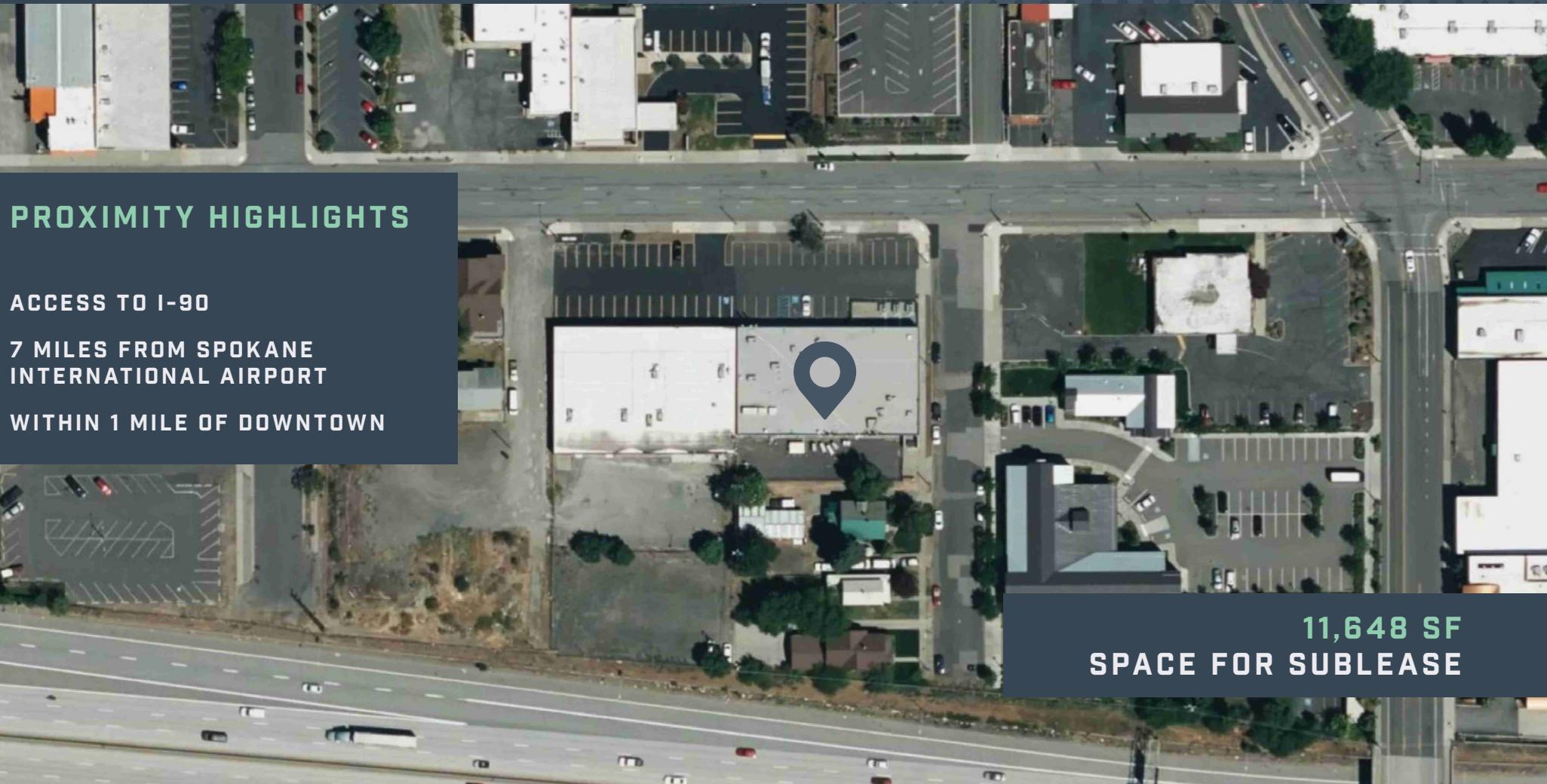


# FULL BUILDING SUBLEASE OPPORTUNITY

CBRE

360 EAST 3RD AVENUE  
SPOKANE, WA



## PROXIMITY HIGHLIGHTS

ACCESS TO I-90

7 MILES FROM SPOKANE  
INTERNATIONAL AIRPORT

WITHIN 1 MILE OF DOWNTOWN

11,648 SF

SPACE FOR SUBLEASE

# PROPERTY FEATURES

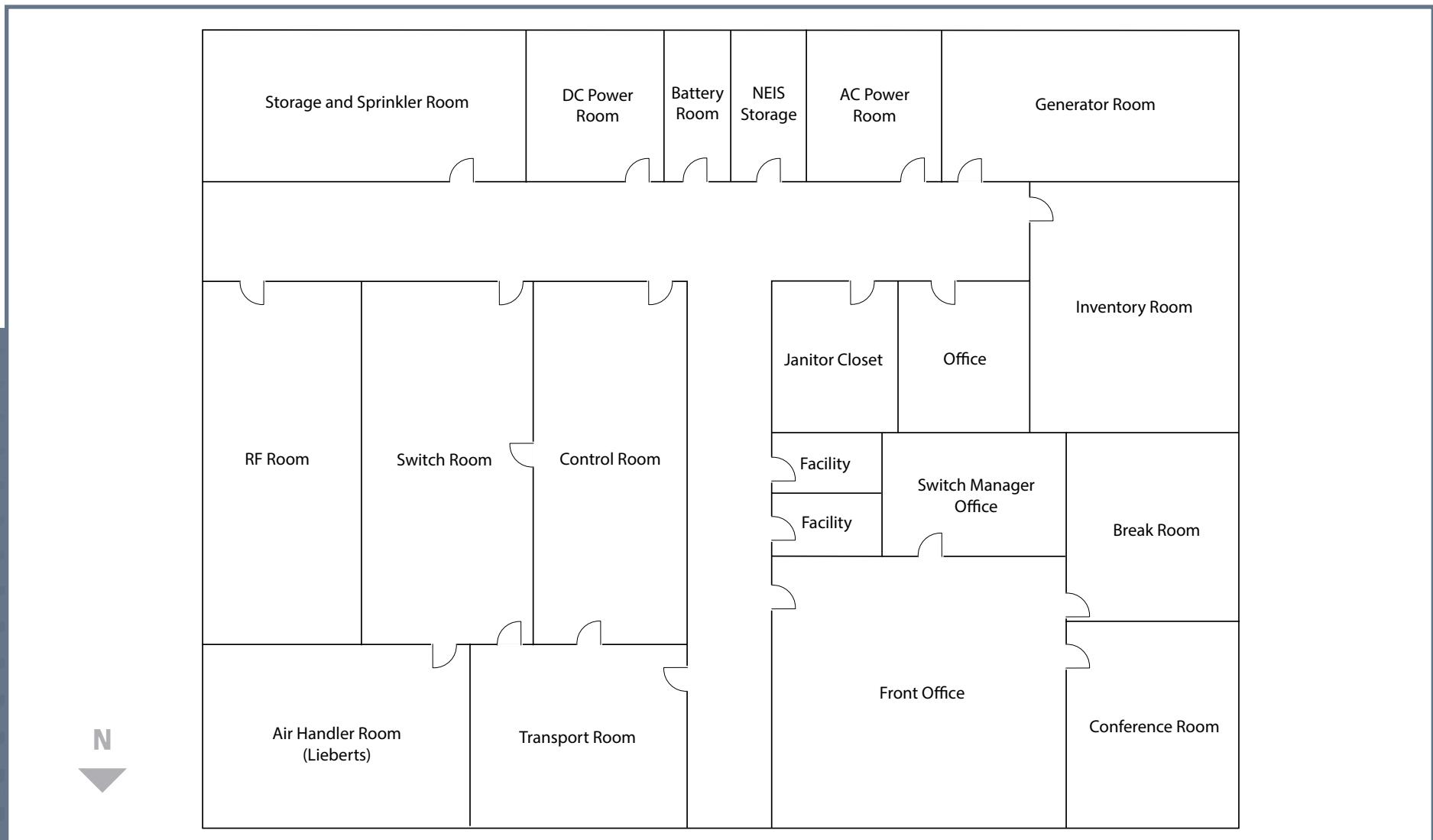
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- **11,648 SF**
- **FORMER SPRINT DATA CENTER**
- **THE BUILDING HAS A UTILITY TRANSFORMER AT 500KVA | 480/277 V WHICH THEN FEEDS INTO A 1200 AMP, 480 VOLT BUS**
- **GENERATOR**
- **GRADE LEVEL LOADING**
- **ABUNDANT PARKING**
- **EXCELLENT FREEWAY ACCESS**
- **SUBLEASE ASKING RATE: \$.65 PER SF NNN**
- **SUBLEASE TERM: RUNS THROUGH MARCH 31, 2026**

