

FOR SUBLEASE



BUSINESS RELOCATING

LOCATION: Good central location situated on the south side of Sprague Avenue, just east of Freya and minutes to I-90 and the Central Business District. Average Weekday Traffic Flow Count per City of Spokane 2023 statistics is $\pm 17,500$ vehicles per 24 hours. Current location of Spokane Organic who is relocating.

SITE: $\pm 19,557$ SF site; parcel #35221.0502 & 35221.0503

ZONING: City of Spokane, GC-70, General Commercial

IMPROVEMENTS:

Total Building Area:	$\pm 5,969$ SF
Retail Area:	$\pm 3,687$ SF
Warehouse Area:	$\pm 2,282$ SF
HVAC:	Roof mounted forced air gas heat & A/C
Water & Sewer:	Serviced by City of Spokane
Construction Type:	Concrete Block
Age:	1979

2024 EXPENSES: Estimated at \$690 per month; includes fire insurance & real estate taxes. Tenant provides and pays for parking lot maintenance, snow removal, weed control, and all utilities including water, sewer, garbage, gas & electric.

SUBLEASE PRICE: \$3,856/Mo/NNN through July 31, 2025, then \$3,933/Mo/NNN for August 1, 2025 through July 31, 2026. Available direct with Landlord beginning August 1, 2026 at lease rate TBD.

OFFICE LOCATIONS

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

**KIEMLE
HAGOOD**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 11/07/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\Sprague E 3712-3716 Lease.PUB



