

# FOR LEASE



## OFFICE / WAREHOUSE

522 N. Fiske Bay #1&2, Spokane, WA 99202

**LOCATION:** Situated north of Sprague and 2 blocks west of Freya, offering convenient access to I-90 and the future North Spokane Corridor. Minutes from Spokane's Central Business District and the Spokane Valley.

**SITE:** A portion of a ±12,500 SF multi-tenanted site; parcel # 35153.0901

**ZONING:** City of Spokane HI, Heavy Industrial

**IMPROVEMENTS:**

Bay #	Total Avail SF	Office SF (\$1.20/SF/Mo)	Whse SF (65¢/SF/Mo)	Grade Level OHD	Monthly Base Rent	2026 Est. NNNs (19.8¢/SF/Mo)	Total Rent	Availability
1&2	±3,500	±265	±3,235	Three (3) 12'W x 14'H	\$2,425	\$693	\$3,118	Available March 2026

Construction Type: Concrete block  
 Age: 1978  
 Clearance Height: 17'0" to 17'9"  
 Power: Building served by 2-200 amp 120/208V, 3 phase panels. One panel & one electric meter in Bay 1 and Bay 3; Bay 2 is separately metered with 200 amp 120/240V single panel, one 120 V 20A single phase outlet, one 240V 30A single phase outlet, one 220 V 30A single phase outlet, & one 110 V single  
 Utilities: Each bay is separately metered for gas & electric serviced by Avista Utilities; tenant reimburses landlord for garbage in addition to the NNN expenses.  
 Note: Owners are licensed real estate Brokers in the State of Washington  
 Total Building Footprint: ±6,200 SF

