

# BUSINESS RELOCATING



## FOR SALE OR LEASE FLEX / OFFICE & PRODUCTION FACILITY

4212 W. Sunset Blvd., Spokane, WA 99224

### LOCATION:

Operating as Dorian Studio's corporate headquarters and production for over 15 years the business will be relocating to a larger facility. The property is conveniently located just minutes west of downtown Spokane. This is a rare opportunity to purchase a flex-use commercial building with ample parking near Spokane's City Center.

### SITE:

±127,684 SF (2.93 acres), parcel #25262.0107 & 25262.2301

### ZONING:

City of Spokane GB-55, Community Business & R1, Residential Low Intensity

### IMPROVEMENTS:

Main Floor Area:	±19,925 SF per Garco Construction As-Built plans dated 2015
Heat/Cooling:	Roof mounted HVAC units
Power:	3 phase power
Sewer & Water:	City of Spokane
Parking:	±79 car parks + three (3) handicapped and two (2) EV charging stations
Construction Type:	Masonry
Age:	1962, renovated in 2008, 2015 & 2020
Fire Sprinkler:	Yes
Availability:	Call Listing Agent, business relocating

### LEASE PRICE:

\$14.00/SF/YR/NNN

### SALE PRICE:

\$2,750,000.00

**View  
Location**



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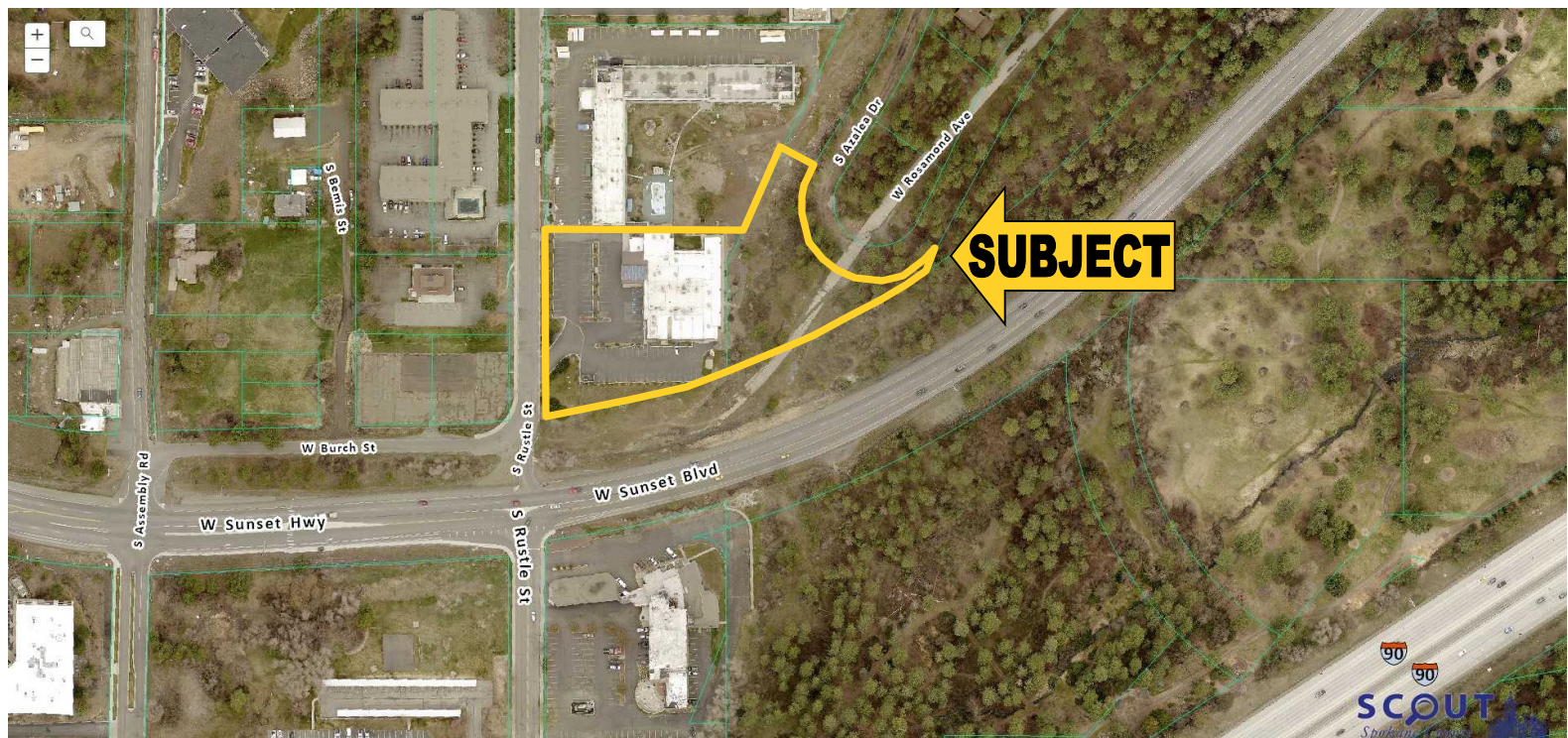
