

For Sale  
Fully Leased Investment Property  
Near Holy Family Hospital

**NAI**Black



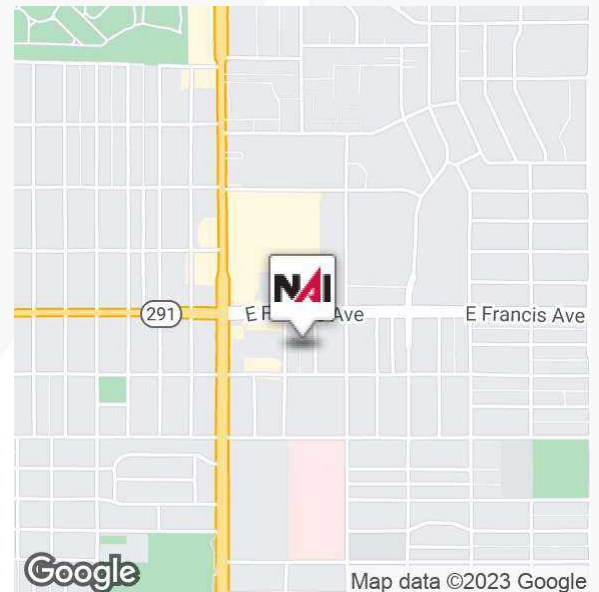
## Mayfair Office Center

6120 N. Mayfair St.  
Spokane, Washington 99208

### Property Highlights

- 11,919 SF +/- Medical Office Building
- 7,946 SF +/- Above Grade
- 3,973 SF +/- Below Grade
- Lot Size: 22,500 SF +/-
- Zoning: RHD-70
- Two Blocks from Holy Family Hospital
- Newer Roof & Energy Efficiency Updates
- Recently Updated HVAC Systems
- Elevator with Complete Service Records
- 46 Parking Spaces in Well Maintained Lot
- Building is Fully Leased
- 7.1% Cap Rate
- Seven Year Lease with Annual Rent Increases to Established Regional Tenant
- Three 5 Year Option Clauses Could Provide a Solid Long Term Tenant
- Recent Interior Upgrades on all Three Levels

