

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, March 2028

Separate Entries Located at Each End of the Building

Year Built: 2001, Remodeled 2007, and Renovated 2016

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

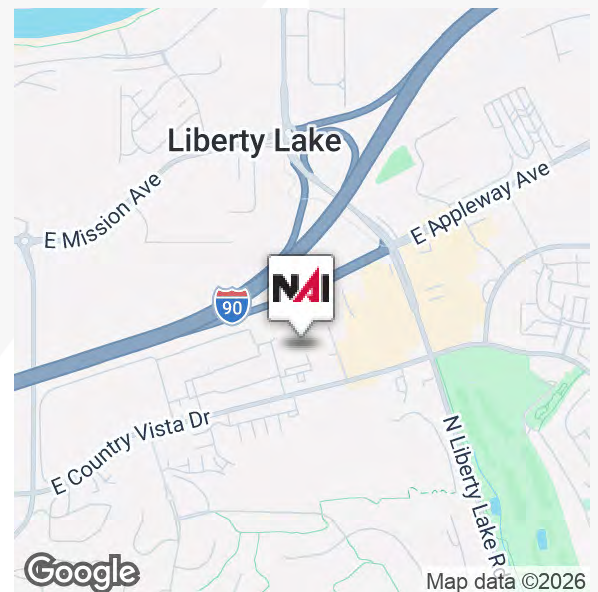
Surrounded by New Development.

Ample On-Site Parking

Great Visibility from I-90

Three 208VAC feeds of: 1600 Amp, 1000 Amp & 800 Amp.

Additional 1200 Amp may be added on current transformer.



Sale Price: \$9,500,000

Lease Rate: \$16.00 SF/yr (NNN)

For more information

Jon Jeffreys, SIOR

O: 509 622 3566

jjeffreys@naiblack.com



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Spokane, WA 99201
509 623 1000 tel
naiblack.com

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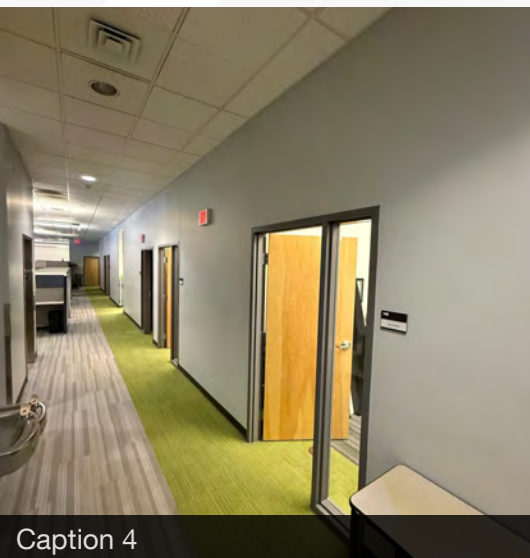
West End Entrance



