

# SUBLEASE



## SUBLEASE DETAILS

Sublease Rate: \$10.00 PSF + NNN  
Estimated 2023 NNN's: \$6.84 PSF  
Available Space: ±3,388 SF  
Sublease Terms: EXPIRES 9.30.2028

Parcel Number: 45154.2307  
Property Type: Retail/Office  
Zoning: CMU (Corridor Mixed Use)

## AMENITIES

- Two Bathrooms
- Kitchenette/Breakroom
- Excellent Retail Exposure
- Well Parked
- Great Signage Opportunity



KIEMLEHAGOOD.COM

## MID VALLEY PROFESSIONAL BUILDING

13127 E Sprague Avenue  
Spokane Valley, WA 99216

[View  
Location](#)



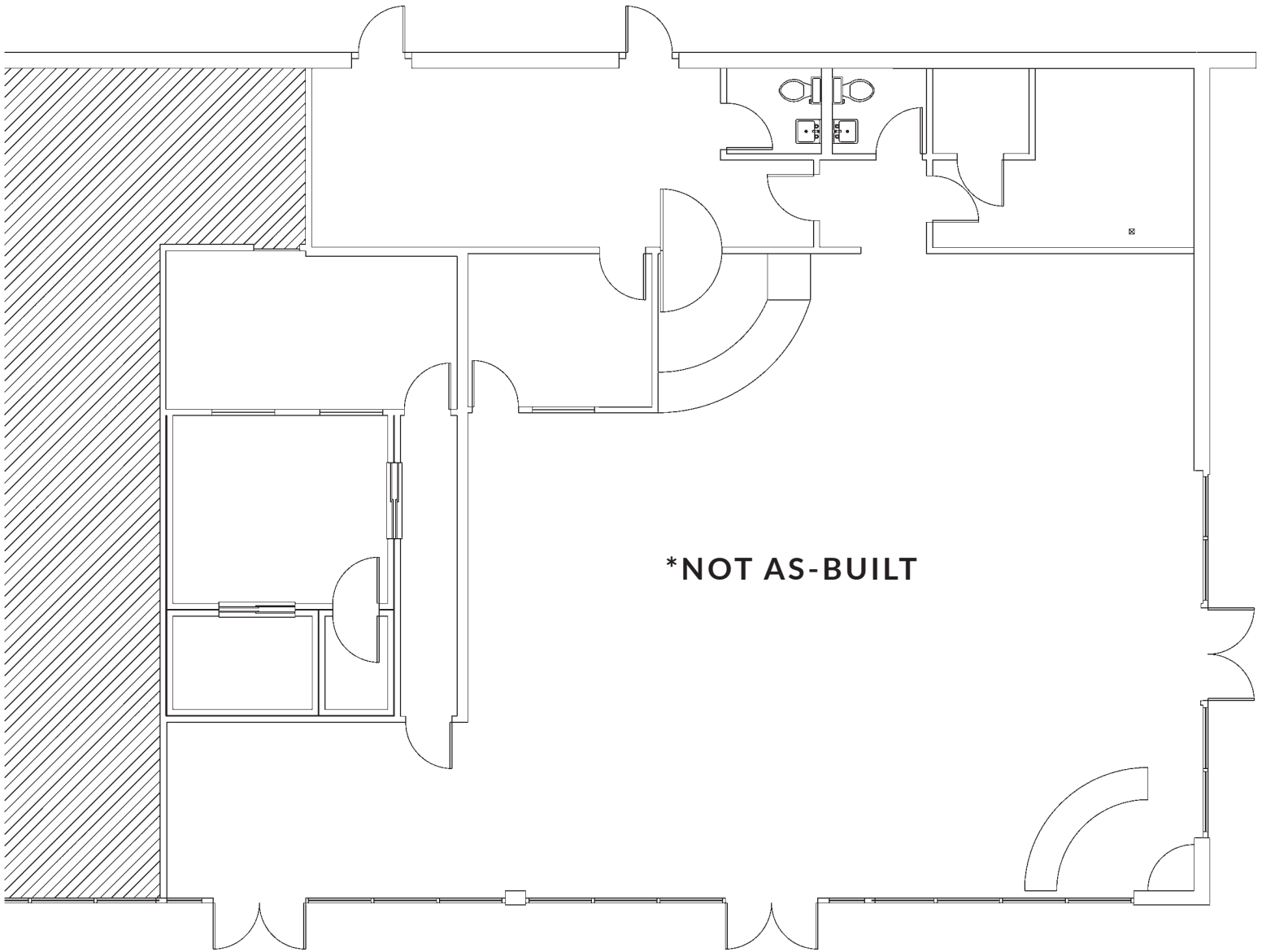
