

For Sale & Lease

Office Building



1322 N Whitman Ln

Liberty Lake, Washington 99019

Property Description

Space Available: 20,000 - 42,551 SF +/-

Class A Office Space

Assumable Loan - \$6 Million at 4.5% interest, maturing in 2 years (March 2028)

Separate Entries Located at Each End of the Building

Year Built: 2001, Remodeled 2007

Centrally located between Spokane, WA and Post Falls/Coeur d'Alene, ID

Surrounded by New Development.

Ample On-Site Parking

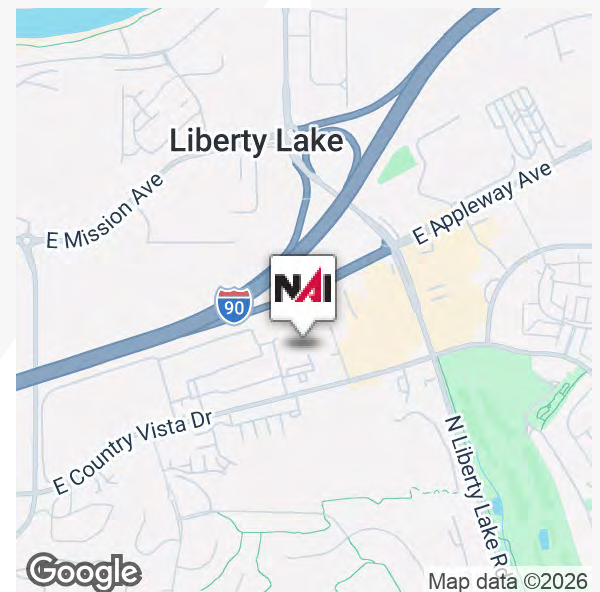
Great Visibility from I-90

Three feeds coming into the building, all feeds are 208VAC. They are 800 Amp, 1600 Amp and 1000 Amp.

The current transformer will accommodate another 1,200 amp service (Tenant Buyer to confirm with Avista).

Sale Price: \$11,950,000

Lease Rate: \$18.75 SF/yr (NNN)



For more information

Jon Jeffreys, SIOR

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jjeffreys@naiblack.com



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Spokane, WA 99201
509 623 1000 tel
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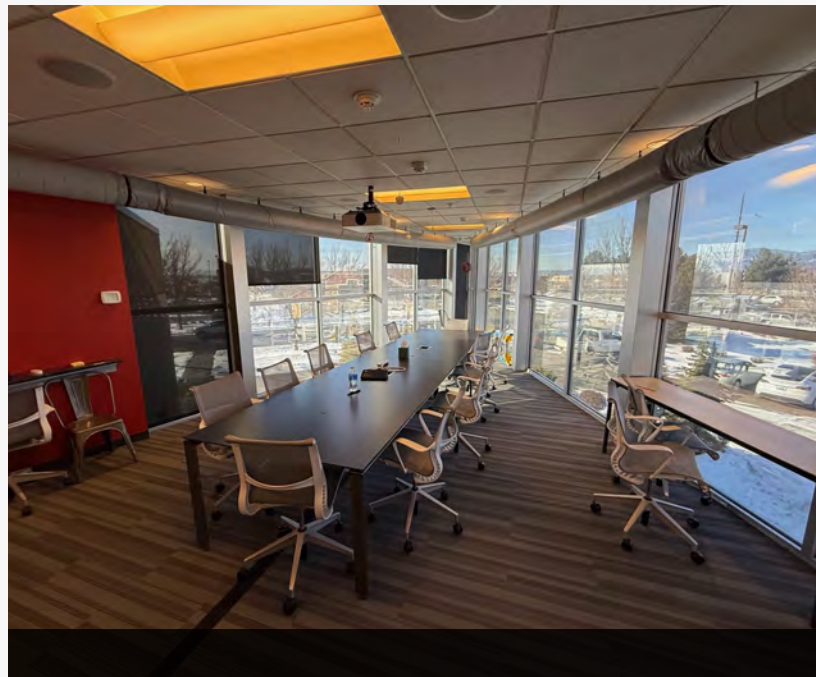