COMMERCIAL RETAIL

3712-3716 E. Sprague
Avenue
Spokane, WA 99202

**View
Location**



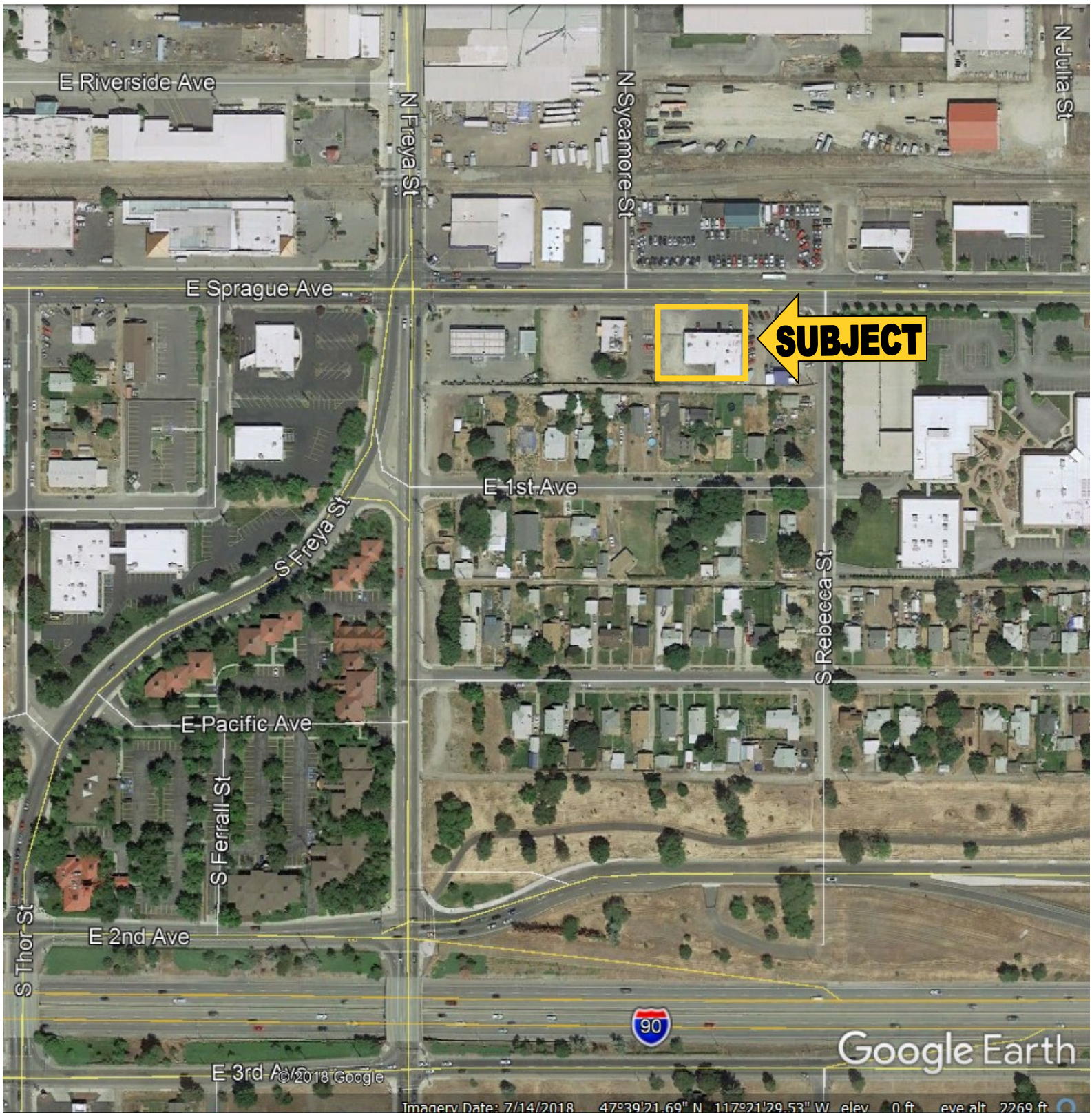
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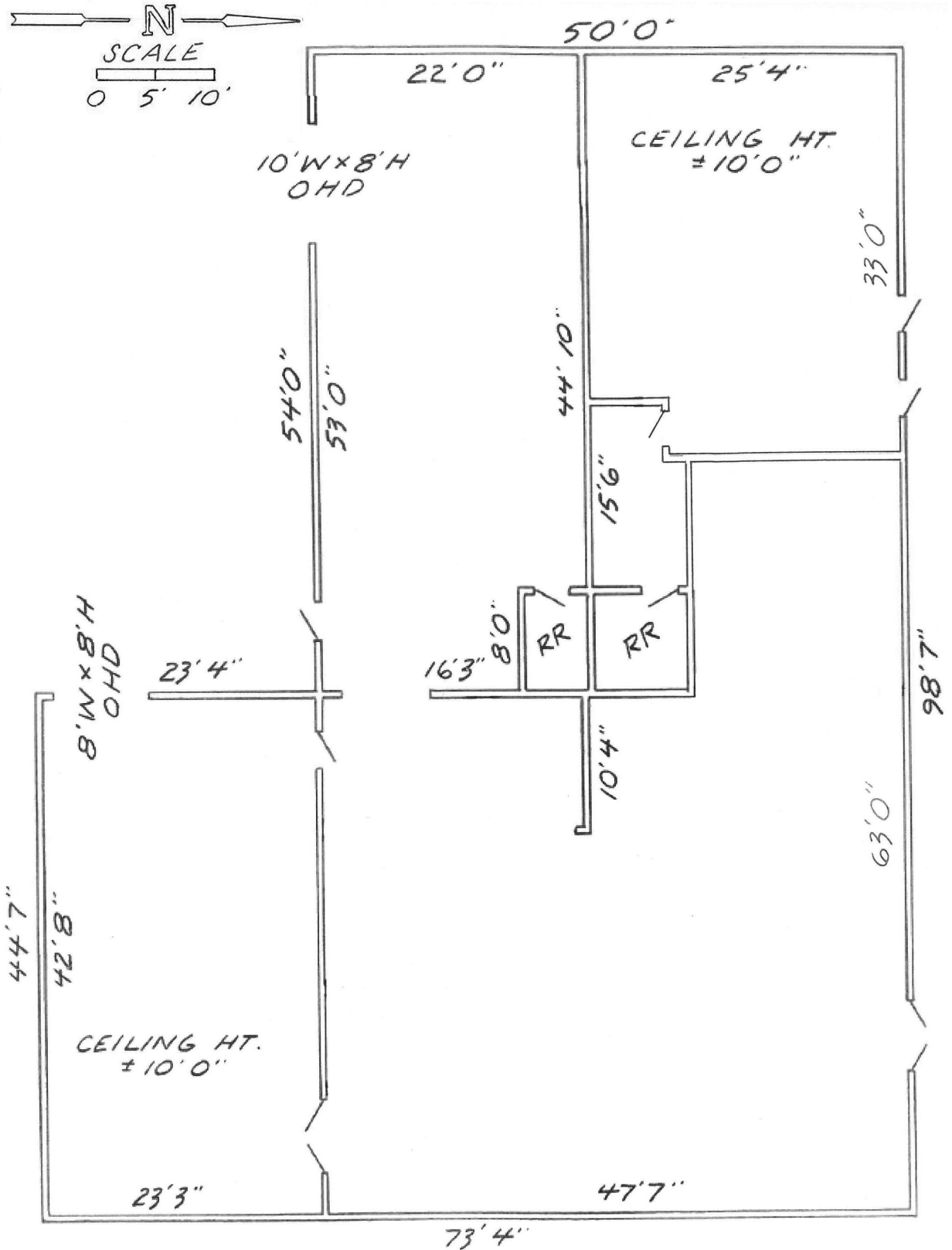


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FLOOR PLAN

3712-3716 E. Sprague Ave., Spokane, WA

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