

# FOR SUBLEASE

MIXED USE OPPORTUNITY!

Bar, Restaurant, Retail or Warehouse Space!

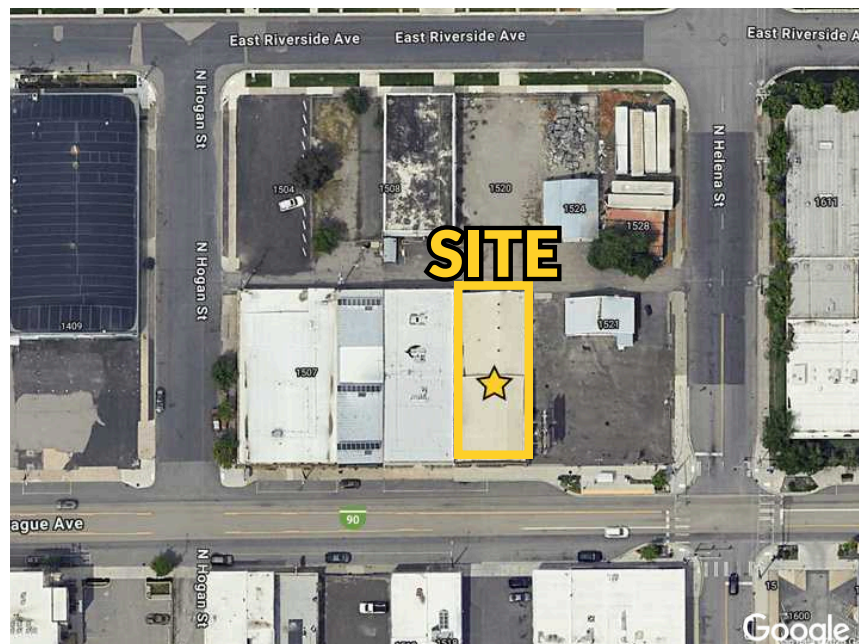


## RETAIL/WAREHOUSE FOR SUBLEASE

1517 E Sprague Avenue  
Spokane, WA 99202

### SUBLEASE DETAILS

Sublease Rate	\$4,500/Month (\$0.76 PSF)
Expense Type	NNN (Est. \$1.50 PSF)
Building Size	±5,900 SF
Zoning	CC2
Parcel #	35163.3708
Available	October 1, 2025
Sublease Term	Expires April 30, 2027



JAY CARSON | 509.862.5454  
jay.carson@kiemlehagood.com

RICHARD FOX | 509.755.7580  
richard.fox@kiemlehagood.com

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## BUILDING FEATURES

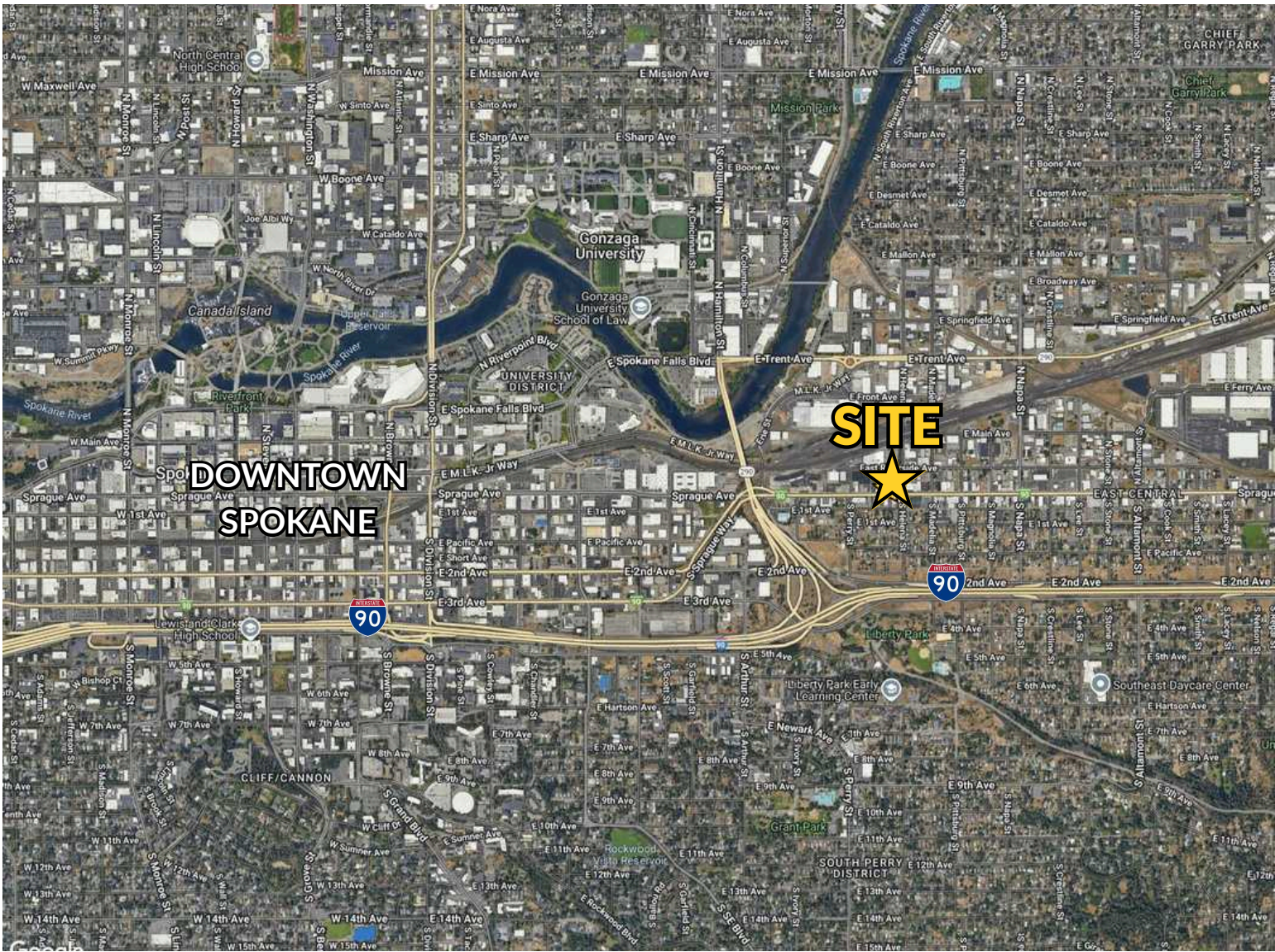
- One (1) Private Office
- Two (2) Restrooms
- Reception | Sales Counter
- Storage room
- Remainder Open
- Two (2) Drive-In Overhead Doors
- 16 ft. Ceilings in front portion
- 12 ft. Ceilings in back portion



## BUILDING PHOTOS







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VIEW LOCATION



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601 W MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201