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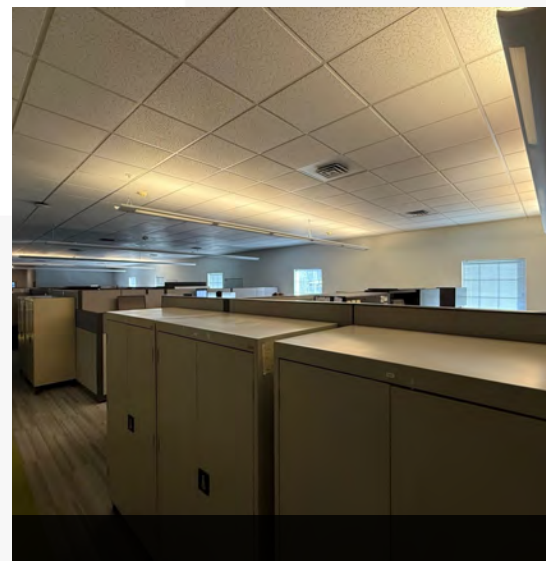
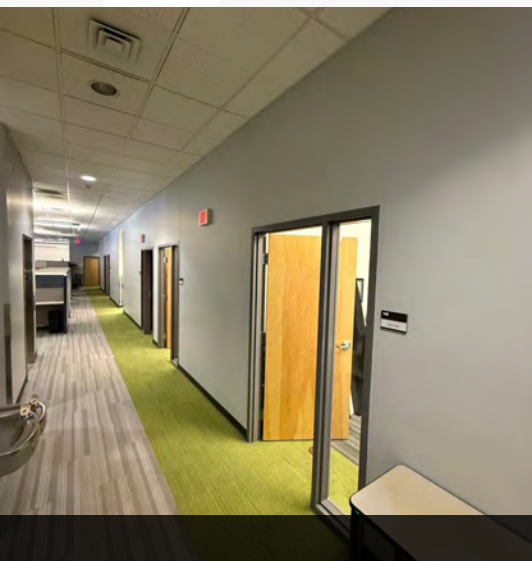
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West End Entrance



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East End Entrance

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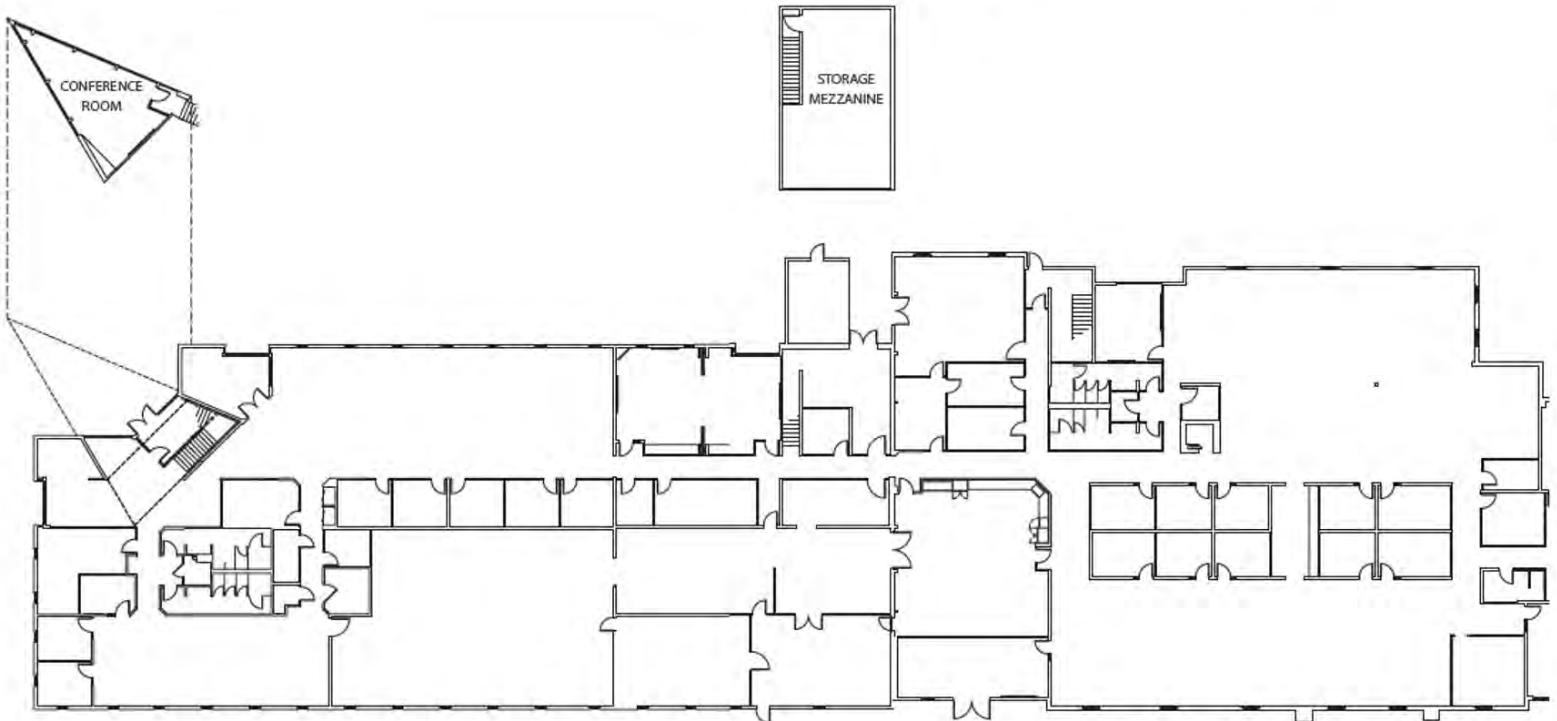
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Office Building



