

FOR LEASE

Lease Price Reduced

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.

2025 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:

\$1,552.00 (\$0.90/SF) per month + NNNS

OFFICE LOCATIONS

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

**KIEMLE
HAGOOD**

**COMMERCIAL
OFFICE / RETAIL**

3625 E. Sprague Ave.,
Spokane, WA 99202

**View
Location**



MARK LUCAS, SIOR

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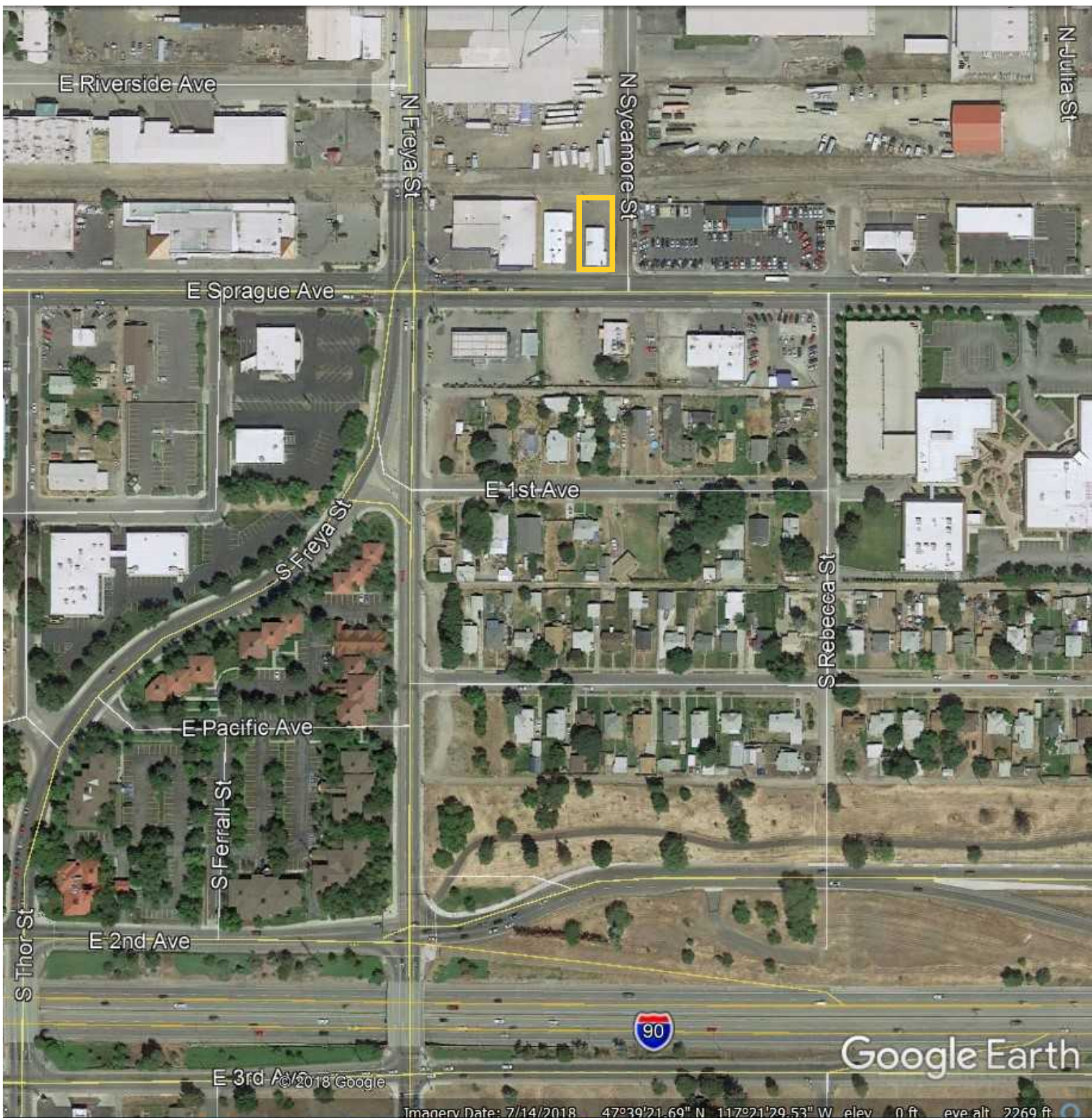
TRACY LUCAS

