

# FOR SALE OR LEASE

UNIVERSITY DISTRICT OPPORTUNITY!



## SINGLE TENANT FLEX BUILDING

34 E Spokane Falls Boulevard  
Spokane, WA 99201

### AVAILABLE FOR SALE OR LEASE

Sale Price	\$1,250,000.00
Lease Rate	\$21.00 PSF
Expense Type	NNN
Building Size	±3,750 SF
Lot Size	±6,098 SF
Parcel #	35173.0605
Year Built	1947

**KIEMLE**  
HAGOOD

CARL GUENZEL  
509.7557543  
carlg@kiemlehagood.com



Excellent location within walking distance to downtown. This former Bank office offers a rare combination of secure functionality and flexible usage. The property includes a fully fenced outdoor parking area with an automatic security gate. Inside overhead doors allow vehicles to drive through the building. This space can be used as indoor parking, warehouse or office!

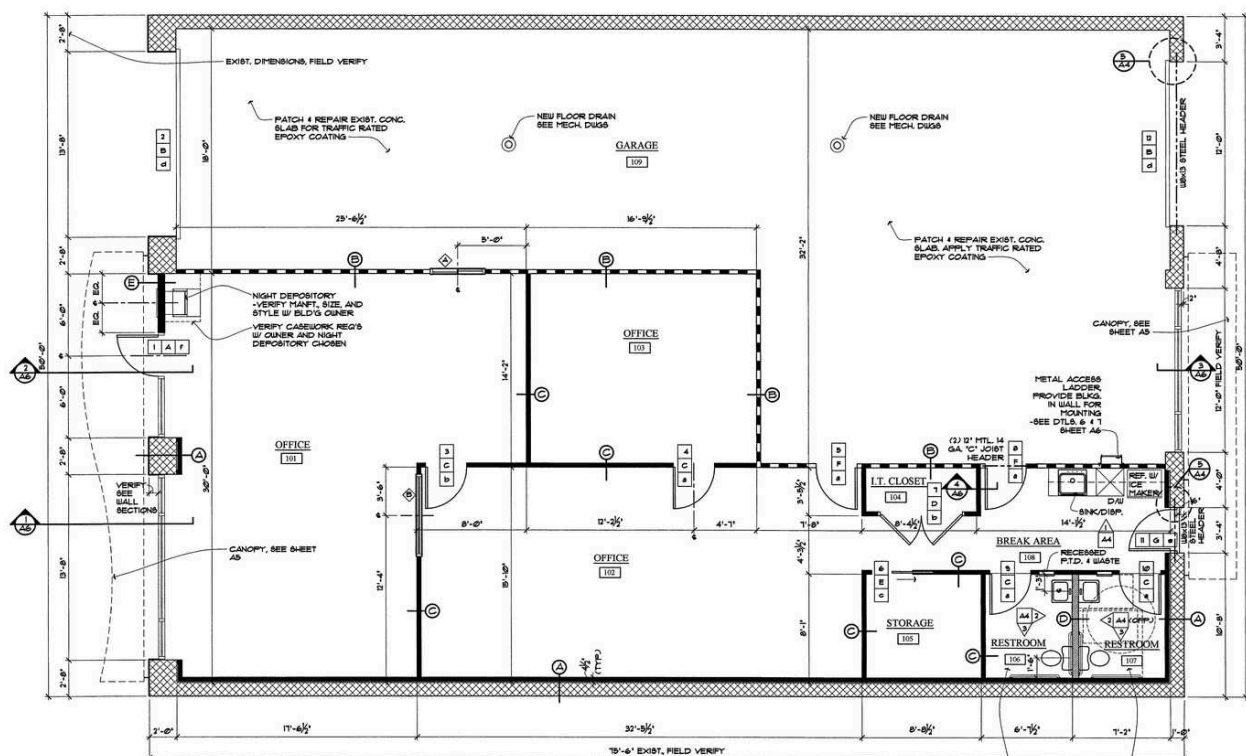
<b>SALE PRICE</b>	\$1,250,000
<b>LEASE RATE</b>	\$21.00 PSF
<b>EXPENSE TYP</b>	NNN
<b>BUILDING SIZE</b>	±3,750 SF
<b>LOT SIZE</b>	±6,098 SF
<b>PARCEL #</b>	35173.0605
<b>YEAR BUILT</b>	1947