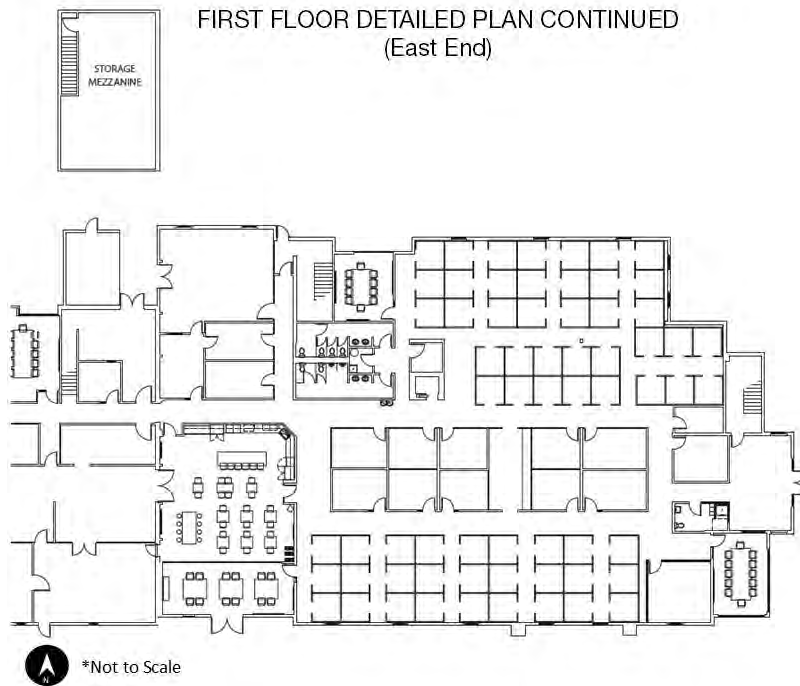
FIRST FLOOR PLAN



*Not to Scale

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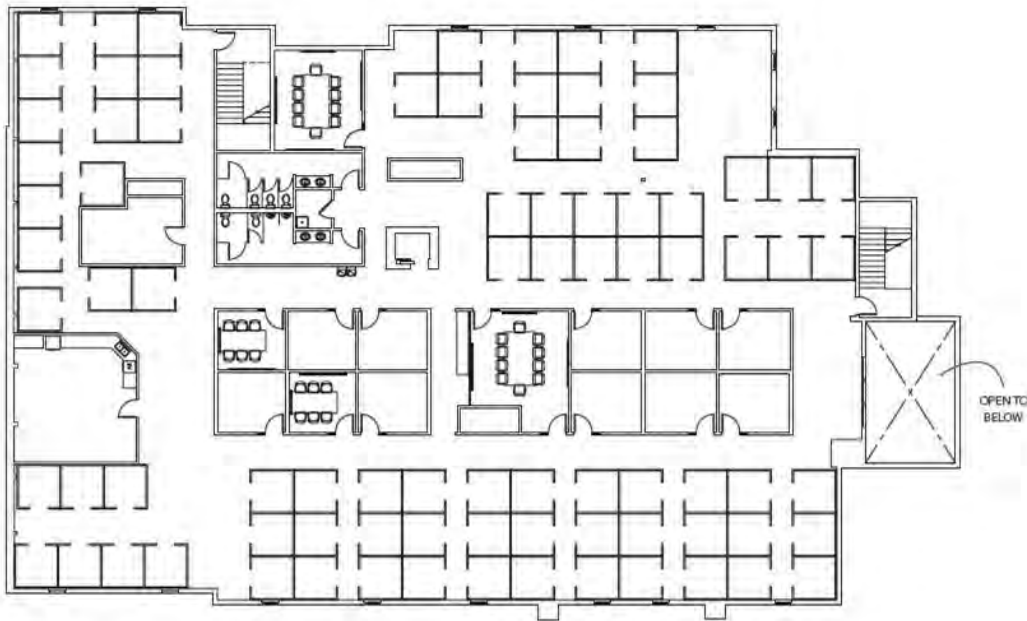
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SECOND FLOOR DETAILED PLAN (East End)



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Construction Details

CONSTRUCTION TYPE

Steel framed structure.

