
 Area: 59



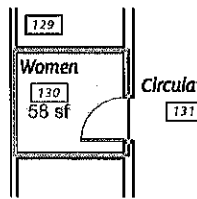
Room Name: Elev. Mach.  
 Department: Facilities  
 Room Number: 128  
 Area: 52



Room Name: Elec. Dist.  
 Department: Facilities  
 Room Number: 126  
 Area: 87



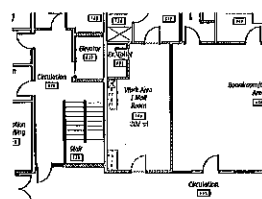
Room Name: Men  
 Department: Facilities  
 Room Number: 129  
 Area: 57



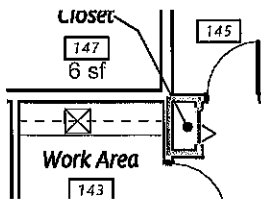
Room Name: Women  
 Department: Facilities  
 Room Number: 130  
 Area: 58



Room Name: Ex. Toilet  
 Department: Facilities  
 Room Number: 138  
 Area: 32



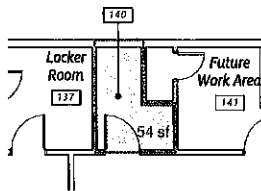
Room Name: Work Area/Mail Room  
 Department: Facilities  
 Room Number: 139  
 Area: 307



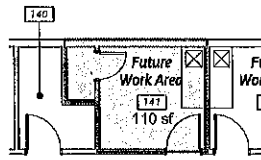
Room Name: Storage  
 Department: Facilities  
 Room Number: 147  
 Area: 6

INBC (5)

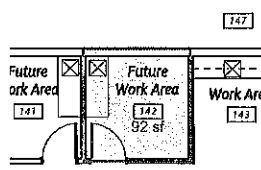
Area: 1,295



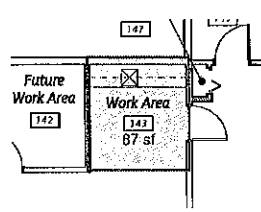
Room Name: Future Work Area  
 Department: INBC  
 Room Number: 140  
 Area: 54



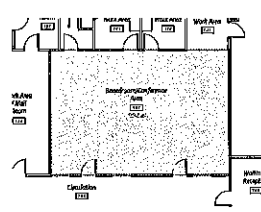
Room Name: Future Work Area  
 Department: INBC  
 Room Number: 141  
 Area: 110



Room Name: Future Work Area  
 Department: INBC  
 Room Number: 142  
 Area: 92



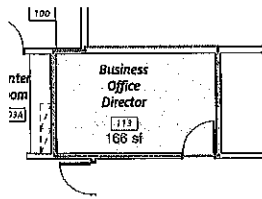
Room Name: Work Area  
 Department: INBC  
 Room Number: 143  
 Area: 87



Room Name: Boardroom/Conference Area  
 Department: INBC  
 Room Number: 144  
 Area: 952

PFS Services (6)

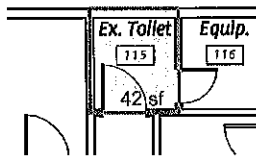
Area: 1,868



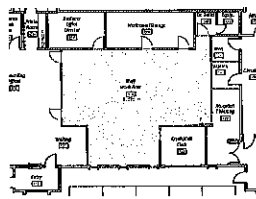
**Room Name:** Business Office Director  
**Department:** PFS Services  
**Room Number:** 113  
**Area:** 166



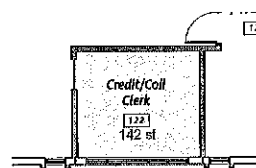
**Room Name:** Workroom/Storage  
**Department:** PFS Services  
**Room Number:** 114  
**Area:** 256



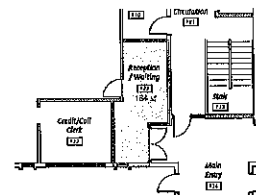
**Room Name:** Ex. Toilet  
**Department:** PFS Services  
**Room Number:** 115  
**Area:** 42



**Room Name:** Staff Work Area  
**Department:** PFS Services  
**Room Number:** 120  
**Area:** 1,098



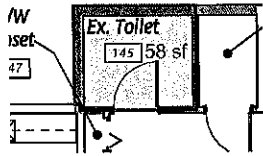
**Room Name:** Credit/Coll. Clerk  
**Department:** PFS Services  
**Room Number:** 122  
**Area:** 142