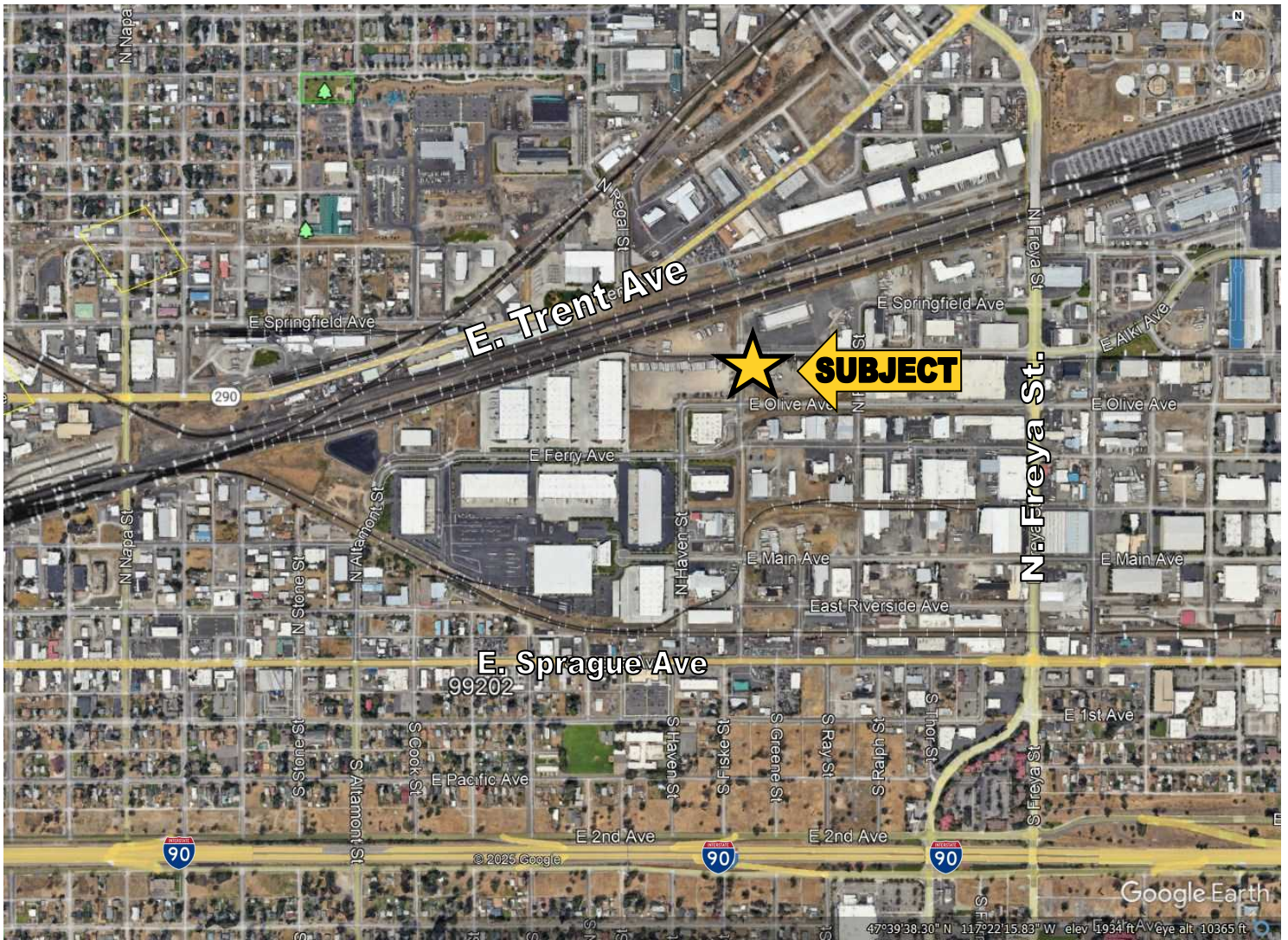
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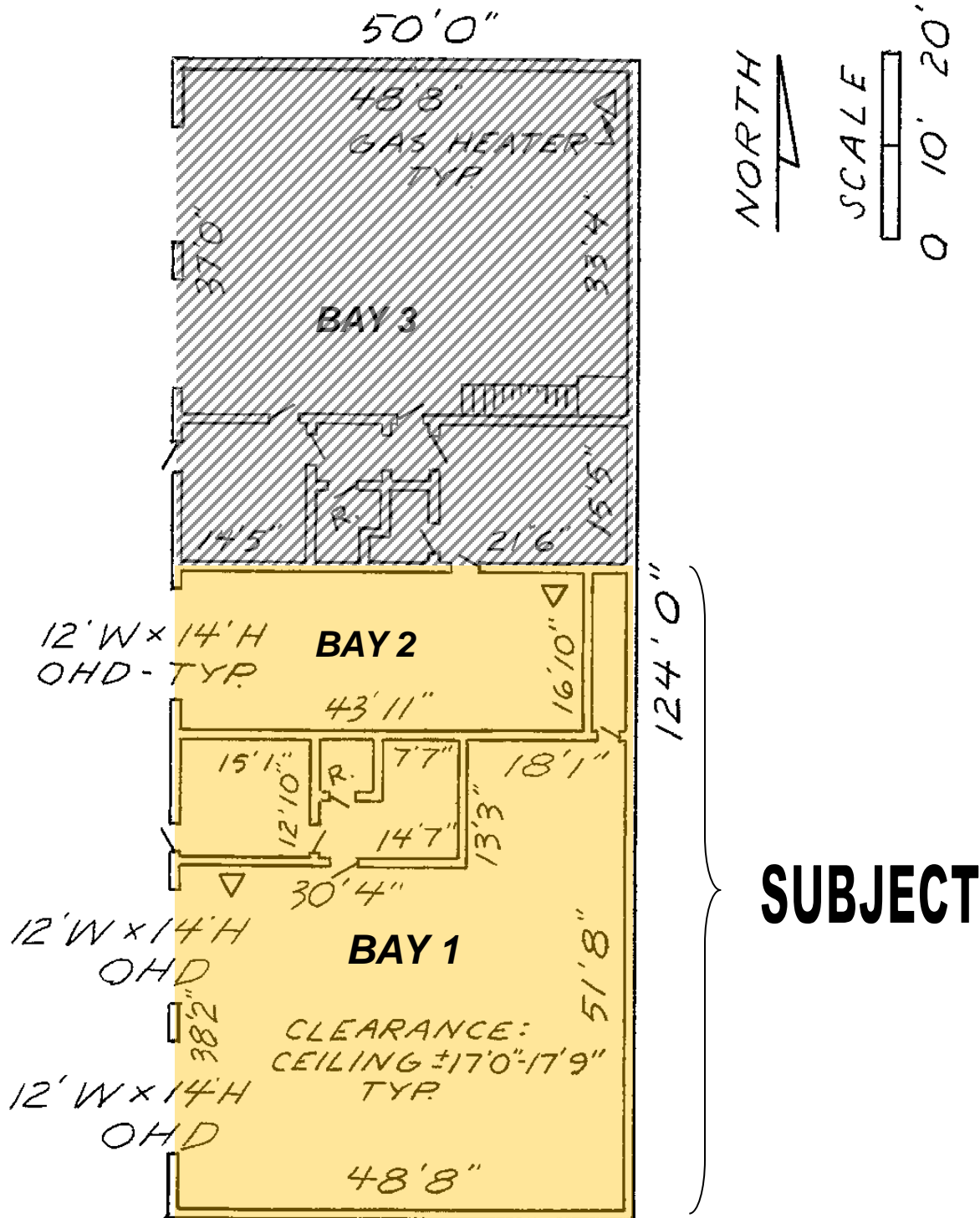


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# OFFICE / WAREHOUSE FLOOR PLAN

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