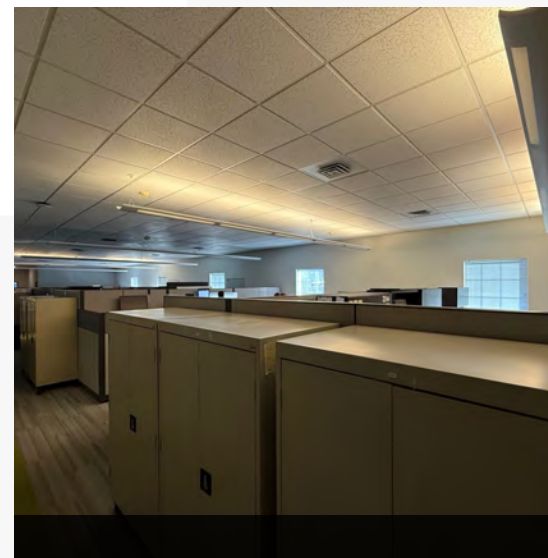
Caption 2



Caption 3



Caption 4



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Caption 1



Caption 2



Caption 3



East End Entrance

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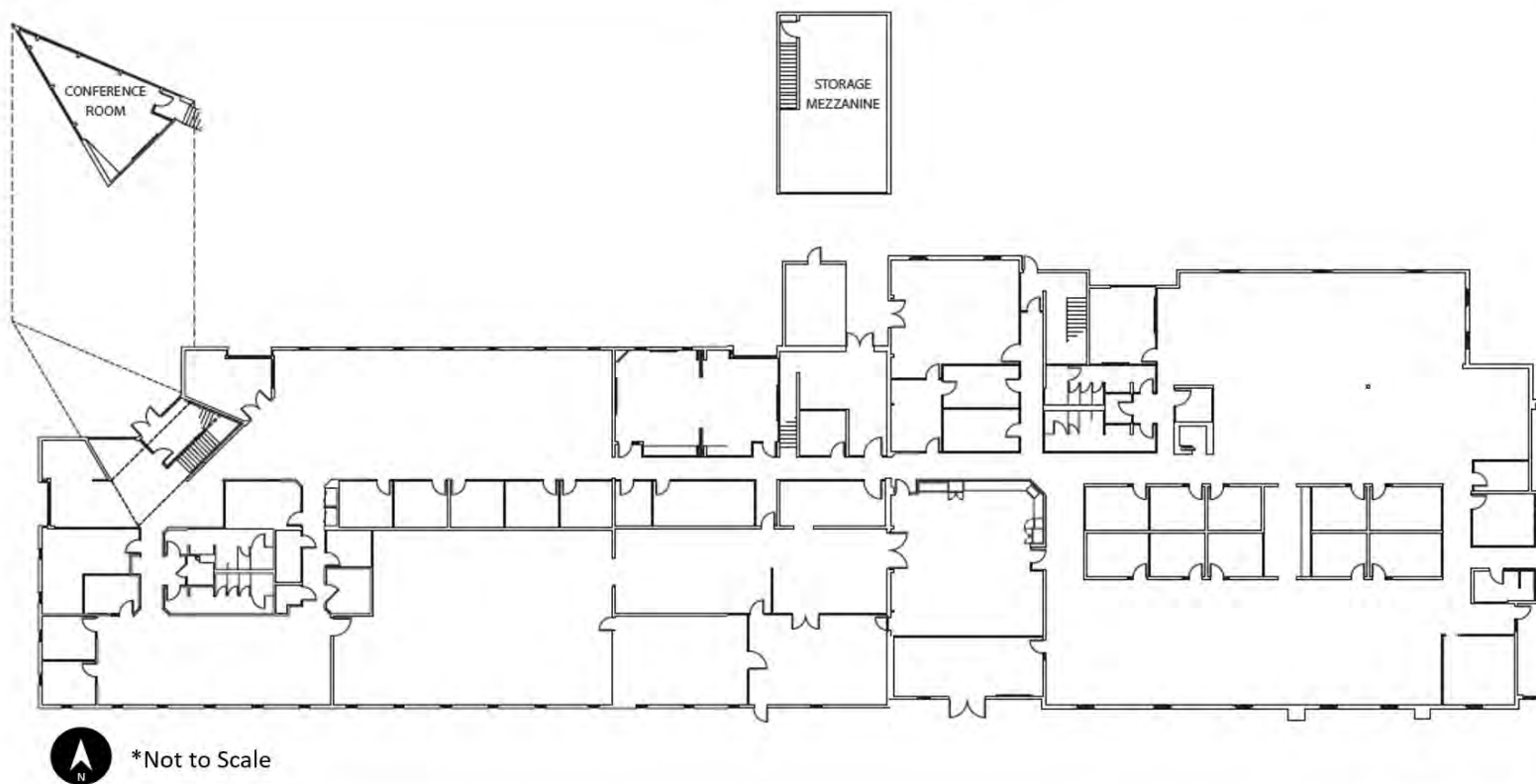
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FIRST FLOOR PLAN