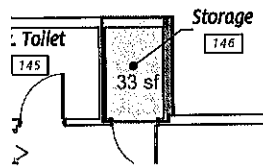
**Room Name:** Reception/Waiting  
**Department:** PFS Services  
**Room Number:** 123  
**Area:** 164

Physical Therapy (8)

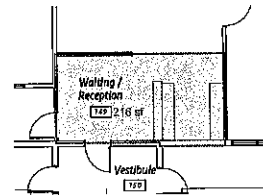
Area: 1,597



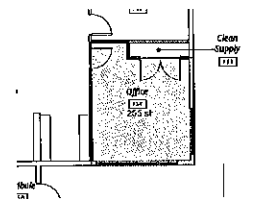
Room Name: Ex. Toilet  
Department: Physical Therapy  
Room Number: 145  
Area: 58



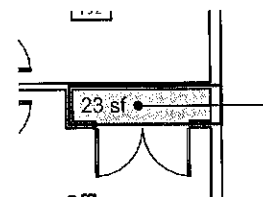
Room Name: Storage  
Department: Physical Therapy  
Room Number: 146  
Area: 34



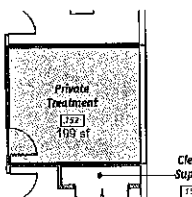
Room Name: Waiting/Reception  
Department: Physical Therapy  
Room Number: 149  
Area: 216



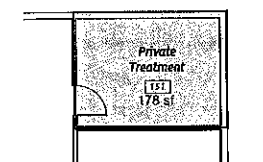
Room Name: Office  
Department: Physical Therapy  
Room Number: 154  
Area: 255



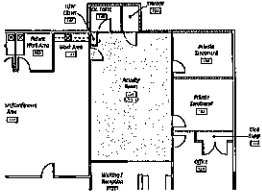
Room Name: Clean Supply  
Department: Physical Therapy  
Room Number: 153  
Area: 23



Room Name: Private Treatment  
Department: Physical Therapy  
Room Number: 152  
Area: 199



Room Name: Private Treatment  
Department: Physical Therapy  
Room Number: 151  
Area: 178



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**Room Name:** Activity Room  
**Department:** Physical Therapy  
**Room Number:** 148  
**Area:** 633



# GRANT COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Melissa McKnight  
Grant County Assessor P. O. Box 37 Ephrata, WA 98823

**Assessor    Treasurer    Appraisal    MapSifter**

### Parcel

<b>Parcel#:</b>	311048000	<b>Owner Name:</b>	Hospital District #1
<b>DOR Code:</b>	65 - Services - Professional	<b>Address1:</b>	801 E Wheeler Rd
<b>Situs:</b>	660 COOLIDGE DR	<b>Address2:</b>	
<b>Map Number:</b>	.	<b>City, State:</b>	Moses Lake WA
<b>Status:</b>	EXEMPT FULL YEAR	<b>Zip:</b>	98837
<b>Description:</b>	LOT 2 JONES TERRACE ADD SP 1-30		
<b>Comment:</b>	MLIRD Rate after Levy Certification		

#### 2024 Market Value

#### 2024 Taxable Value

#### 2024 Assessment Data

Land:	\$48,695	Land:	\$0	District:	0073 - 0073
Improvements:	\$1,293,535	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,342,230	Total	\$0	Total Acres:	0.00000

### Ownership

Owner's Name	Ownership %	Owner Type
Hospital District #1	100%	Title Owner
Hospital District #1, dba Samaritan Healthcare	0%	* TR Selected Tax Payer

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/24/90		1	199011739			\$0
08/24/90		1	199011739			\$0
08/24/90	V: 789 Pg 53	1	199011739	MASTRO, MICHAEL R	PUBLIC HOSPITAL DISTRICT NO 1	\$617,000
01/01/83	V: 413 Pg 507	1	198309170		M L CLINIC ASSOC	\$0
12/01/82		1	198209170			\$1,200,000

