FOR SUBLEASE

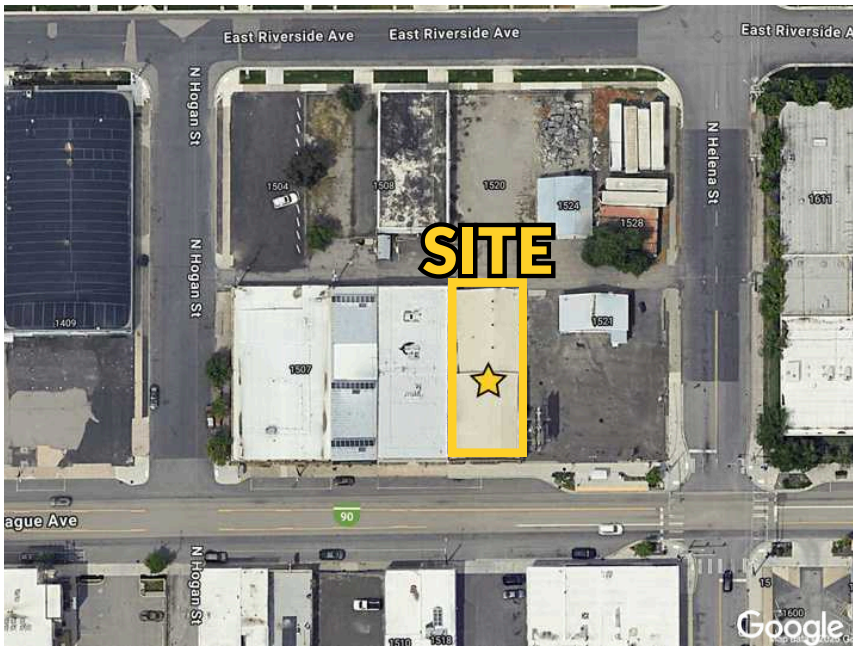
MIXED USE OPPORTUNITY! Bar, Restaurant, Retail or Warehouse Space!

RETAIL/WAREHOUSE FOR SUBLEASE

1517 E Sprague Avenue
Spokane, WA 99202

SUBLEASE DETAILS

Sublease Rate	| $3,500/Month ($0.59 PSF)
	~~$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



