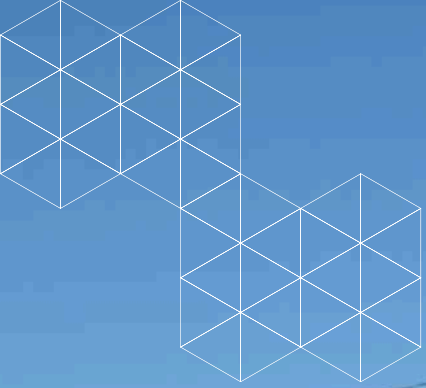


FOR LEASE



COMMERCIAL OFFICE / RETAIL

3625 E Sprague Avenue | Spokane, WA 99202

KIEMLEHAGOOD



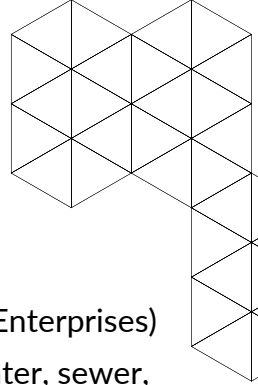
MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

PROPERTY OVERVIEW

LEASE RATE	\$1,522 /Month + NNN (\$10.15 PSF /YR + NNN)
EST. NNN RATE	\$225 /Month (\$1.50 PSF /YR)
SPACE AVAILABLE	±1,800 SF
PARCEL NO.	35154.0004 (Parcel shared with Dynamite Enterprises)
NNN INCLUDE	Landlord's insurance, taxes, water, sewer, garbage and minimal property management. Tenant pays directly for gas and electric (served by Avista utilities), janitorial, internet/data/phone, snow removal, weed and pest control, repairs & maintenance



COMMERCIAL OFFICE / RETAIL **FOR LEASE**

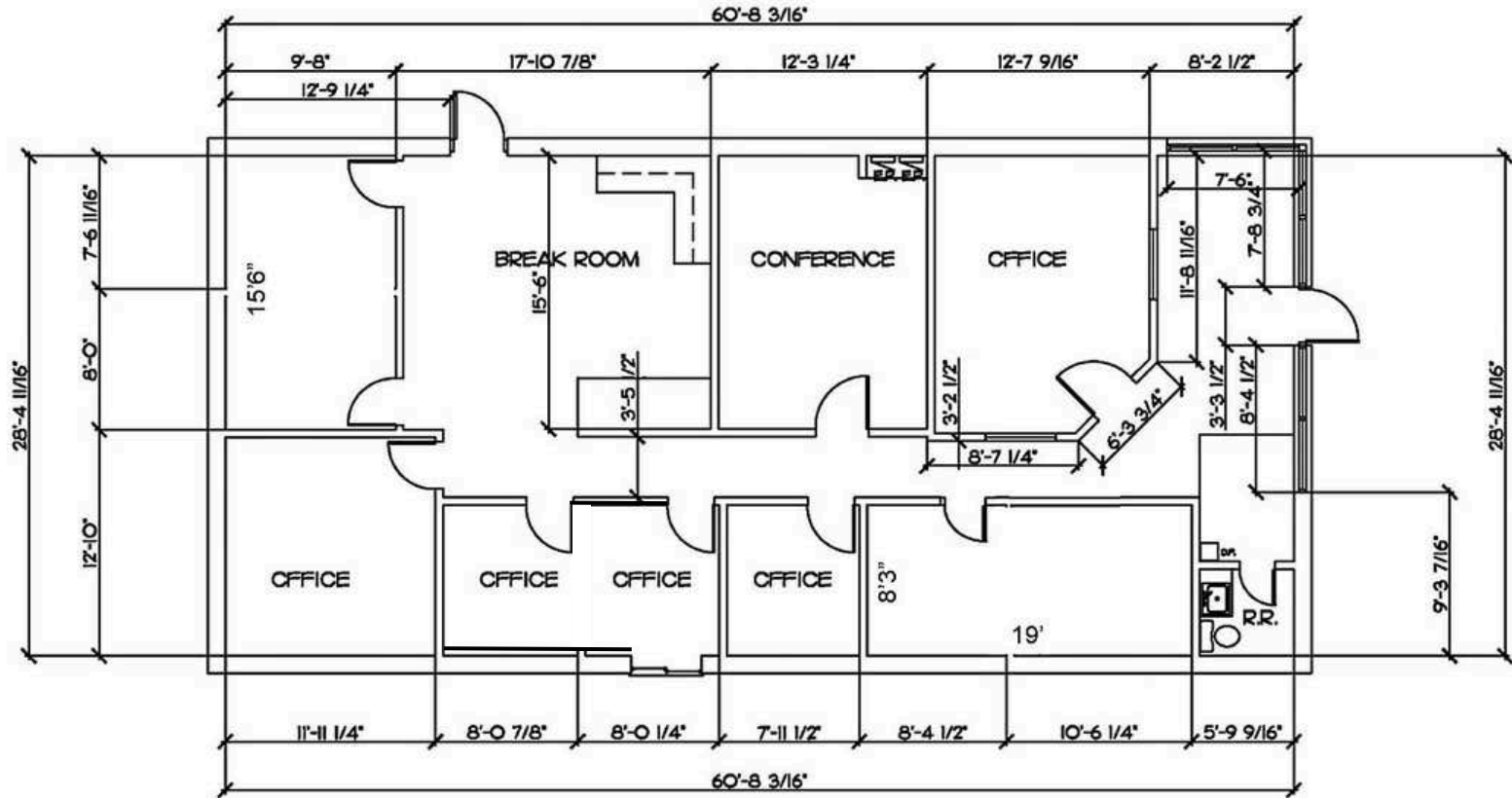
This well appointed 1,800 SF office/retail space offers an ideal combination of functionality, visibility, and convenience in a high-traffic, centrally located area with easy access to Interstate 90. Designed to support a variety of professional or retail users, the layout includes seven private offices, a welcoming reception area, restroom, and a kitchenette/breakroom, creating a comfortable and efficient work environment for staff and clients.