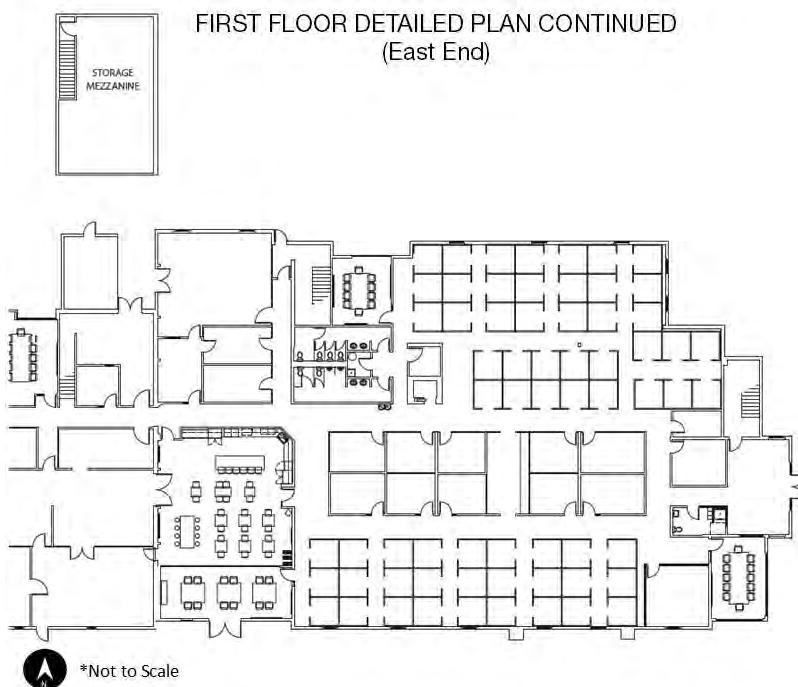
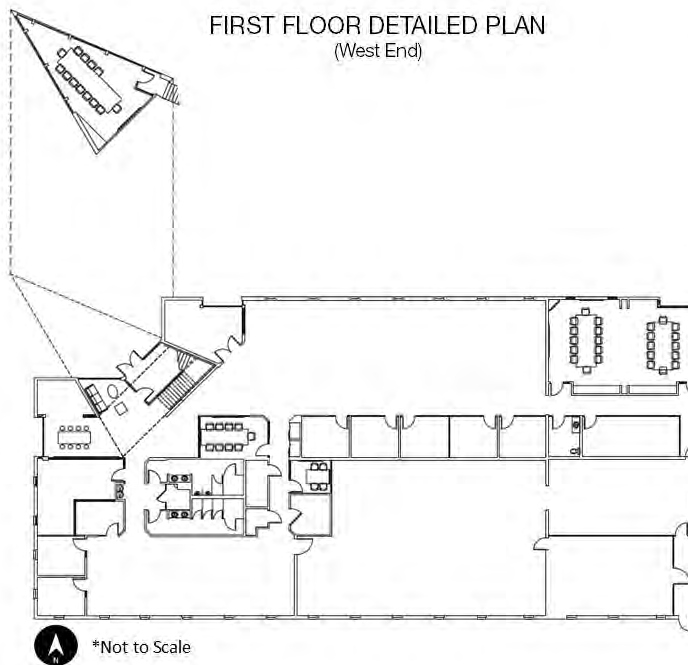


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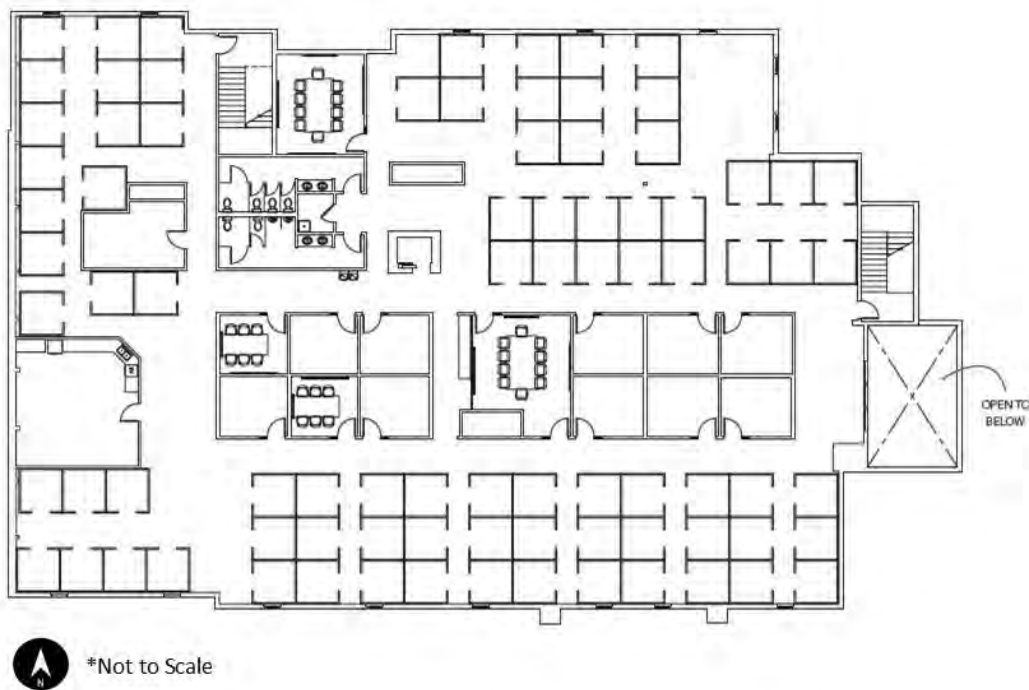
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SECOND FLOOR DETAILED PLAN (East End)



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Construction Details

CONSTRUCTION TYPE

Steel framed structure.