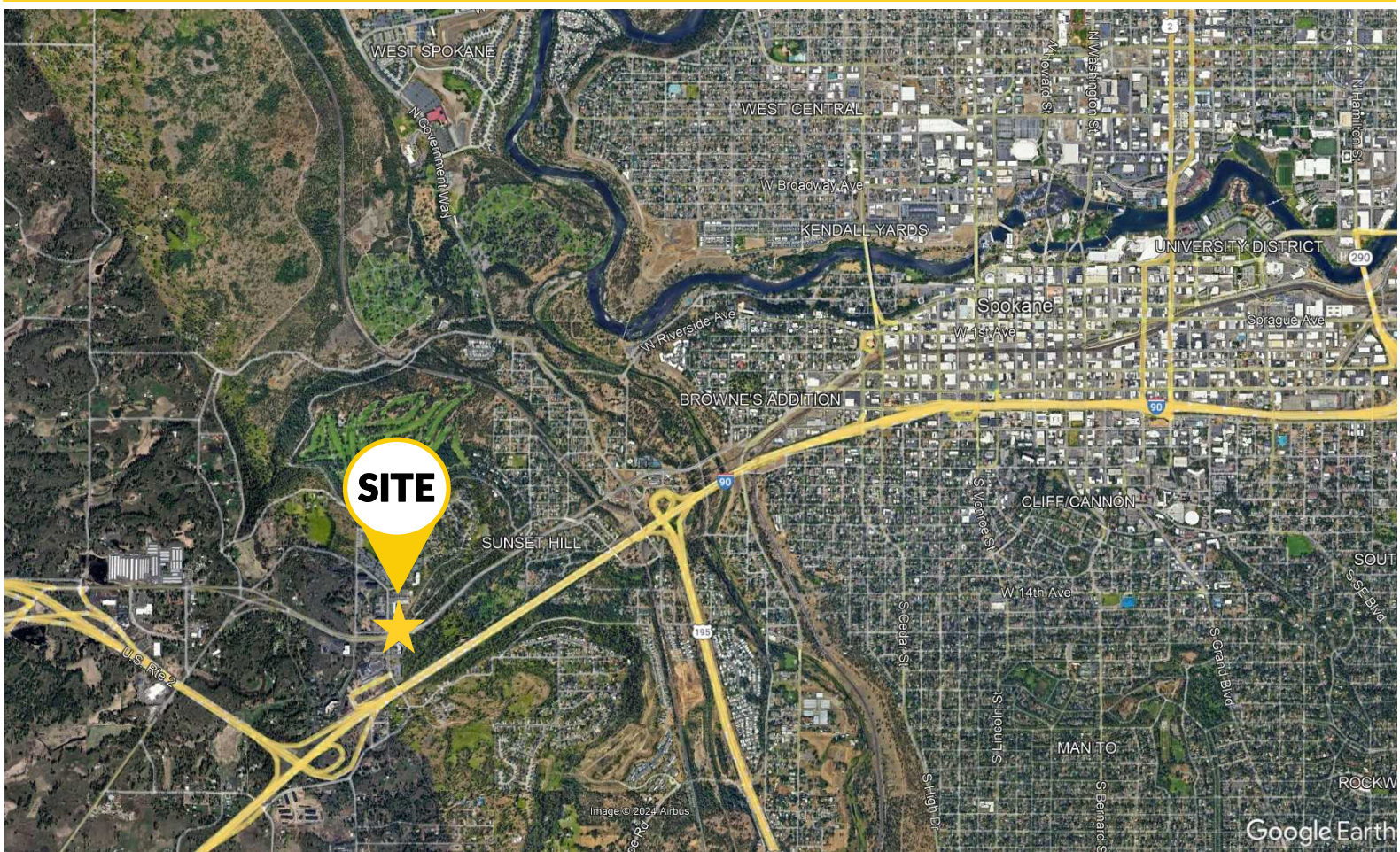
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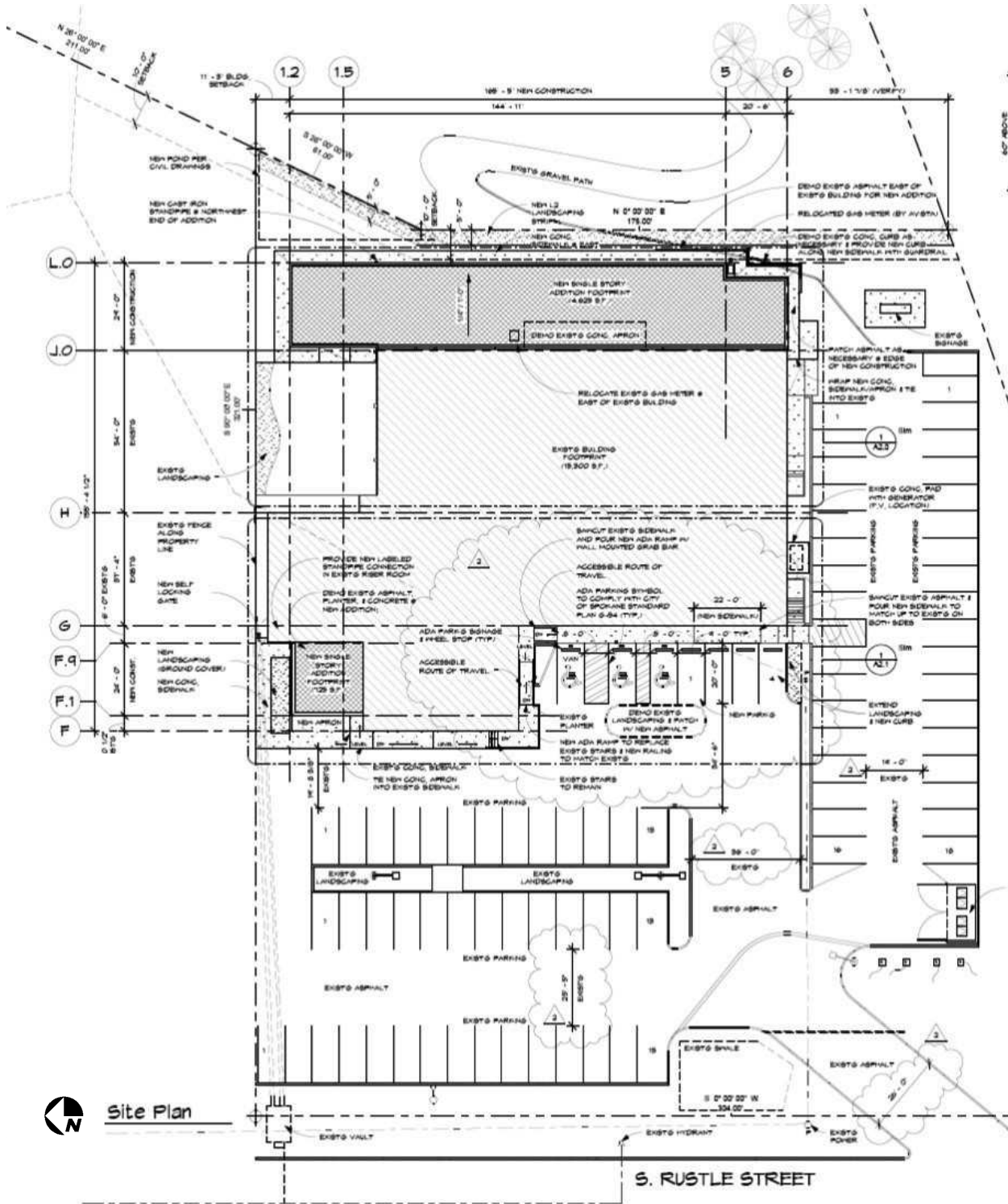
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# SITE PLAN W/2015 ADDITIONS

4212 W. Sunset Blvd.,  
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Garco Construction plans dated 2008 and Addition plans dated 2015 available to qualified purchaser



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL INFORMATION SHOULD BE VERIFIED BY PURCHASER OR LESSEE

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# PHOTOS

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