**Sale Price: \$1,600,000**



For more information

**Don Jamieson**

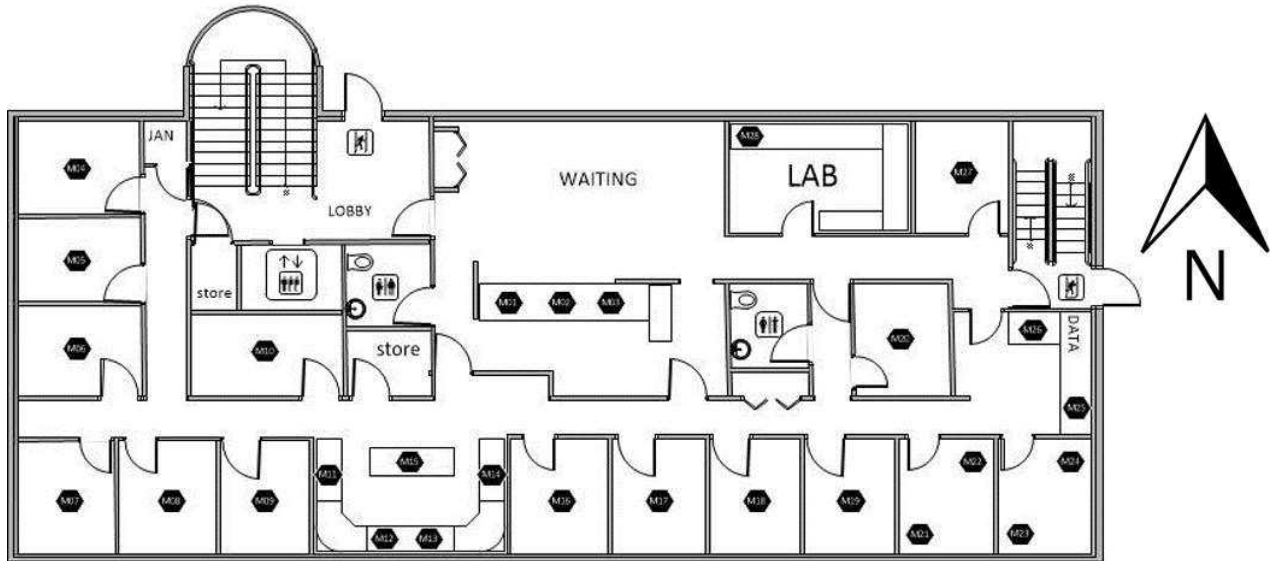
O: 509 622 3584

djamieson@naiblack.com

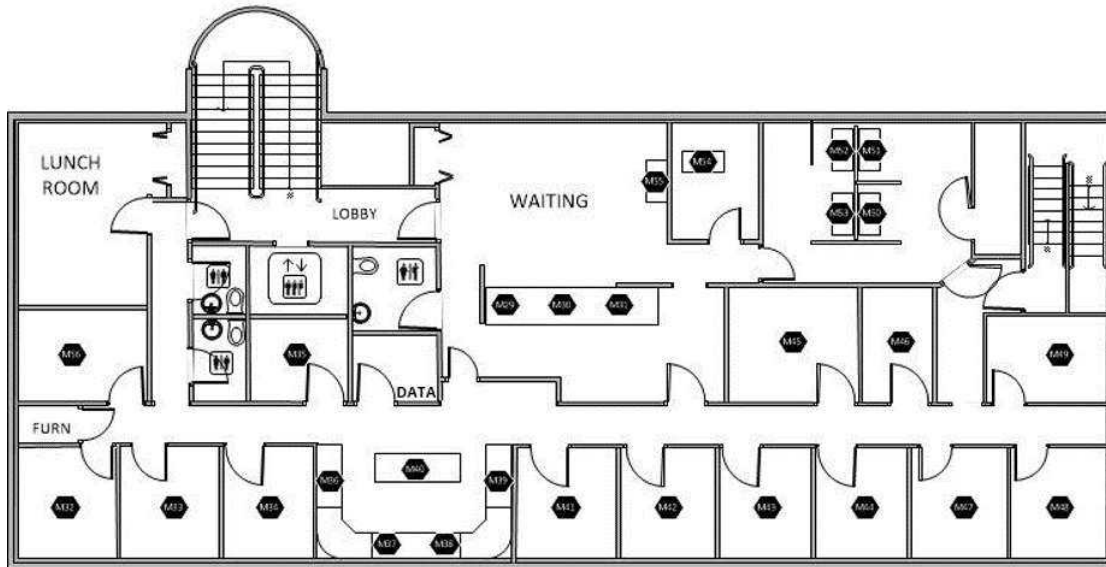
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801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
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First Floor



Second Floor

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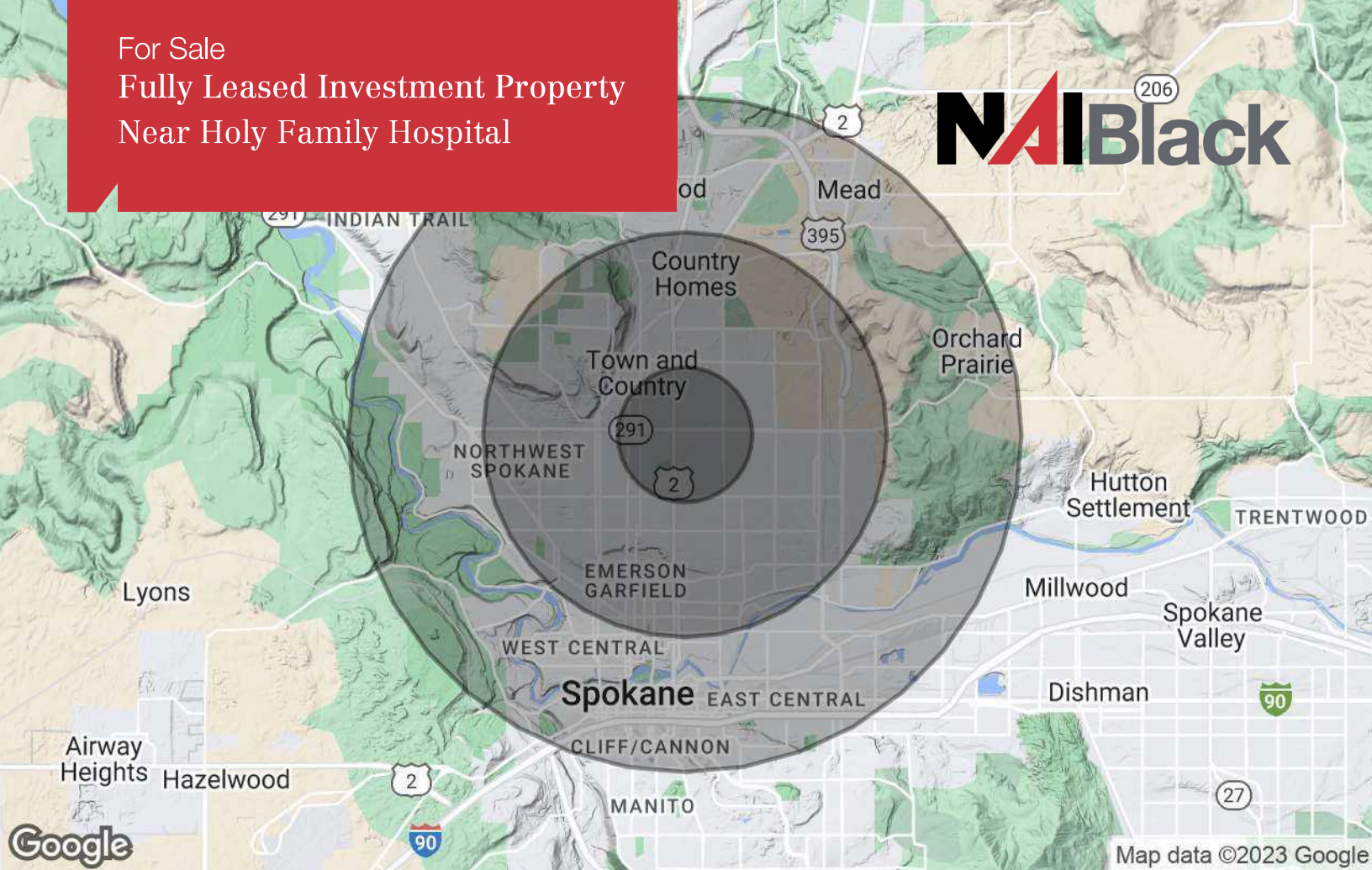
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	18,672	120,183	210,078
MEDIAN AGE	33.0	32.7	33.7
MEDIAN AGE (MALE)	31.2	32.0	32.7
MEDIAN AGE (FEMALE)	35.6	33.6	34.7
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	8,323	48,139	84,986
# OF PERSONS PER HH	2.21	2.44	2.37
AVERAGE HH INCOME	\$60,275	\$72,428	\$76,007
AVERAGE HOUSE VALUE	\$148,583	\$143,030	\$166,368

\* Demographic data derived from Esri forecast for 2022

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