FOUNDATION

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.



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.



POWER

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

Additional 1200 Amp may be added on current transformer.



WINDOWS

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



ROOF

Flat, built-up membrane over steel decking.



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SITE PLAN

PARCEL OUTLINE: 

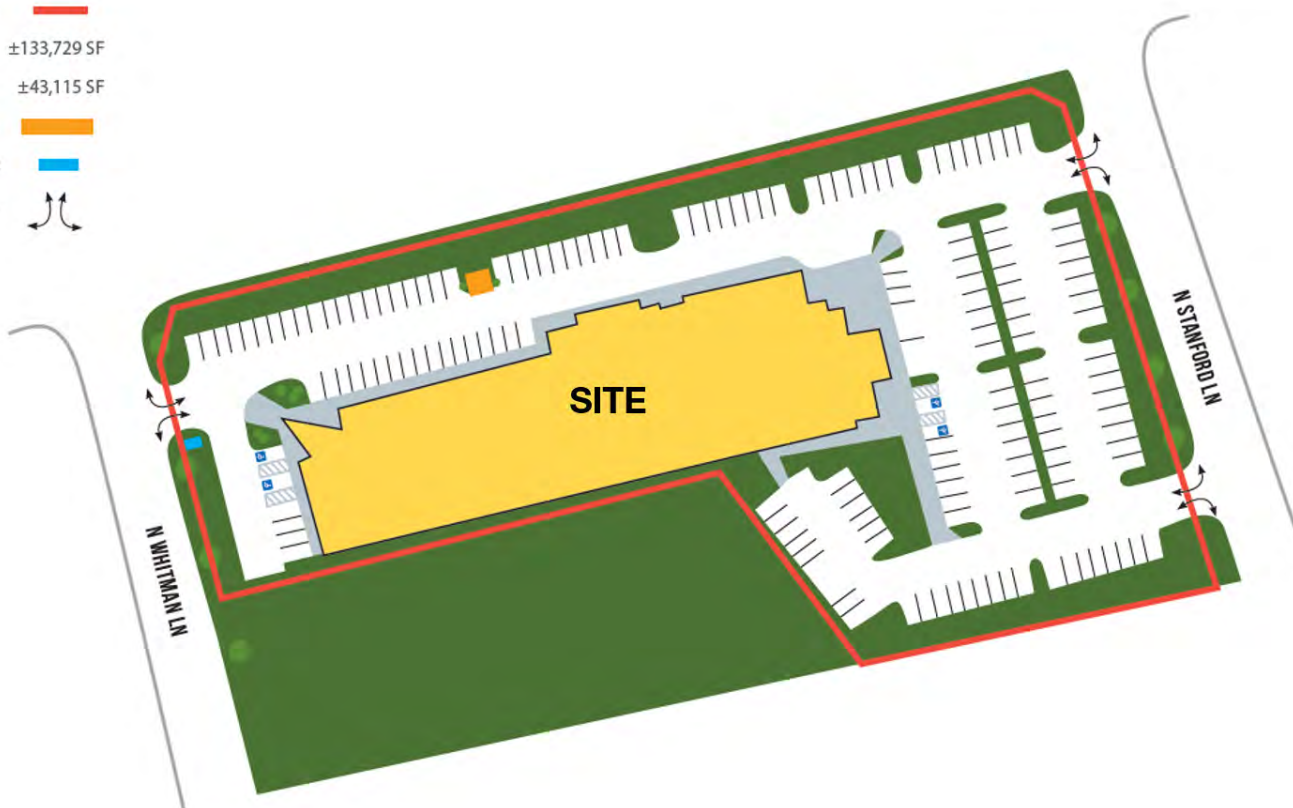
LAND AREA: ±133,729 SF

LEASABLE AREA: ±43,115 SF

TRASH/RECYCLE: 

MONUMENT SIGN: 

INGRESS/EGRESS: 



*Not to Scale

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