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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. 04/03/25/tPJ:\BROKERS\LUCAS DOCS\FLYERS\Sprague E 3625 Lease.PUB



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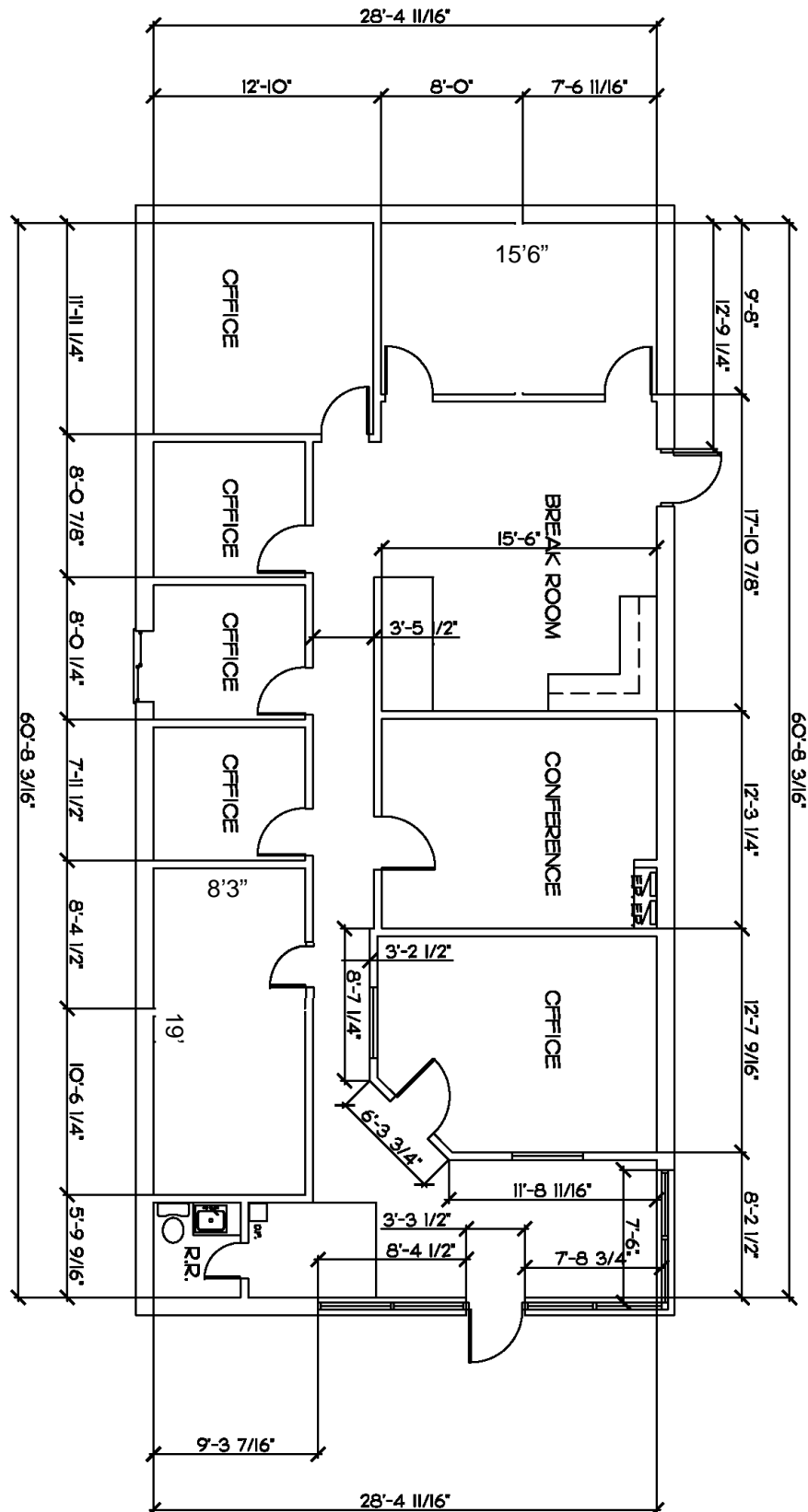


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FLOOR PLAN

3625 E. Sprague Ave., Spokane, WA 99202

AS-BUILT FOR 3625 E. SPRAGUE



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