



**LOCATION:** Good central location situated on the north 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. Former location of Panoramic Dreams Recording Studio.

**SITE:** A portion of a  $\pm 13,800$  SF site; parcel #35154.0004

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

**IMPROVEMENTS:**

|                          |   |
|--------------------------|---|
| Building Footprint Area: | $\pm 1,725$ SF  |
| Heat:                    | Central HVAC  |
| Water & Sewer:           | Serviced by City of Spokane   |
| Construction Type:       | Masonry, wood, and metal siding   |
| Age:                     | 1964  |
| Utilities                | Tenant pays separately metered gas & electric serviced by Avista Utilities. |

**2024 EXPENSES:** Estimated at \$225 per month; includes fire insurance, real estate taxes, water, sewer, garbage & minimal property management. Tenant provides its own parking lot maintenance including snow & ice removal, weed and pest control, repairs, maintenance and separately metered utilities.

**LEASE PRICE:** \$1,725.00 (\$1.00/SF) per month + NNNs

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA



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. 04/12/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\Sprague E 3625 Lease.PUB



## COMMERCIAL OFFICE / RETAIL

3625 E. Sprague Ave.,  
Spokane, WA 99202

View  
Location

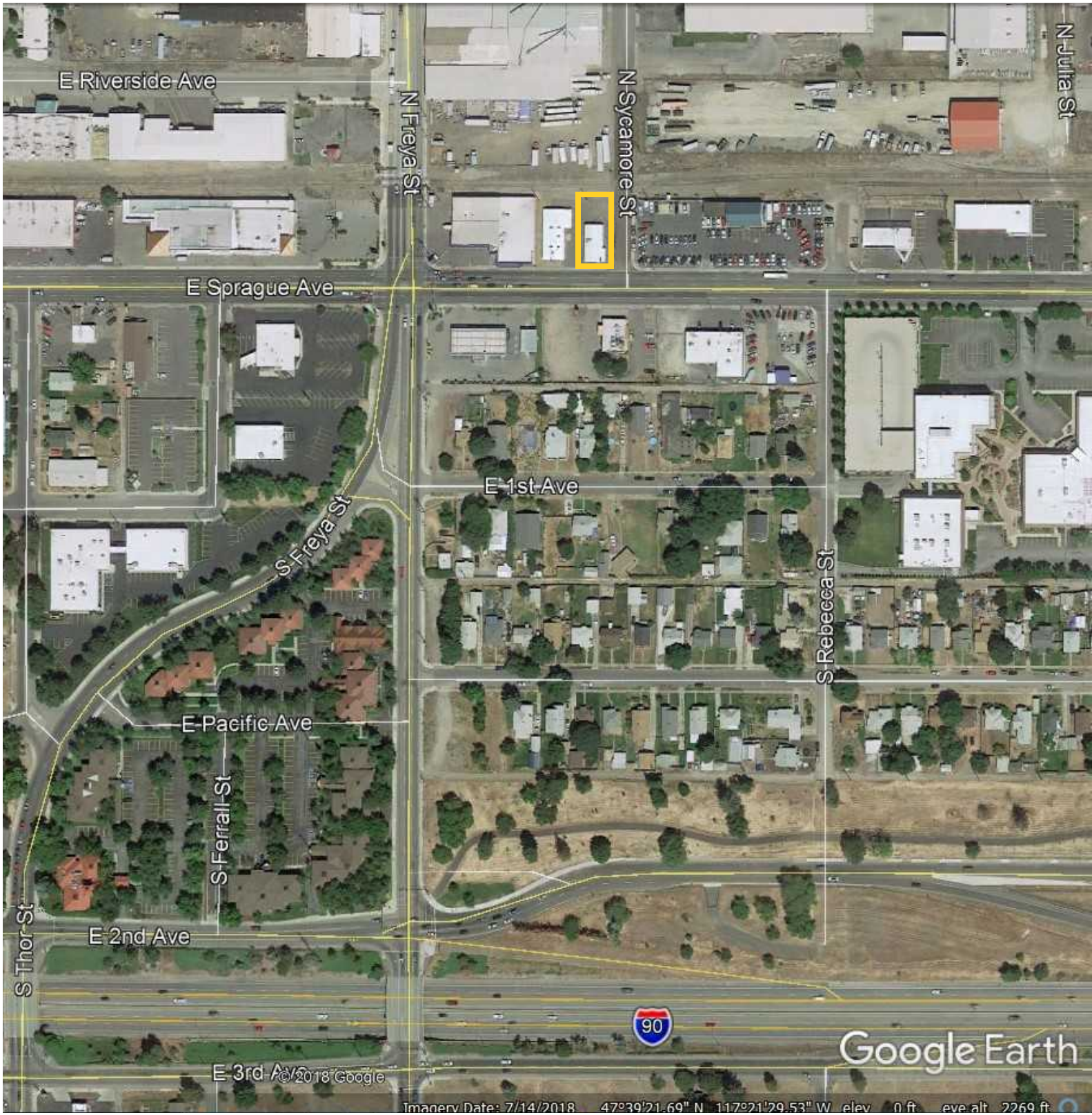


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**COMMERCIAL OFFICE/RETAIL | 3625 E. Sprague Ave., Spokane, WA 99202**

