



OFFICE SPACES FOR LEASE

725 N. Stanley St.,
Medical Lake, WA 99022

LOCATION:	Located 13 miles west of City of Spokane's Central Business District in Medical Lake at the corner of SR 902 and Stanley Street.		
SITE:	±49,264 SF; parcel #14076.4101		
ZONING:	City of Medical Lake, C-1, Commercial		
IMPROVEMENTS:	Total Available Area:	±7,710 SF	
	Main Floor Suite B:	±1,710 SF	
	Lower Level Suite:	±6,000 SF, formerly Rockwood Clinic	
	Heat & Power:	Avista Utilities	
	Sewer & Water:	Medical Lake Public Works Department	
	Construction Type:	Concrete with new composite roof in 2024	
	Age:	2005	
	Parking:	Paved surface lot with ±42 car parks plus 4 handicapped	
	Availability:	Immediately	
LEASE PRICE:	\$12.00/SF/YR/NNN		
NNN:	\$4.88/SF/YR estimated for 2026		
	Building also available for sale. Total Building SF: 12,484 on two floors per architectural plans available to qualified purchaser.		

**View
Location**



MARK LUCAS, SIOR

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TRACY LUCAS

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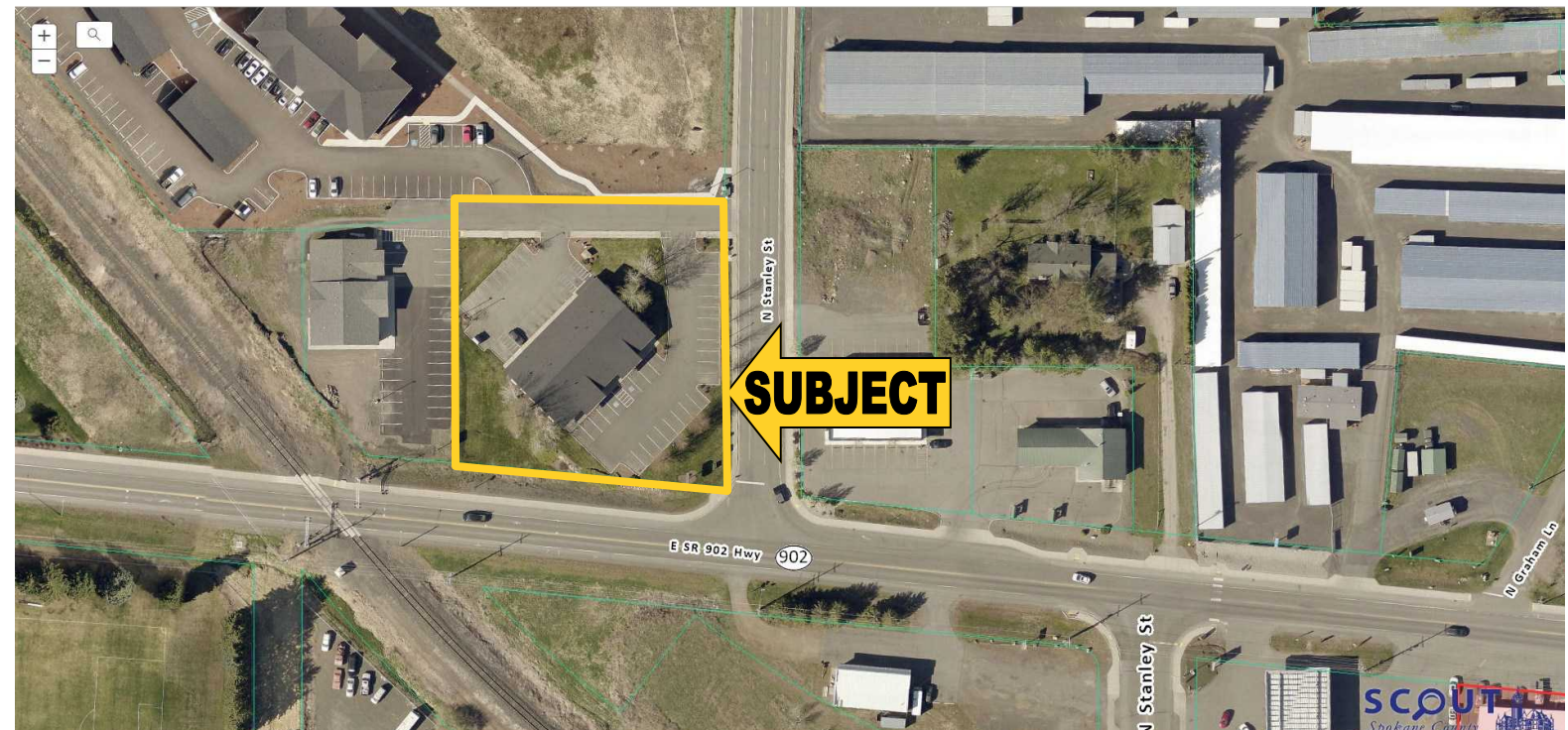
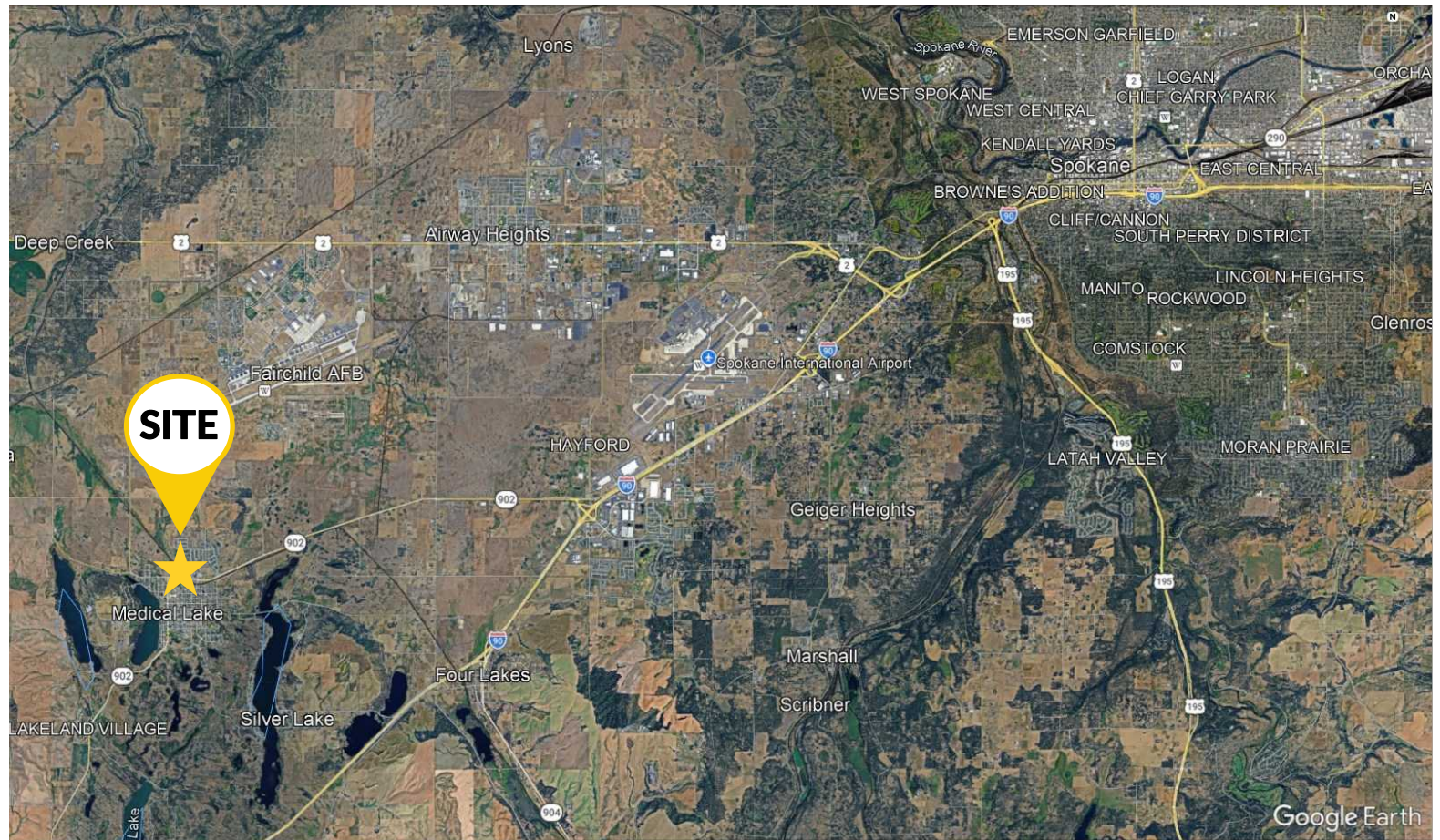
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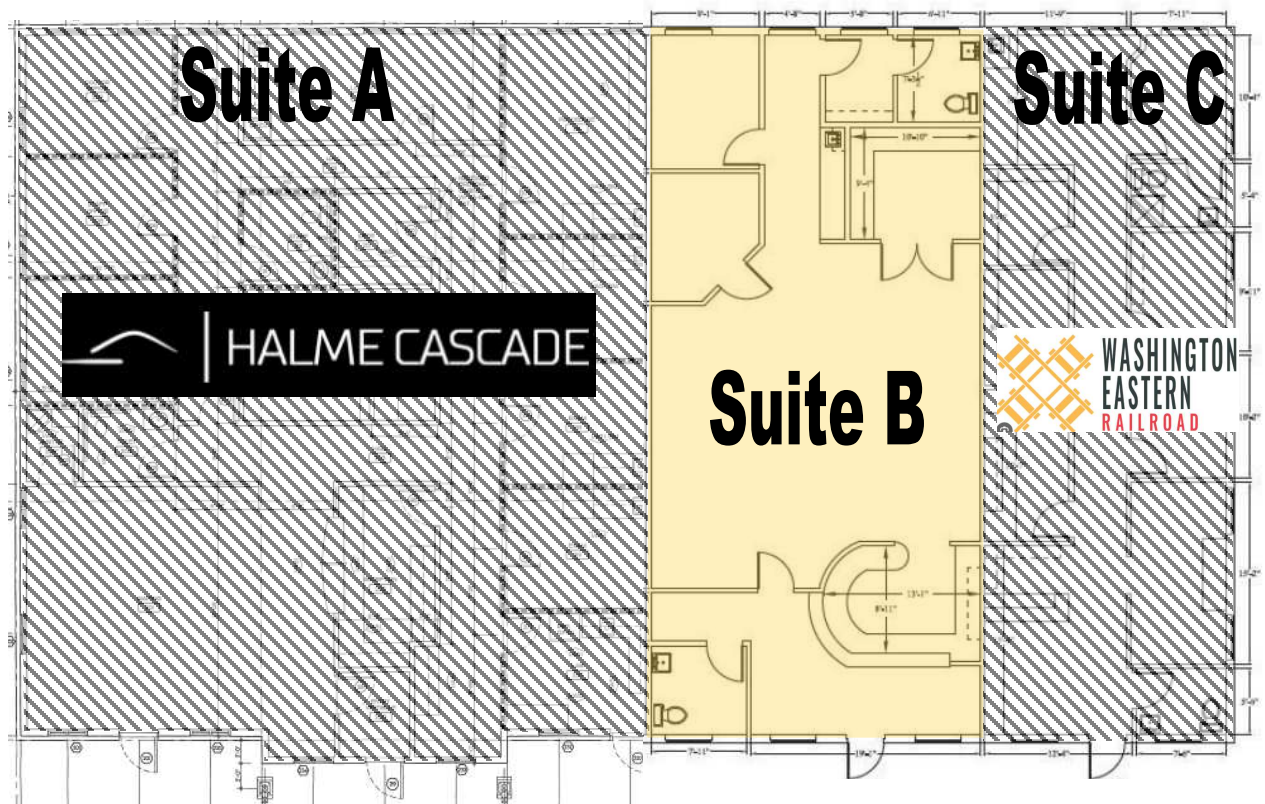
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FLOOR PLAN SUITE B