FOUNDATION

Concrete slab on grade foundation.

EXPANSIONS/RENOVATIONS

- 2003 - Additional parking added.
- 2005 - 5,000 SF +/- Additional Premises.
- 2007 - 78,000 SF +/- of improved land to the Lease & 28,000 SF +/- of additional Premises.
- 2016 - \$650,000 in internal renovations.



HVAC

Roof-mounted HVAC units.



PARKING

±175 Spaces or 4.1/1,000 SF.



LANDSCAPING

Trees and shrubbery at primary entry and parking islands; grassy areas along site perimeter.



POWER

Three feeds coming into the building, all feeds are 208VAC. They are 800 Amp, 1600 Amp & 1000 Amp.



WINDOWS

Fixed dual pane glass windows with aluminum frames and metal awnings.



ROOF

Flat, built-up membrane over steel decking.



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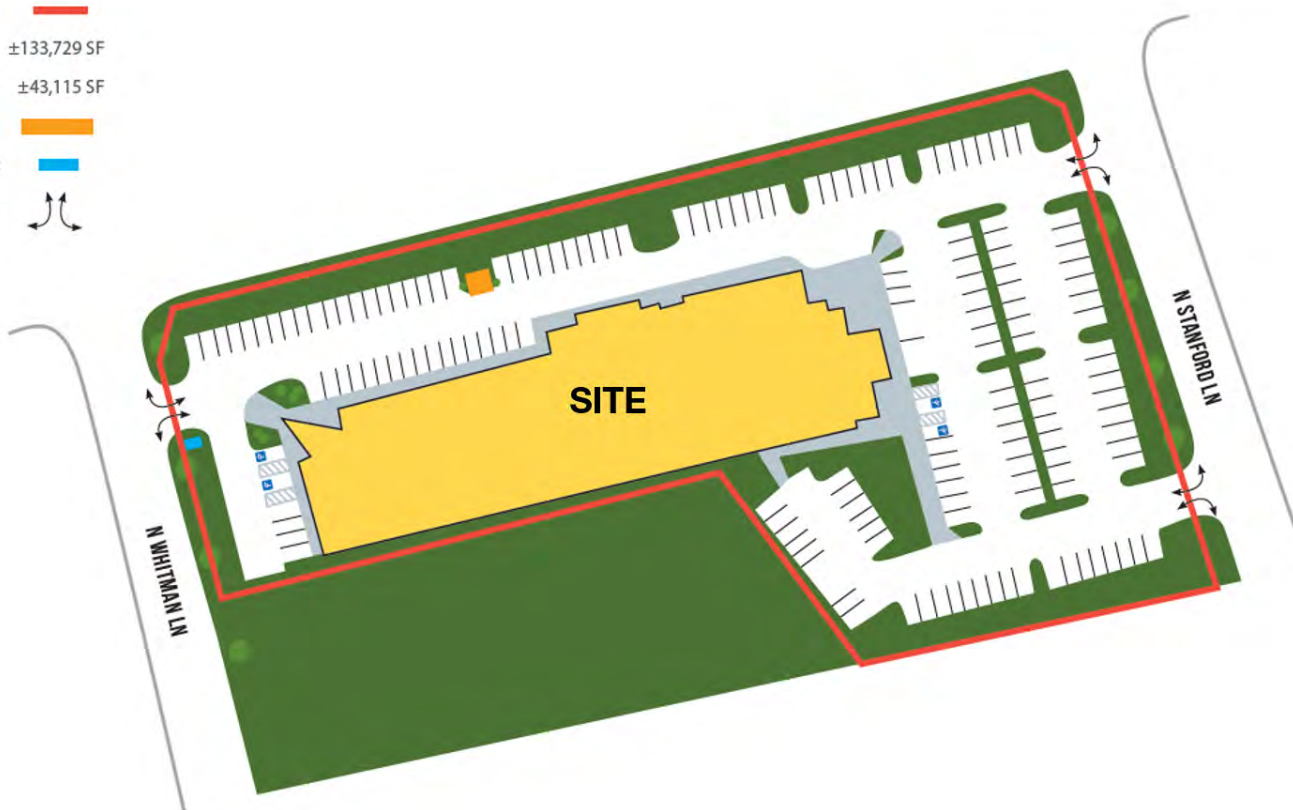
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SITE PLAN

- PARCEL OUTLINE: 
- LAND AREA: ±133,729 SF
- LEASABLE AREA: ±43,115 SF
- TRASH/RECYCLE: 
- MONUMENT SIGN: 
- INGRESS/EGRESS: 



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