## BUILDING FEATURES

- 3 offices
- Storage room
- I.T. Closet
- Break Area
- Garage with Drive-thru

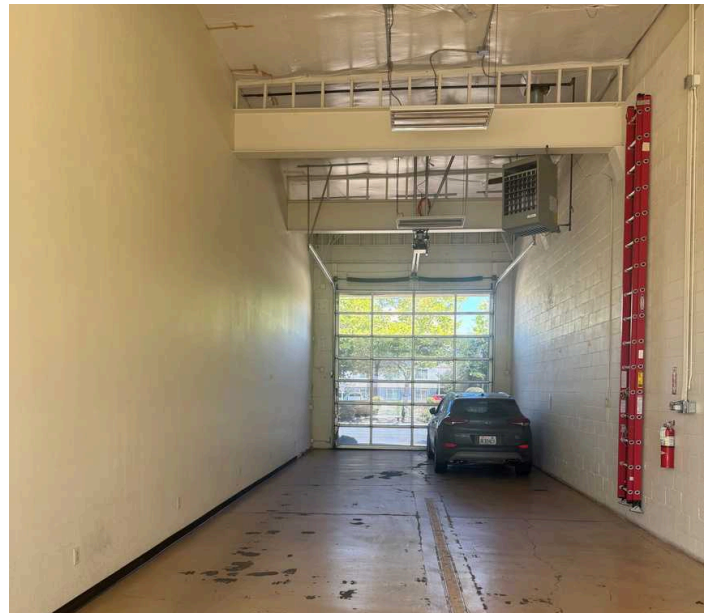
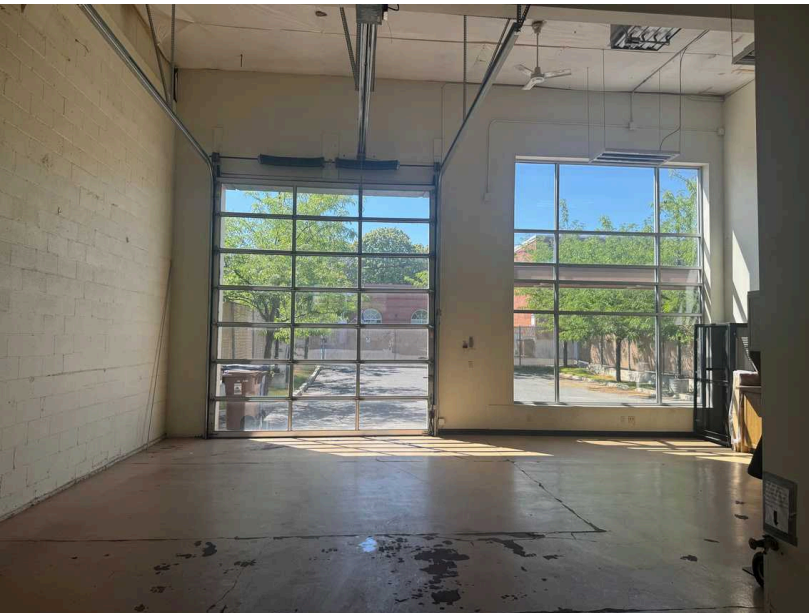
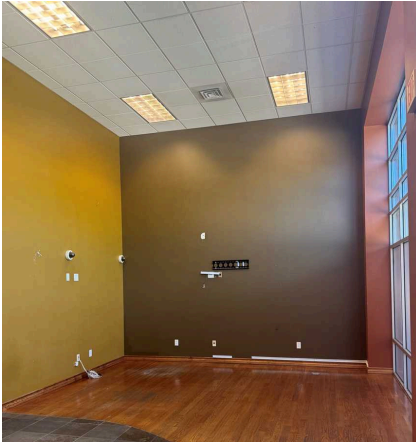