**TIM KESTELL, BROKER**

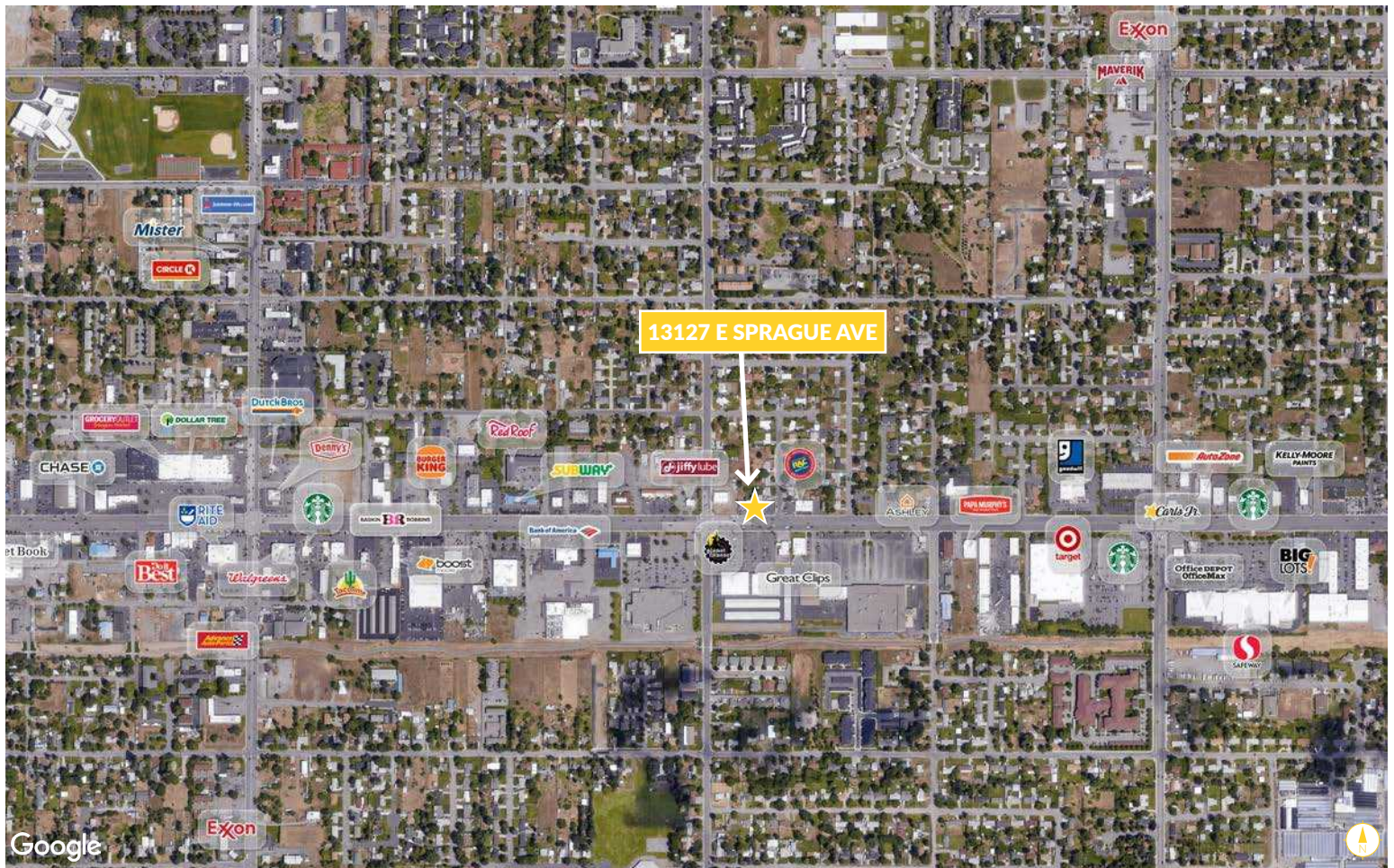
509.755.7542

tim.kestell@kiemleahagood.com

**KIEMLE  
HAGOOD**

# FLOOR PLAN





# MID VALLEY PROFESSIONAL BUILDING

13127 E Sprague Avenue  
Spokane Valley, WA 99216

**TIM KESTELL, BROKER**

509.755.7542

tim.kestell@kiemlehgagood.com



601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

## OFFICE LOCATIONS

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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.



REALTOR

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.