

# One of the Best Commercial Real Estate Values in Spokane



**Looking for a move-in-ready medical or retail space?** Currently operating as an Autism Center, this versatile property was originally built as an eye care clinic and features fully plumbed exam rooms. It is perfectly suited for optometry, ophthalmology, urgent care, dental, chiropractic, or specialty medical use. Plus, with retail/restaurant zoning and located adjacent to a drive-thru exit onto Hamilton Street, the possibilities for this high-visibility location are endless!

**Location:** This centrally located, single-story office building sits on the Hamilton Street Corridor near Gonzaga University and the UW School of Medicine. Strategically positioned just blocks from the Interstate 90 Hamilton Street exit, the property offers exceptional regional accessibility from Spokane Valley, South Hill, the West Side, and North Spokane.

**Square Footage:** 4,176 sq ft.

**Pricing:** \$21 sq ft NNN.

## **Building Specifics:**

- 9 office or exam rooms (7 plumbed for sinks and Master office has private restroom).
- 2 storage rooms
- 1 meeting nook
- 3 built in back-office employee workstations (located outside main offices)
- 1 conference meeting room (plumbed for sink for coffee service etc.)
- 2 handicapped public/employee restrooms
- Break Room with refrigerator, microwave, etc.
- 1 mechanical room and storage.
- 1 server room (thermostatically controlled) with Cat 5 terminal panel.
- High speed internet available on site. All rooms/stations with dual Cat 5 access.
- Tiled front entrance office area and restrooms.
- Open reception desk location with electrical, phone and Cat 5 connections at site.
- Private Admin office behind reception desk.
- 2 built in workstations (separate room) behind front office.
- Master office with private restroom.
- Large meeting room located off the front entrance
- Rear entrance (electronic key code)
- Exterior signage electrical hook ups on both the North and West sides with associated timers
- AC/Natural gas heat

**Envision Your Business Here**

**Call or Text today**

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