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THIS PLAN IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE

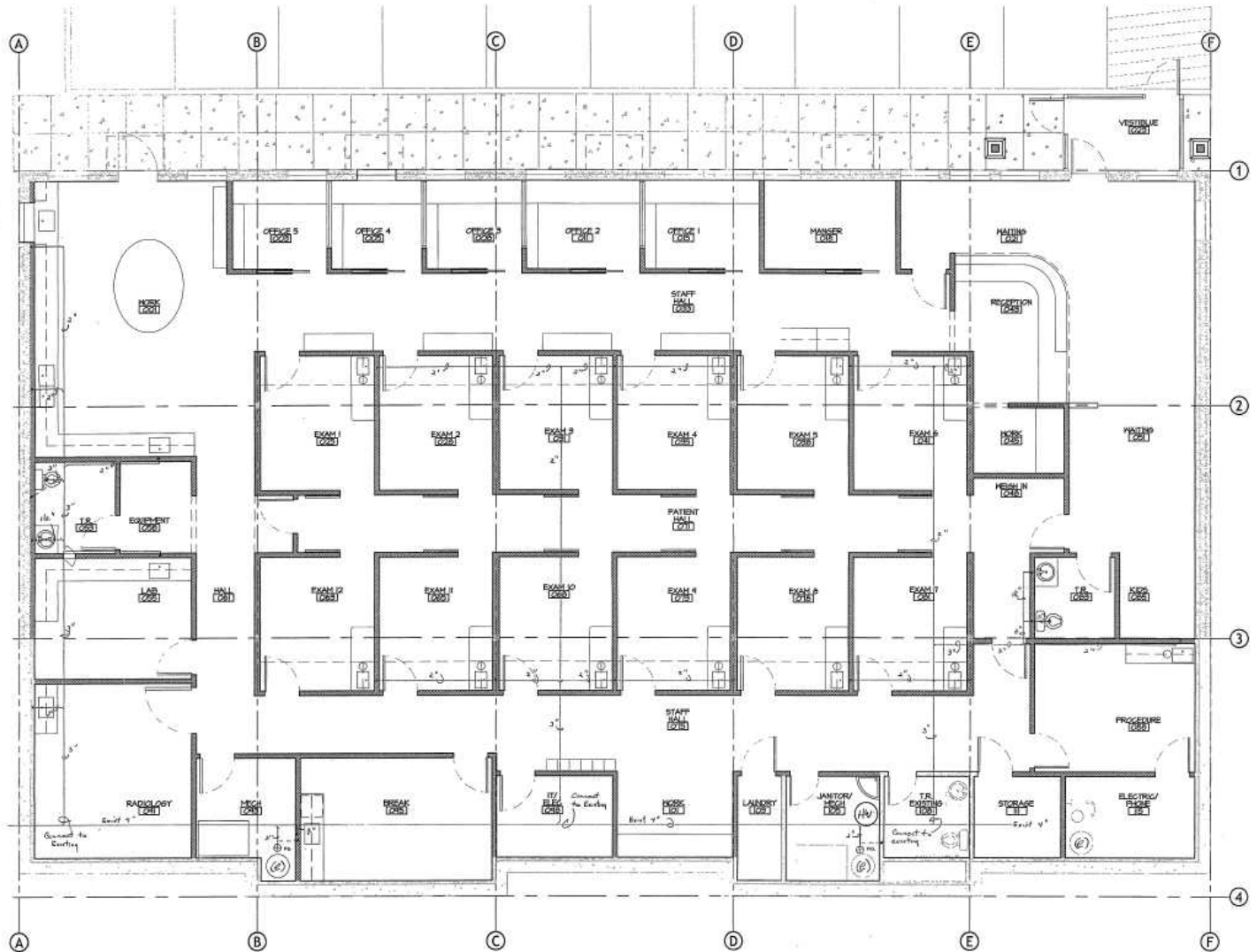
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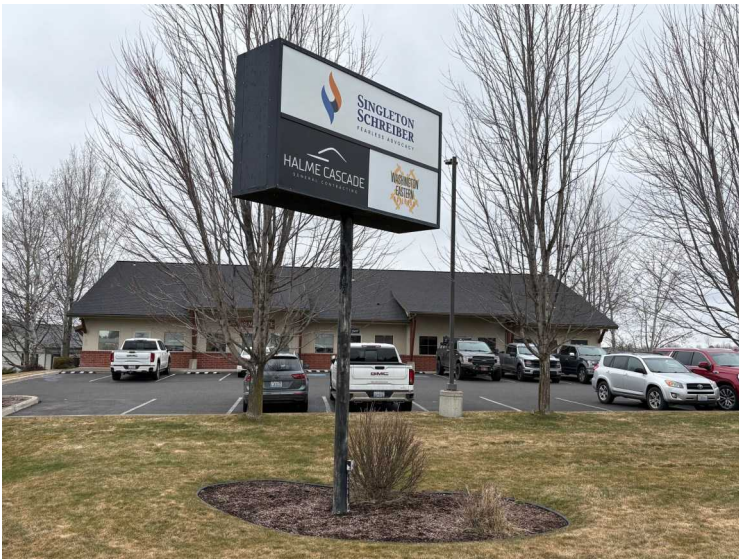
FLOOR PLAN LOWER LEVEL

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SUITE B

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LOWER LEVEL OFFICE SUITE

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