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KIEMLE HAGOOD

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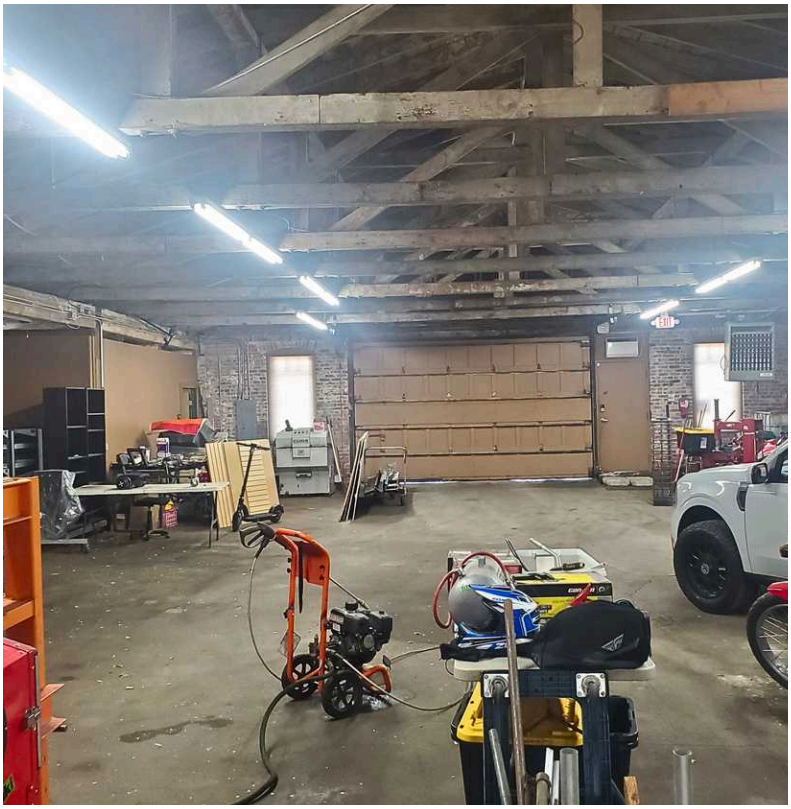
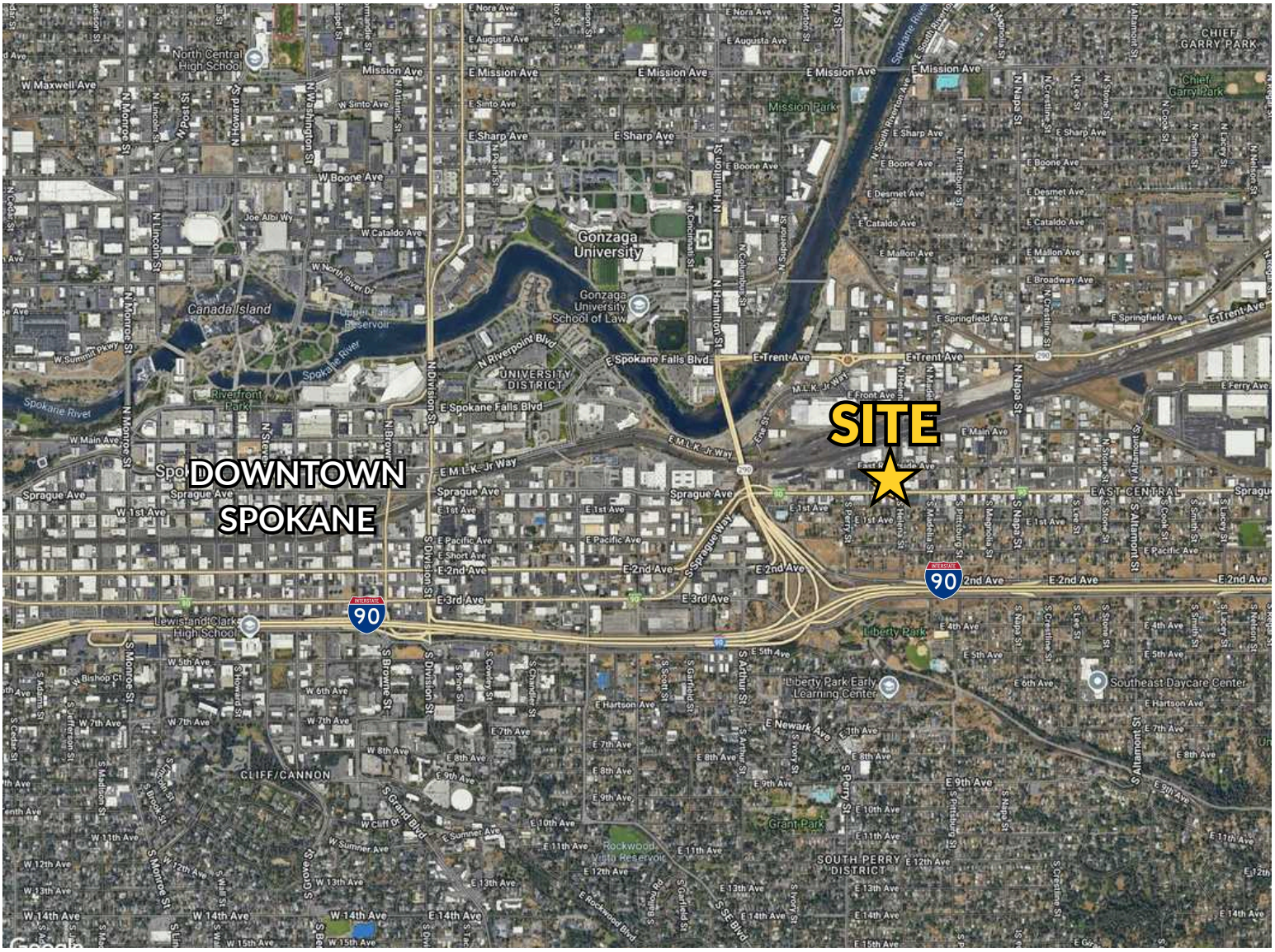
BUILDING FEATURES

- 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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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
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