



WAREHOUSE & OFFICE FOR LEASE

126 S. Sheridan St.,
Spokane, WA 99202

LOCATION: Conveniently located along Pacific Ave., between Sherman and Sheridan, within the periphery of downtown Spokane, minutes to I-90. Office area is directly off of Sheridan Street, one block south of Sprague Ave.

SITE: A portion of a ±42,600 SF multi-tenant site; parcel 35202.1302

ZONING: City of Spokane DTU, Downtown University; allows for limited industrial uses including warehouse, freight movement, wholesale, manufacturing and production that meets the low impact criteria of the zoning code

YEAR BUILT: 1935

	Warehouse Sublease	Office
Total Area:	±6,786 SF	±1,920 SF
Monthly Rent: (full service, excluding janitorial)	\$4,800/Month/Gross	\$2,420/Month/Gross
Availability:	Sublease through February 28, 2026	Immediately
Heat:	Two (2) gas unit heaters	HVAC
Loading:	11'8" W x 9'10" H van high loading door	*office lease includes
Construction Type:	Concrete Block	common area restrooms
Ceiling Height:	Beam: 16'8"; Ceiling: 17'9" - 18'5"	
Lease Price after February 28, 2026:	\$4,800/Month/Full service excluding janitorial through February 28, 2027.	
Utilities:	Rent is inclusive of all utilities Warehouse and office area can be leased together or separately	

Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

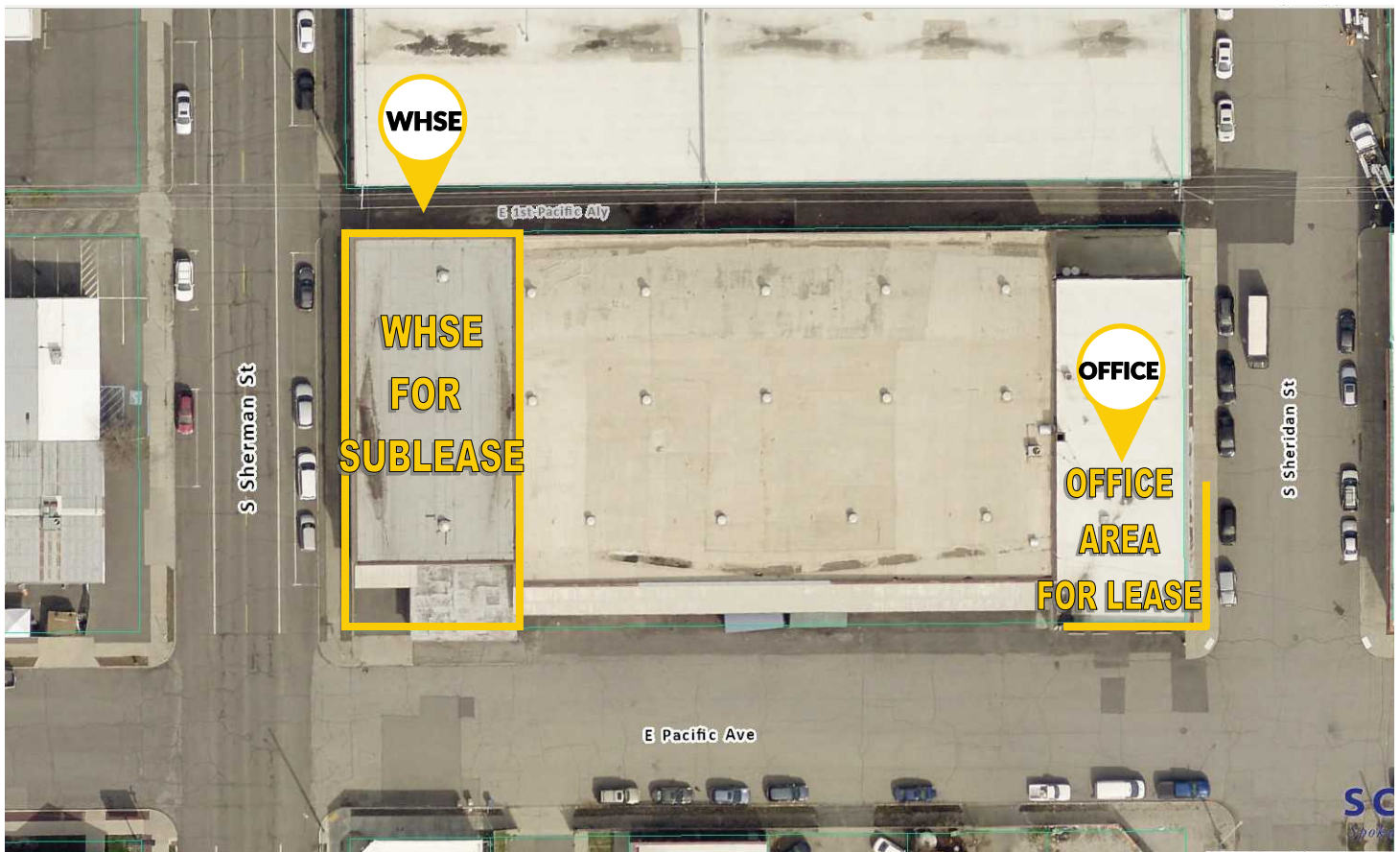
Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