### Building Permits

Permit No.	Date	Description	Amount
21-0483	7/26/2021	Install new 5T Rooftop Pkg Unit 2022 for 2023 NC---No value change, no change to quality	
21-0370	6/8/2021	Change out existing 4T rooftop unit- like for like 2022 for 2023 NC---No value change, like for like	
19-0508	9/11/2019	Tenant Improvement - Physical Therapy Dept. 2020 NC---No value, permit closed	\$30,000.00
2016-0537	11/2/2016	Interior Remodel	\$65,000.00
2016-0502	10/5/2016	FYI - Install New Mitsubishi Ductless Minisplit 15K BTU Indoor adn Outdoor	
2014 0215	7/18/2014	TI - REMODEL ACCTING OFFICES - 5/15 LB 100%	\$190,263.00
5	12/15/1999	REMODEL	\$22,500.00
5	12/15/1999	REMODEL	\$22,500.00
427 / 98	9/1/1998	INTERIOR REMODEL	\$550,000.00
427	9/1/1998	INTERIOR REMODEL	\$550,000.00
9774	11/19/1991	REMODEL MEDICAL CENTER	\$137,782.00



Melissa McKnight  
Grant County Assessor P. O. Box 37 Ephrata, WA 98823

**Assessor**   **Treasurer**   **Appraisal**   **MapSifter**

**Parcel**

<b>Parcel#:</b>	311048000	<b>Owner Name:</b>	Hospital District #1
<b>DOR Code:</b>	65 - Services - Professional	<b>Address1:</b>	801 E Wheeler Rd
<b>Situs:</b>	660 COOLIDGE DR	<b>Address2:</b>	
<b>Map Number:</b>		<b>City, State:</b>	Moses Lake WA
<b>Status:</b>	EXEMPT FULL YEAR	<b>Zip:</b>	98837
<b>Description:</b>	LOT 2 JONES TERRACE ADD SP 1-30		
<b>Comment:</b>	MLIRD Rate after Levy Certification		

**Land**

**Land**

Land Code	Unit Type	Units	Land Shape	Width	Depth
MLCScnd	Square Feet	13913.00000000			

**Comm / Ag / Utility - Medical Office**

**Medical Office - Comm / Ag / Utility**

Total Area	Year Built	Remodel Year	Quality	Condition
16540.0000	1979		1.5 - Fair	5.0 - Very Good

