

FOR SUBLEASE

MIXED USE OPPORTUNITY!

Bar, Restaurant, Retail or Warehouse Space!



RETAIL/WAREHOUSE FOR SUBLEASE

1517 E Sprague Avenue
Spokane, WA 99202

SUBLEASE DETAILS

Sublease Rate	\$4,500/Month (\$0.76 PSF)
Expense Type	NNN (Est. \$1.50 PSF)
Building Size	±5,900 SF
Zoning	CC2
Parcel #	35163.3708
Available	October 1, 2025
Sublease Term	Expires April 30, 2027



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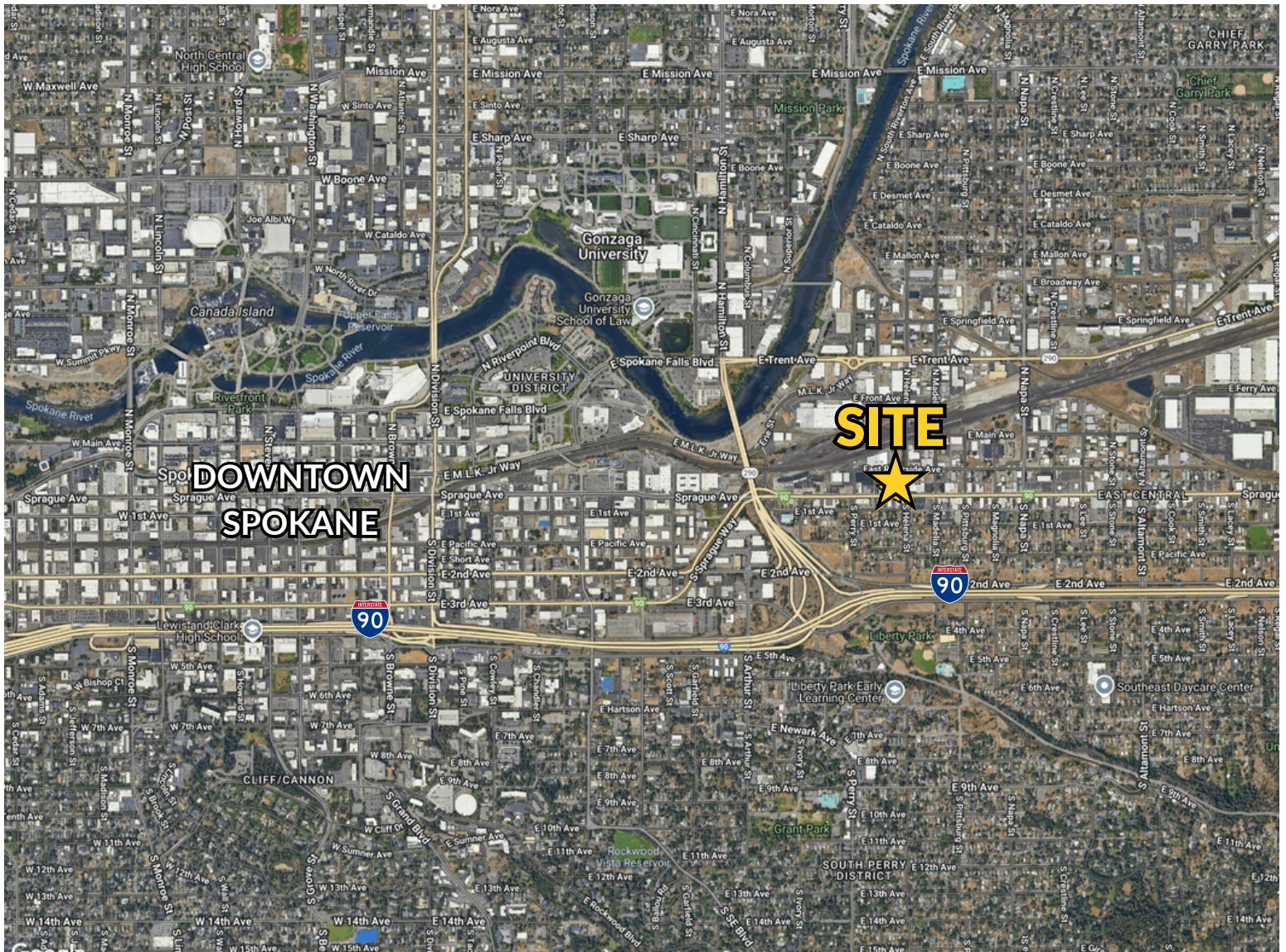


BUILDING FEATURES

- One (1) Private Office
- Two (2) Restrooms
- Reception | Sales Counter
- Storage room
- Remainder Open
- Two (2) Drive-In Overhead Doors
- 16 ft. Ceilings in front portion
- 12 ft. Ceilings in back portion

BUILDING PHOTOS





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VIEW LOCATION



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OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201