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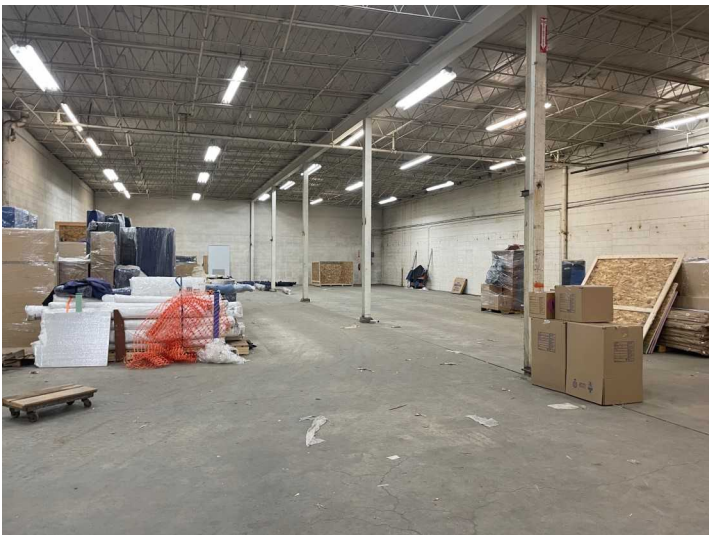
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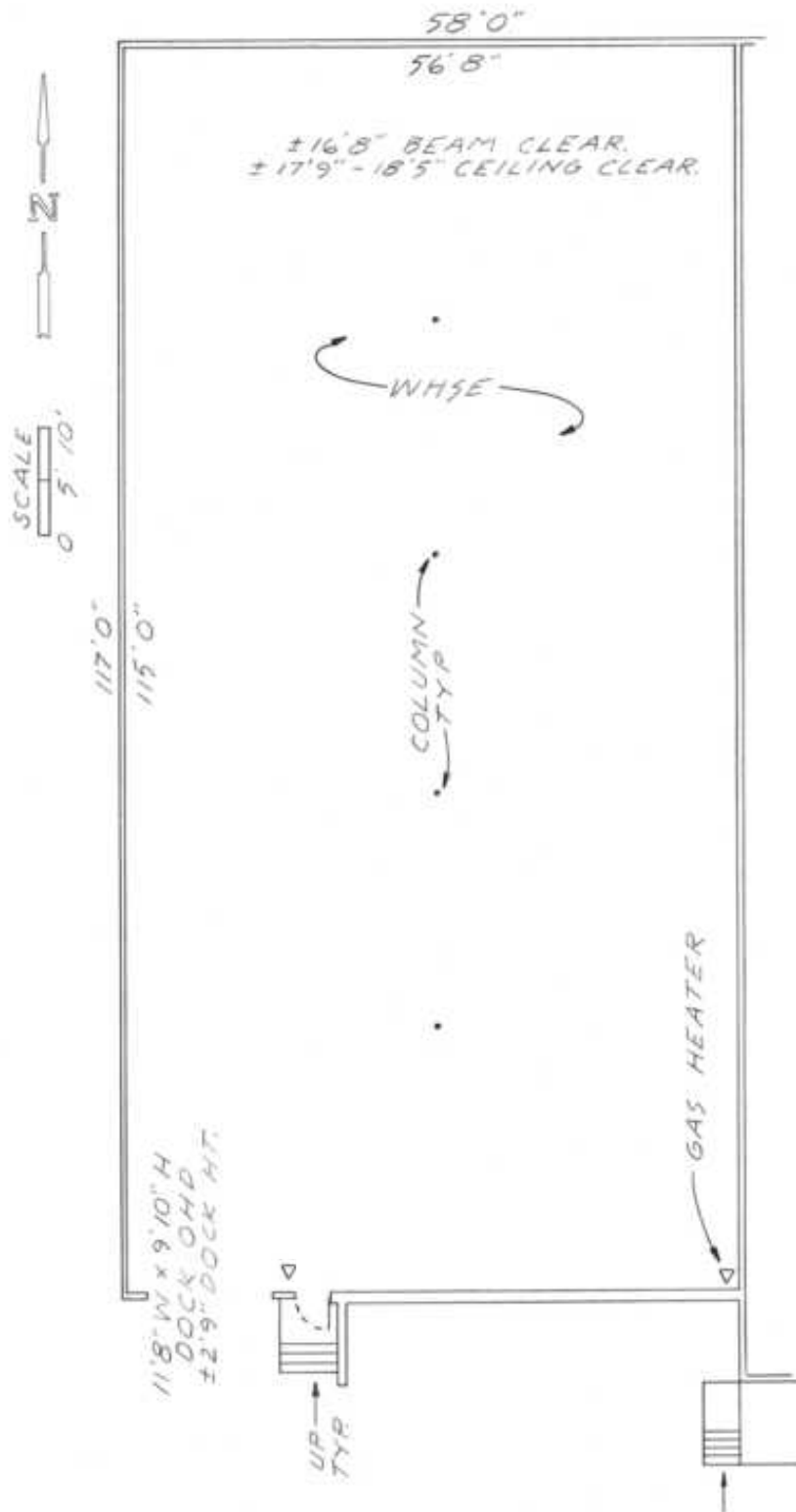
WAREHOUSE SPACE FOR SUBLEASE