## BUILDING FLOOR PLAN

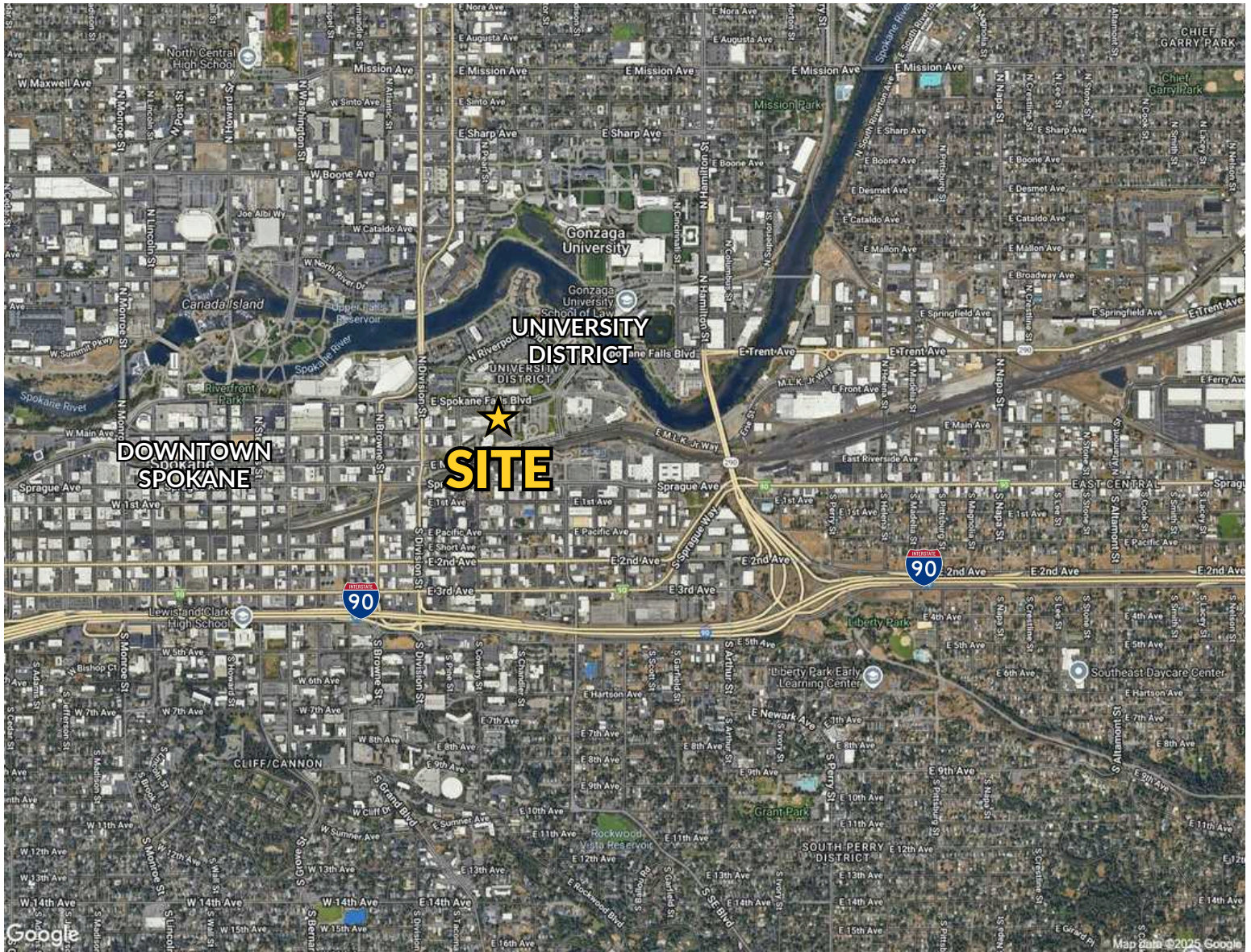




## INTERIOR PHOTOS







VIEW LOCATION



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601 W MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201