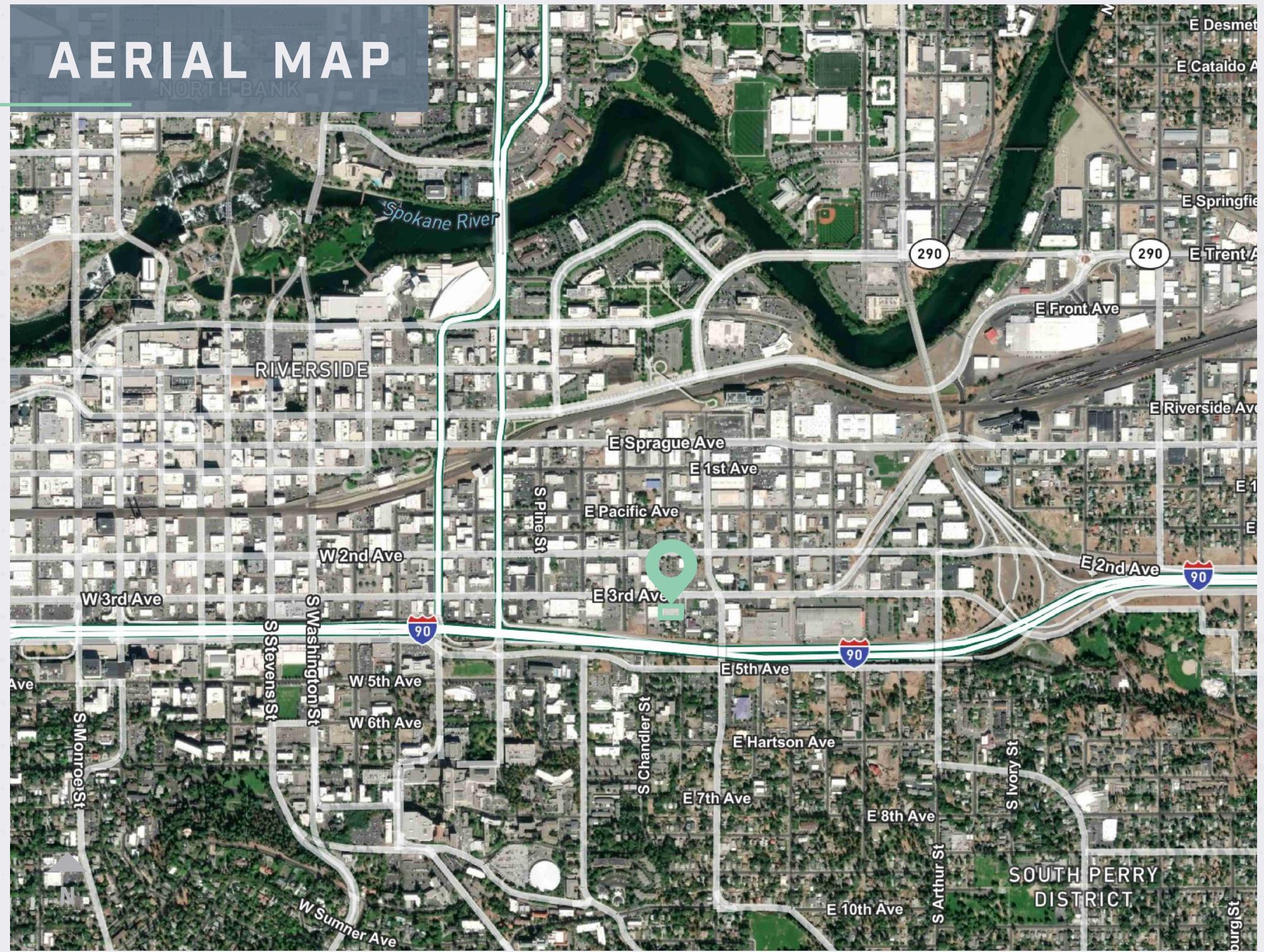


# FLOOR PLAN

11,648 SF



# AERIAL MAP





360 EAST 3RD AVENUE  
SPOKANE, WA

# FULL BUILDING SUBLEASE OPPORTUNITY

11,648 SF  
SPACE FOR SUBLEASE

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