WAREHOUSE FLOOR PLAN

126 S. Sheridan St.,
Spokane, WA 99202

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Mark Lucas, SIOR |
509.755.7524
mlucas@kiemleahagood.com

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509.755.7558
tracyl@kiemleahagood.com

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NOT A PART

COMMON ENTRANCE

COMMON RESTROOMS

CONFERENCE AREA COULD BE ADDED (±210 SF)

19'5"

13'9"

9'8"

9'9"

34'0"

8'10"

6'11"

14'6"

6'7"

47'3"

16'10"

18'5"

SUBJECT AREA FOR LEASE

OFFICE AREA COULD BE ADDED

SCALE 0 5' 10"

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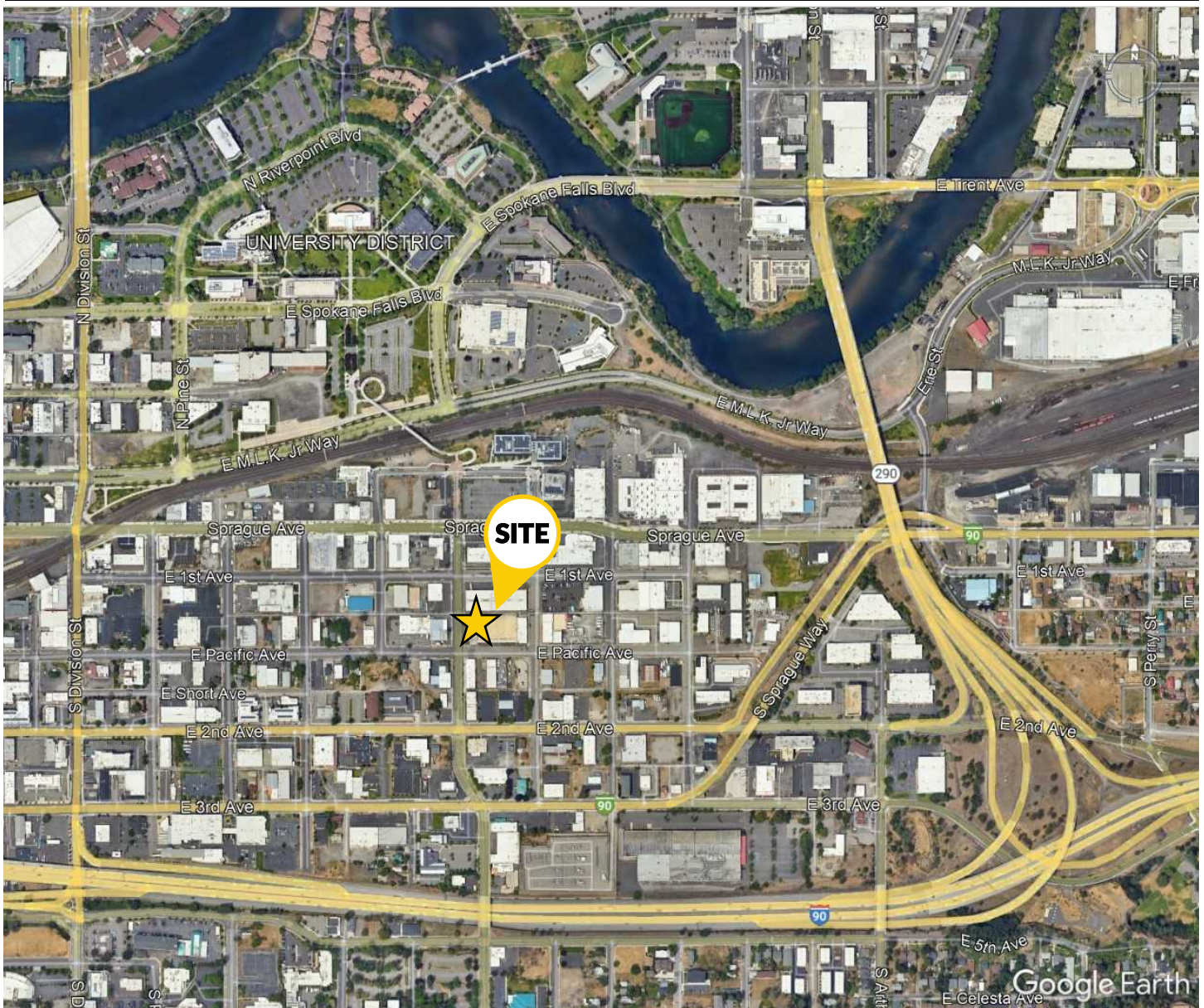
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601 W. Main Avenue, Suite 400
Spokane, WA 99201

OFFICE LOCATIONS

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

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