**Components**

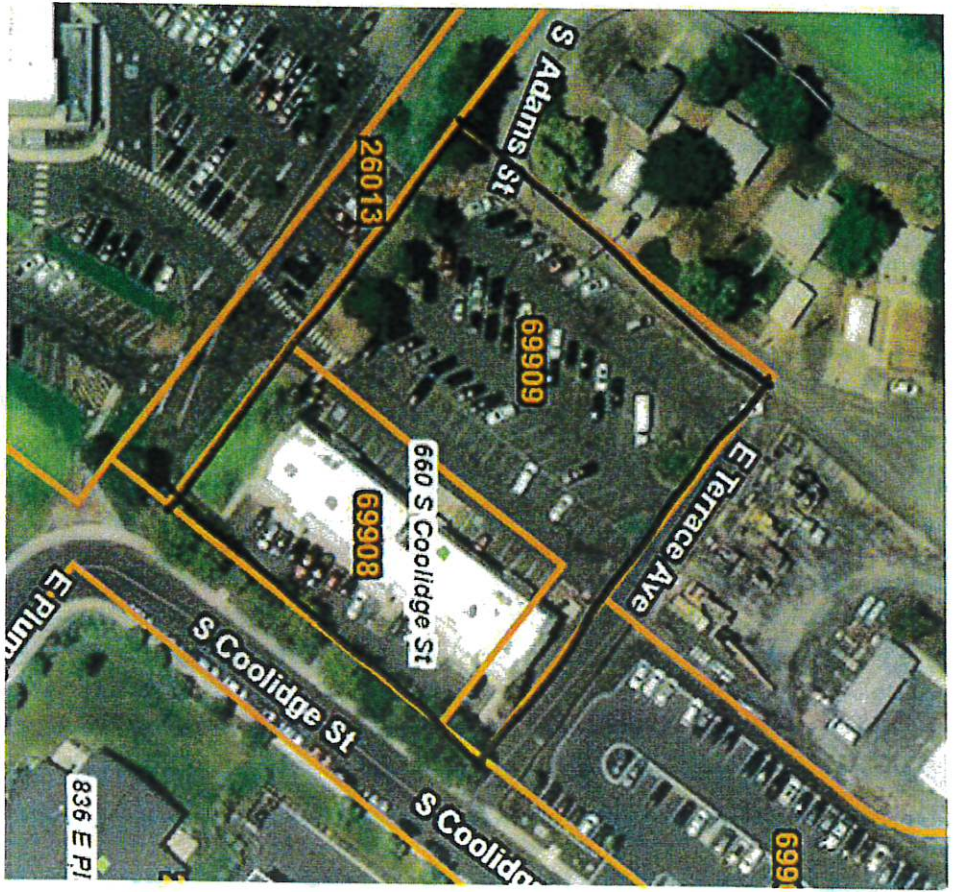
**Building Data**

**Occupancy**

Occupancy Name	Area
Medical Office	8312.0000
Medical Office	8228.0000

**Property Images**

No images found.



PR1 Page 31  
JUL 11 2 41 PM '78  
12 11 11 11  
SHORT PLAT

THESE ARE THE NAMES OF THE PERSONS WHOSE NAMES ARE LISTED IN THE ASSOCIATION'S RECORDS AS OF THE DATE OF THE RECORDING OF THIS SHORT PLAT. THE NAMES OF THE PERSONS WHOSE NAMES ARE LISTED IN THE ASSOCIATION'S RECORDS AS OF THE DATE OF THE RECORDING OF THIS SHORT PLAT ARE AS FOLLOWS:

*Walter J. ...*  
*...*



STATE OF WASHINGTON  
County of King  
I, the undersigned, a Justice of the Peace in and for the County of King, State of Washington, do hereby certify that the names of the persons whose names are listed above are the names of the persons who are members of the Association as of the date of the recording of this short plat.

*Walter J. ...*  
Justice of the Peace



STATE OF WASHINGTON  
County of King  
I, the undersigned, a Justice of the Peace in and for the County of King, State of Washington, do hereby certify that the names of the persons whose names are listed above are the names of the persons who are members of the Association as of the date of the recording of this short plat.

*Walter J. ...*  
Justice of the Peace



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Justice of the Peace



STATE OF WASHINGTON  
County of King  
I, the undersigned, a Justice of the Peace in and for the County of King, State of Washington, do hereby certify that the names of the persons whose names are listed above are the names of the persons who are members of the Association as of the date of the recording of this short plat.

*Walter J. ...*  
Justice of the Peace

JONES TERRACE ADDITION  
SHORT PLAT

W. RON BAKER & ASSOCIATES  
MOSES LAKE, WASH.

SHORT 2 OF 3

### Exhibit A

Parcel 1:

Lot 2, Jones Terrace Addition Short Plat, according to the short plat recorded in book 1 of Short Plats, pages 30 and 31, records of Grant County, Washington, also described as follows:


That portion of the Northeast quarter of Section 33, Township 19 North, Range 28 E.W.M., Grant County, Washington, described as follows:

Beginning at the North quarter corner of Section 23; thence north 89°48'00" East, a distance of 1,325.00 feet along the North line of said Section 23; thence South 00°12'00" East, a distance of 480 feet; thence South 36°55'30" West, a distance of 320 feet; thence North 53°04'30" West, a distance of 30 feet to the Northeasterly corner of Lot 2 and the True Point of Beginning; thence South 36°55'30" West, a Distance of 200 feet; thence North 53°04'30" West, a Distance of 125 feet; thence North 36°55'30" East, a Distance of 200 feet; thence South 53°04'30" East, a Distance of 125 feet to the True Point of Beginning.  
APN: 311048000

Parcel 2:

That portion of Lot 3, Jones Terrace Short Plat, according to the Short Plat recorded in Book 1 of Short Plats, pages 30 and 31, records of Grant County, Washington, described as follows:

Beginning at the North quarter corner of Section 23, Township 19 North, Range 28 E.W.M.; thence North 89°48' East, a distance of 1,325.00 feet along the North line of Section 23; thence South 0°12' East, a distance of 480 feet; thence South 36°55'30" West, a distance of 520 feet; thence North 53°04'30" West, a distance of 155 feet to the point of beginning; thence North 53°04'30" West, a distance of 155 feet; thence North 36°55'30" East, a distance of 230 feet; thence South 53°04,30" East, a distance of 155 feet; thence South 36°55'30" West, a distance of 230 feet to the point of beginning.  
APN: 311049000

 10/09/25