

# BUSINESS RELOCATING



## FOR SALE OR LEASE FLEX / OFFICE & PRODUCTION FACILITY

4212 W. Sunset Blvd., Spokane, WA 99224

### LOCATION:

Operating as Dorian Studio's corporate headquarters and production for over 15 years the business will be relocating to a larger facility. The property is conveniently located just minutes west of downtown Spokane. This is a rare opportunity to purchase a flex-use commercial building with ample parking near Spokane's City Center.

### SITE:

±127,684 SF (2.93 acres), parcel #25262.0107 & 25262.2301

### ZONING:

City of Spokane GB-55, Community Business & R1, Residential Low Intensity

### IMPROVEMENTS:

Main Floor Area:	±19,925 SF per Garco Construction As-Built plans dated 2015
Heat/Cooling:	Roof mounted HVAC units
Power:	3 phase power
Sewer & Water:	City of Spokane
Parking:	±79 car parks + three (3) handicapped and two (2) EV charging stations
Construction Type:	Masonry
Age:	1962, renovated in 2008, 2015 & 2020
Availability:	Call Listing Agent, business relocating

### LEASE PRICE:

\$14.00/SF/Month/NNN

### SALE PRICE:

\$2,750,000.00

View  
Location



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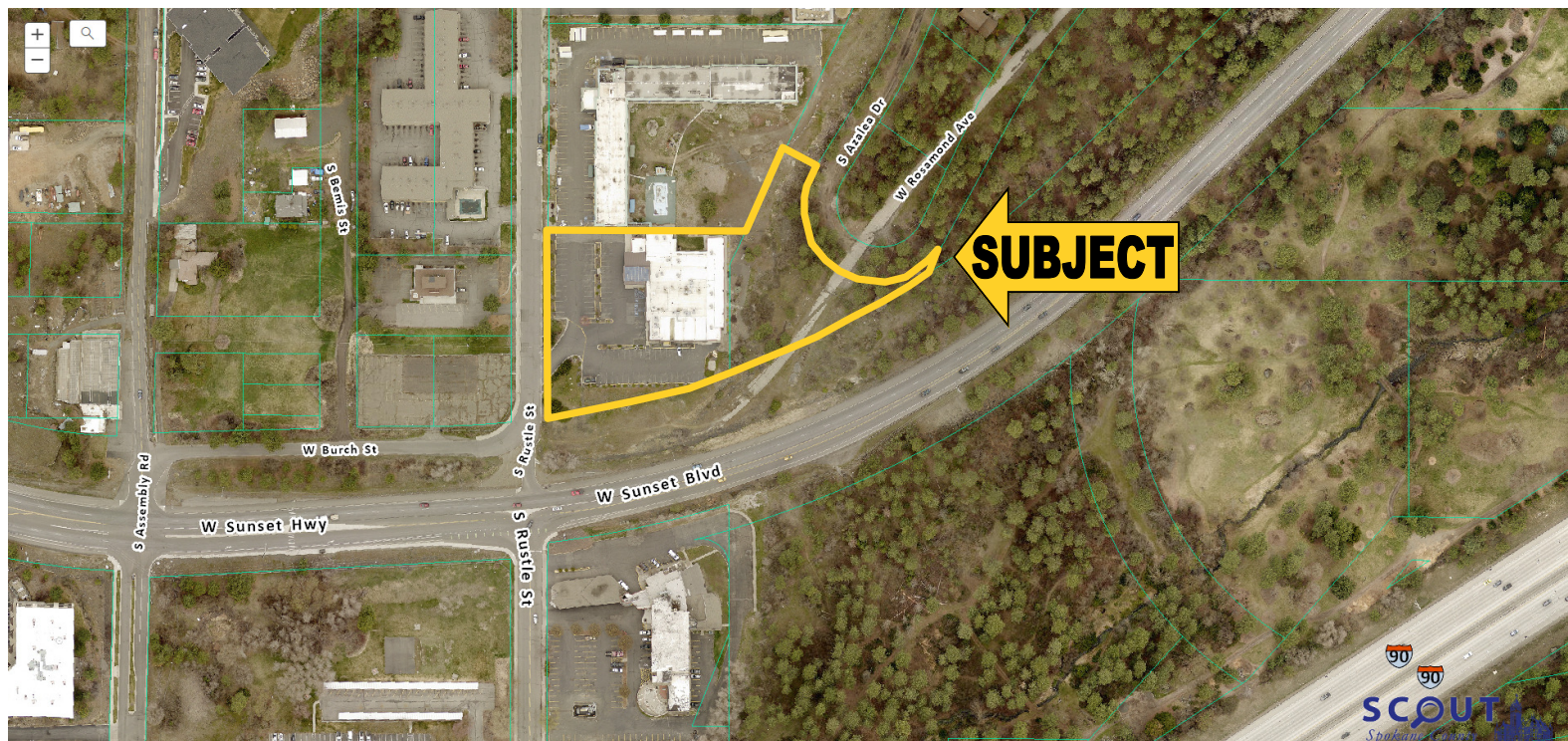
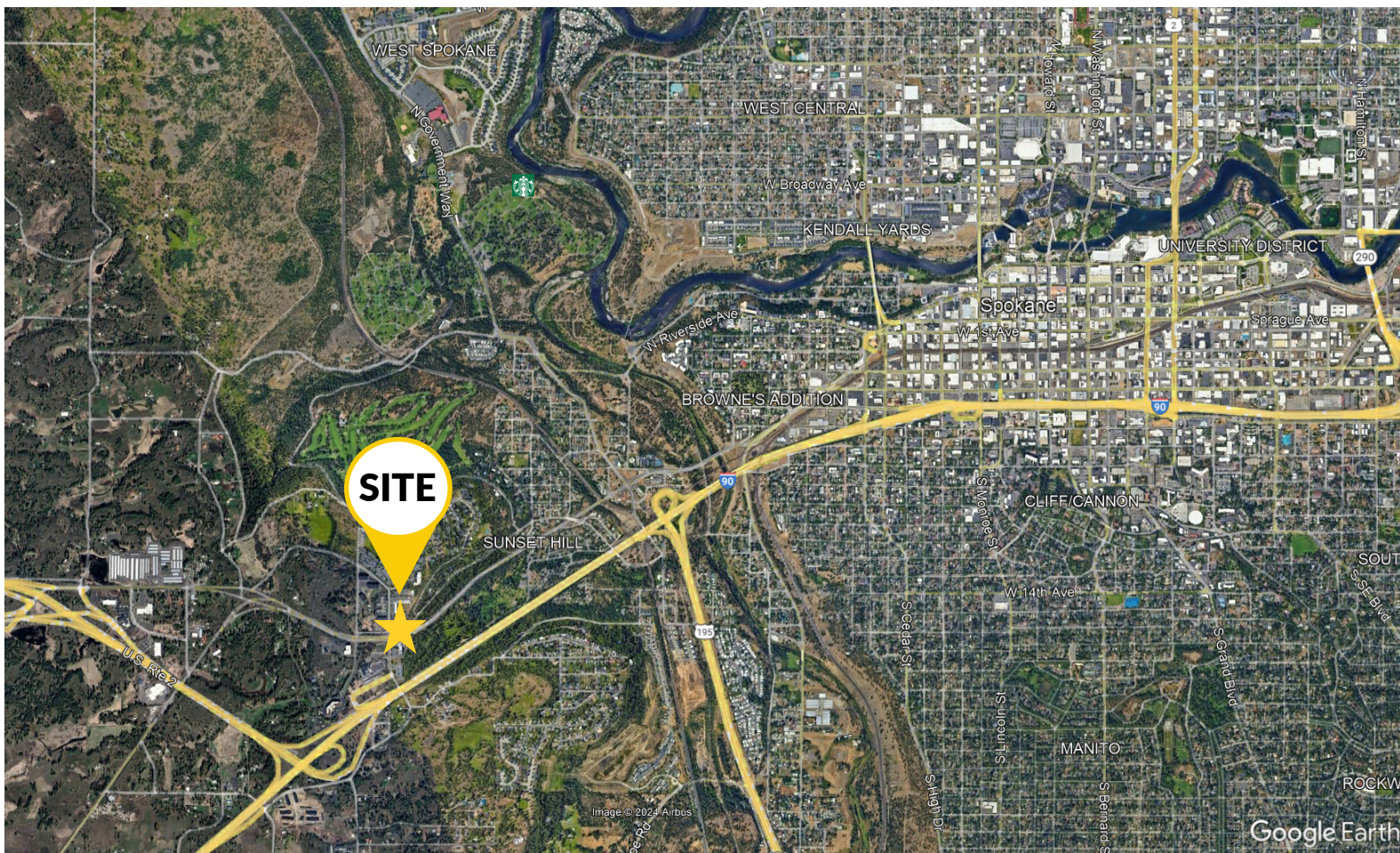
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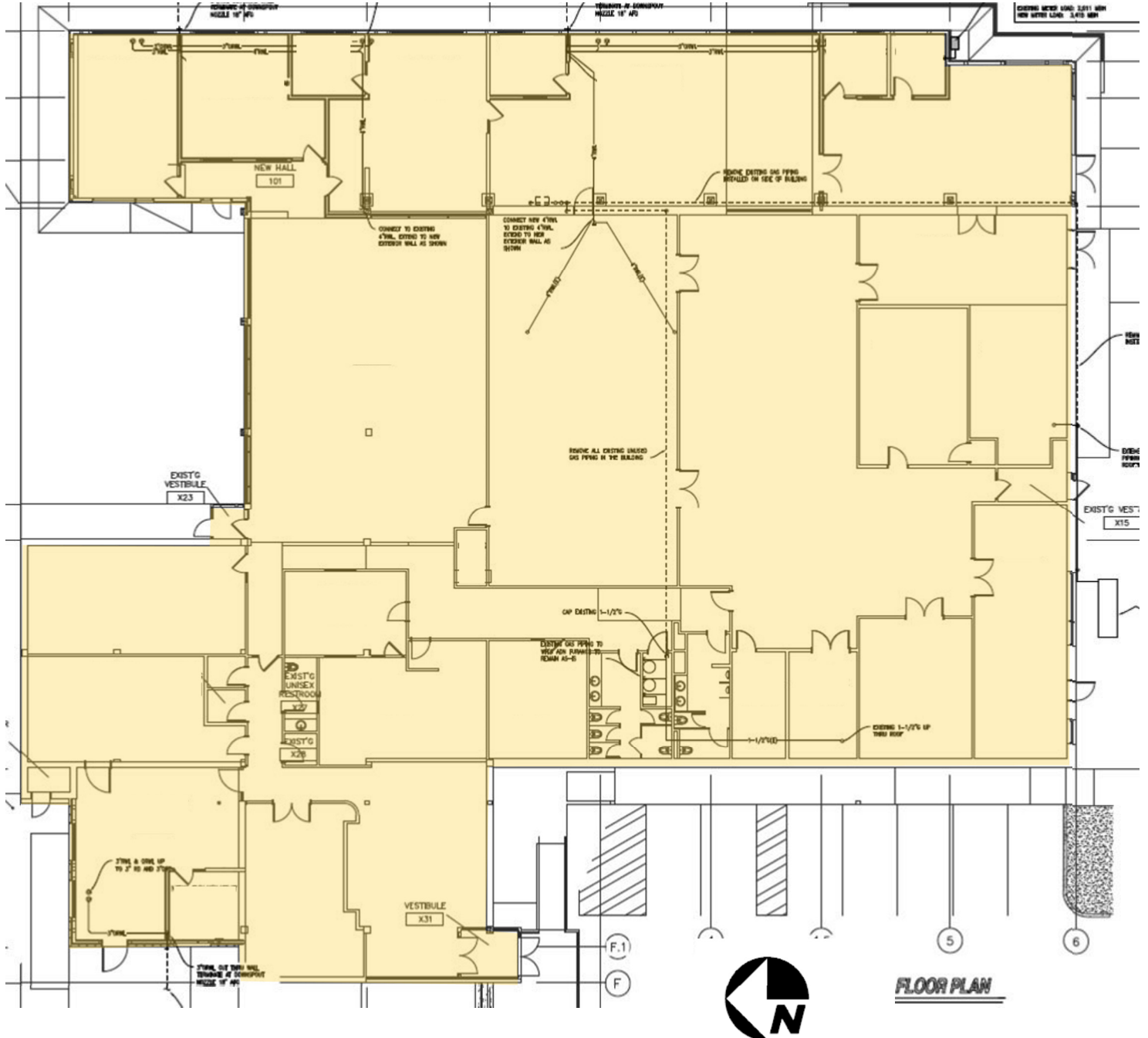
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# FLOOR PLAN

4212 W. Sunset Blvd.,  
Spokane, WA 99224

Garco Construction plans dated 2008 and Addition plans dated 2015 available to qualified purchaser



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE

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# PHOTOS

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