The tenant is responsible for gas and electric (served by Avista Utilities), janitorial services, internet/data/phone, snow removal, weed and pest control, as well as routine repairs and maintenance + NNN expenses.

With excellent access, strong traffic exposure, and a turnkey office configuration, this space is well suited for professional services, medical or administrative offices, or select retail users seeking a central and highly accessible location.

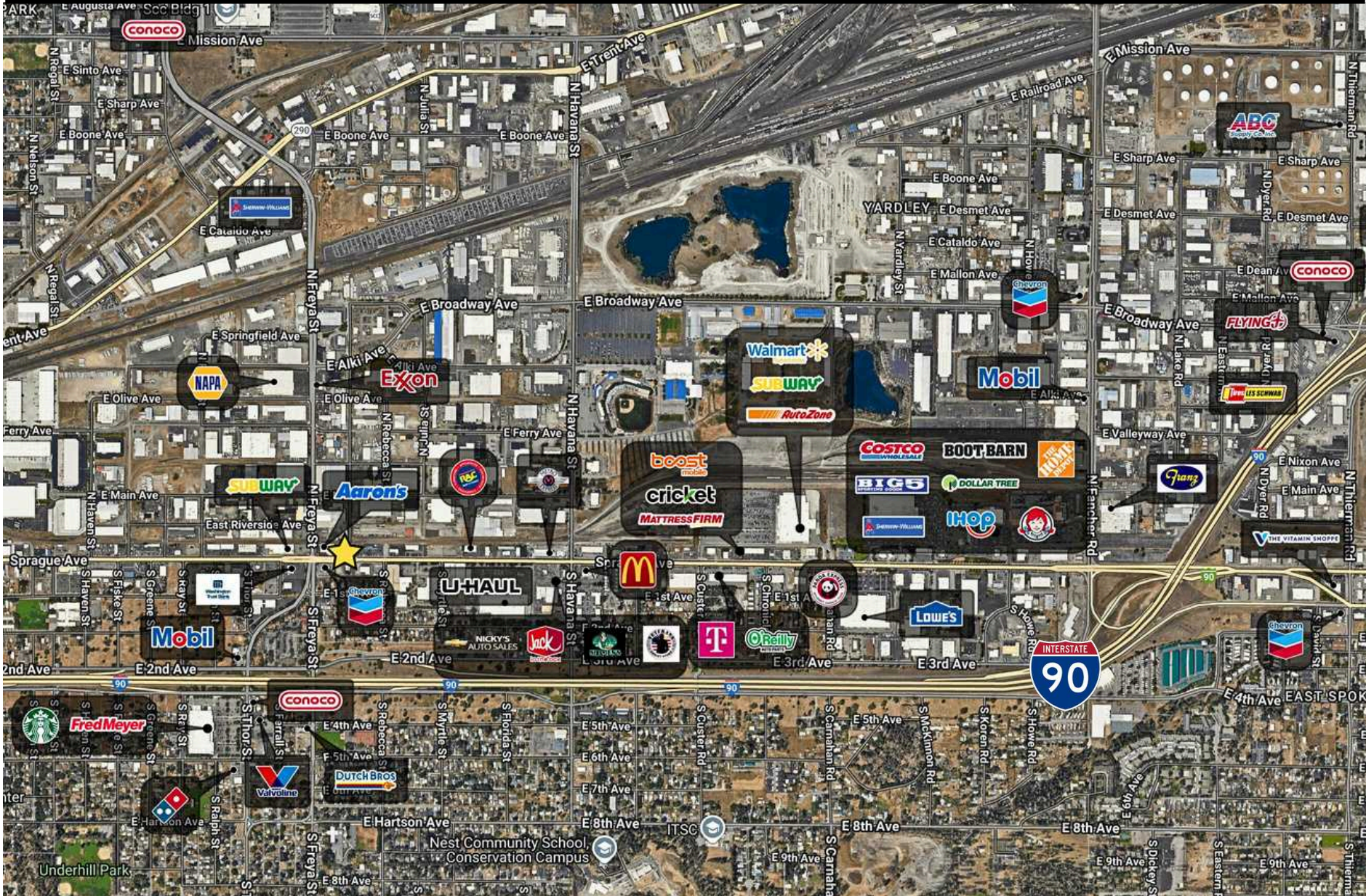






SURROUNDING AREA

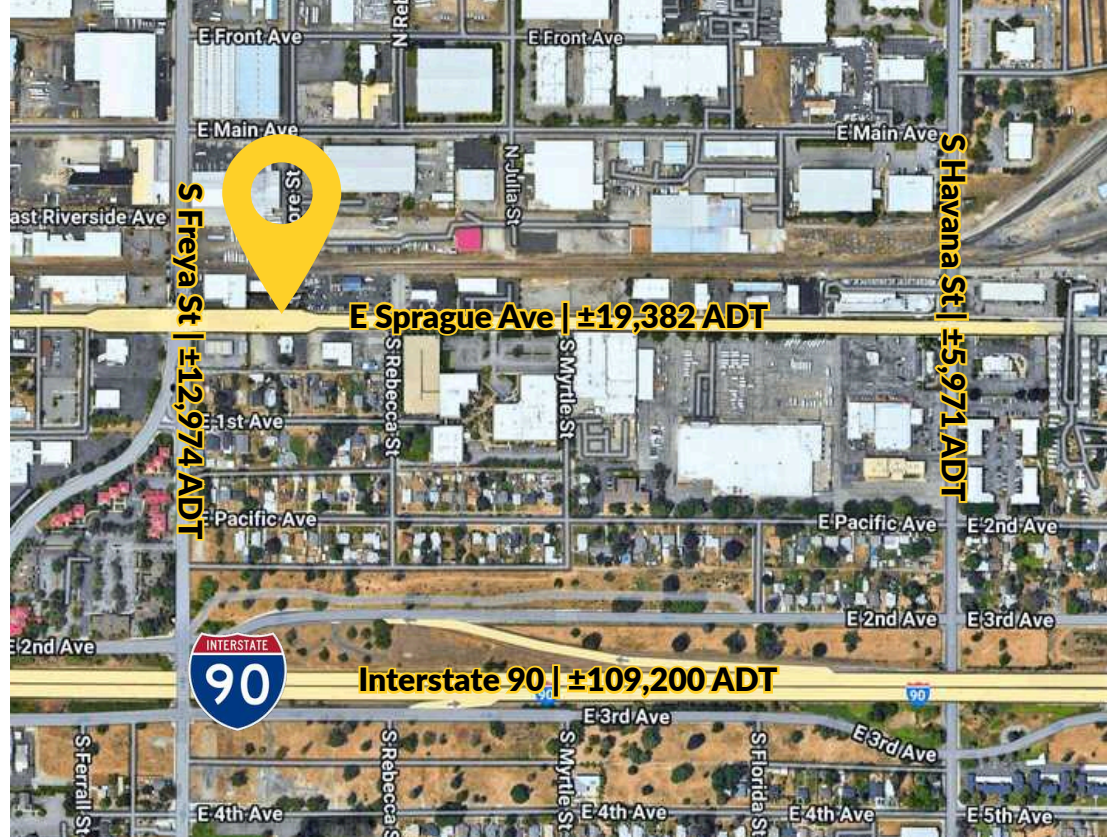
COMMERCIAL OFFICE / RETAIL FOR LEASE





TRAFFIC COUNTS

- E SPRAGUE AVENUE** | ±19,382 ADT
- S FREYA STREET** | ±12,974 ADT
- N HAVANA STREET** | ±5,971 ADT
- INTERSTATE 90** | ±109,200 ADT



DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
EST POPULATION 2025	7,313	89,991	232,585	435,315
PROJ. POPULATION 2030	7,537	89,718	230,012	437,505
EST. HOUSEHOLDS 2025	2,923	36,797	99,747	181,034
2025 AVERAGE HHI	\$89,955	\$92,290	\$98,864	\$107,808
2025 MEDIAN HHI	\$67,985	\$69,990	\$72,827	\$81,744



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