



# FOR SUBLEASE OFFICE | PRODUCTION | FLEX

2818 N. Sullivan Rd., Suite 110, Spokane Valley, WA 99216

## LOCATION:

Conveniently located on Sullivan Road between Interstate 90 and Trent Ave., (SR 290) within Spokane Valley's Business and Industrial Park. Former location of 509 Inc.

## SITE:

A portion of a multi-tenant ±21.55 acre site; parcel #45122.9183-.8186

## ZONING:

City of Spokane Valley, I, Industrial

## IMPROVEMENTS:

Available Area: ±30,893 SF  
Office Area: ±22,140 SF  
Warehouse Area: ±5,871 SF  
Common Area: ±2,882 SF (pro-rated); usable common areas include gym, lobby, conference rooms, hallways, restrooms, etc., totaling ±14,550 SF for the building.  
Construction Type: Concrete tilt  
Sprinklered: Yes  
Parking: Includes 112 parking spaces per master lease  
Age: 1984, remodeled in 2019  
Availability: Sublease through July 31, 2027; *Longer Lease term available after Sublease, direct with Landlord*

## SUBLEASE PRICE:

\$47,143/Month Gross through July 31, 2026, then \$47,639/Month Gross from August 1, 2026 through July 31, 2027 ; Tenant pays their own janitorial for leased area. Gross Rent includes gas, electric, A/C, common area maintenance & janitorial, water, sewer, snow removal, landscaping and refuse

Existing office furniture can be purchased or leased

**View  
Location**



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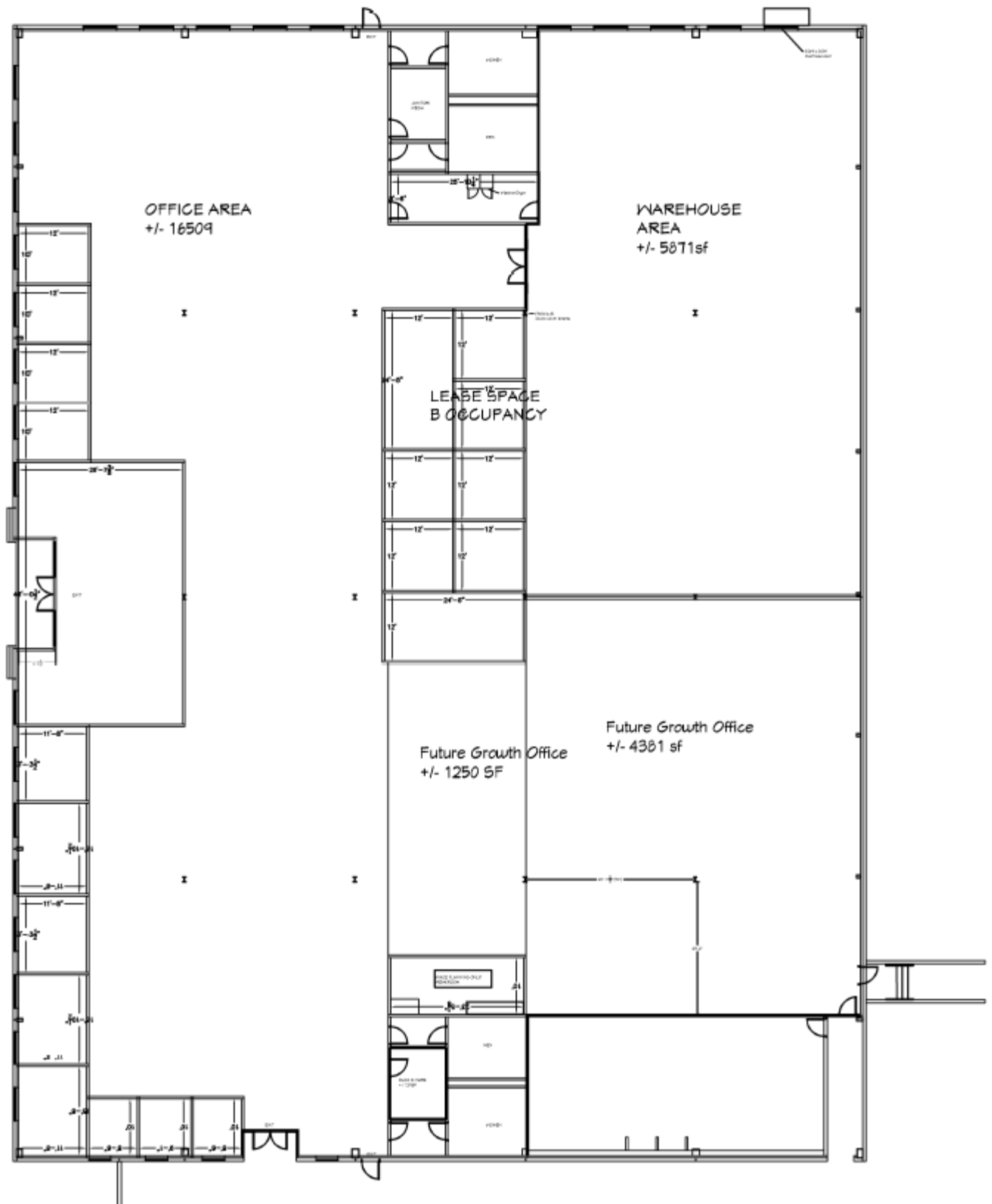


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# FLOOR PLAN

2818 N Sullivan Rd., Suite 110  
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# PHOTOS

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