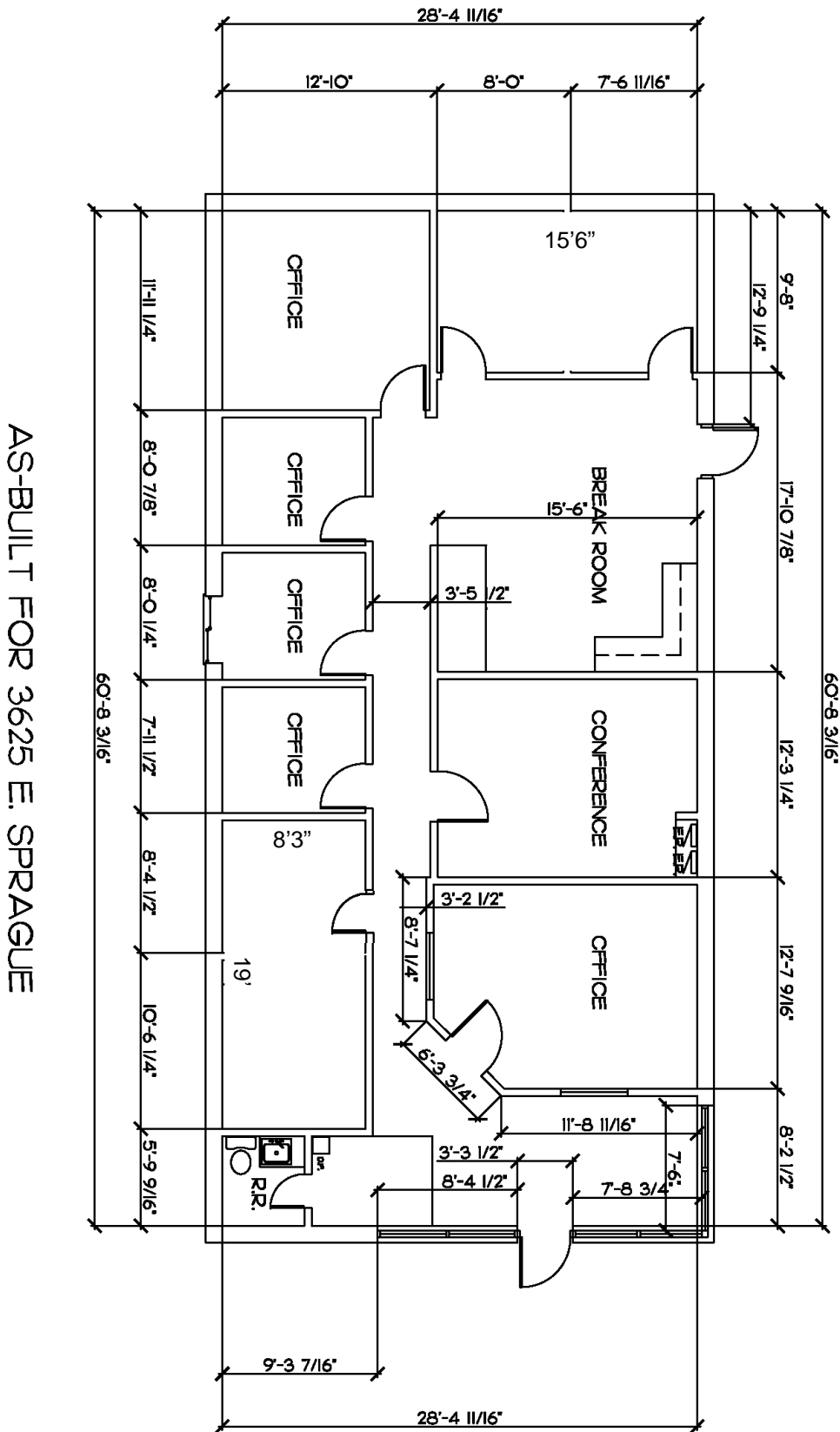
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# FLOOR PLAN

3625 E. Sprague Ave., Spokane, WA 99202



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