

# FOR SALE



## OWNER - USER / INVESTMENT SALE UNIVERSITY DISTRICT MEDICAL BLDG

**SALE PRICE: \$8,600,000.00**

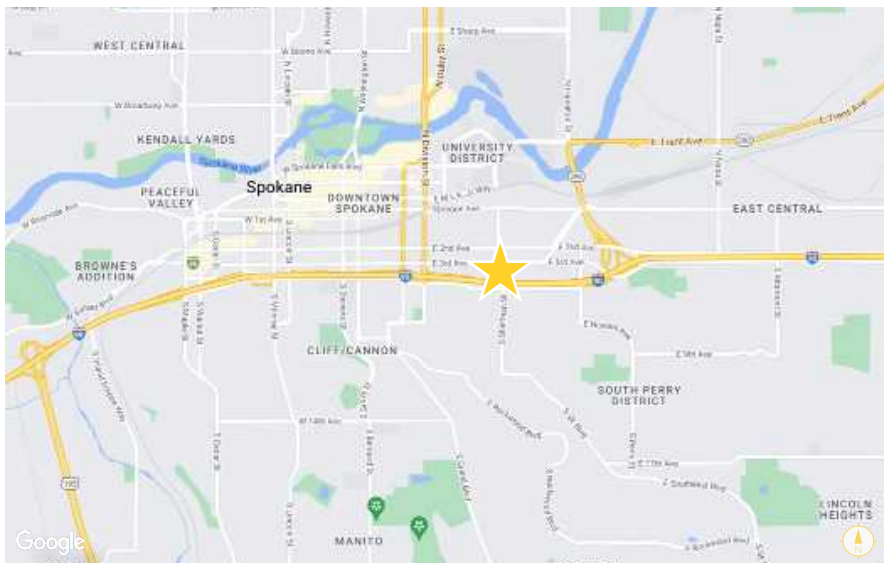
Vacancy Rate: 7% (proforma)  
NOI: \$569,392.00 (proforma)  
CAP Rate: 6.5% (proforma)

*\*For showings & financial information, please contact the listing Broker*

## SHERMAN MEDICAL PLAZA

324 S. Sherman Street  
Spokane, WA 99202

**View  
Location**



KIEMLEHAGOOD.COM

**STEVE MCINTOSH, BROKER**

509.755.7546

[sjm@kiemlehagood.com](mailto:sjm@kiemlehagood.com)

**KIEMLE  
HAGOOD**





**PARCEL NUMBERS:**  
**35202.3134 & 35202.3106**

Total Building Size: ± 21,895 SF (2 buildings; 2 floors)  
Total Lot Size: ± 58,374 SF (1.34 ac)  
Property Type: Medical Building  
Year Built: 2004 / 2014

# SHERMAN MEDICAL PLAZA

324 S. Sherman Street  
Spokane, WA 99202

The property consists of two (2) buildings containing 20,695 SF of net rentable space. The main building is 18,160 SF and the aesthetics spa building contains 2,535 SF. The property is situated on a 58,374 SF (1.34 acre) site.

The Owner of the building, Spokane Dermatology and Werschler Aesthetics, intend to sell and lease back a majority of the Premises. They have a long time, highly respected Dermatology practice.

**KIEMLEHAGOOD**



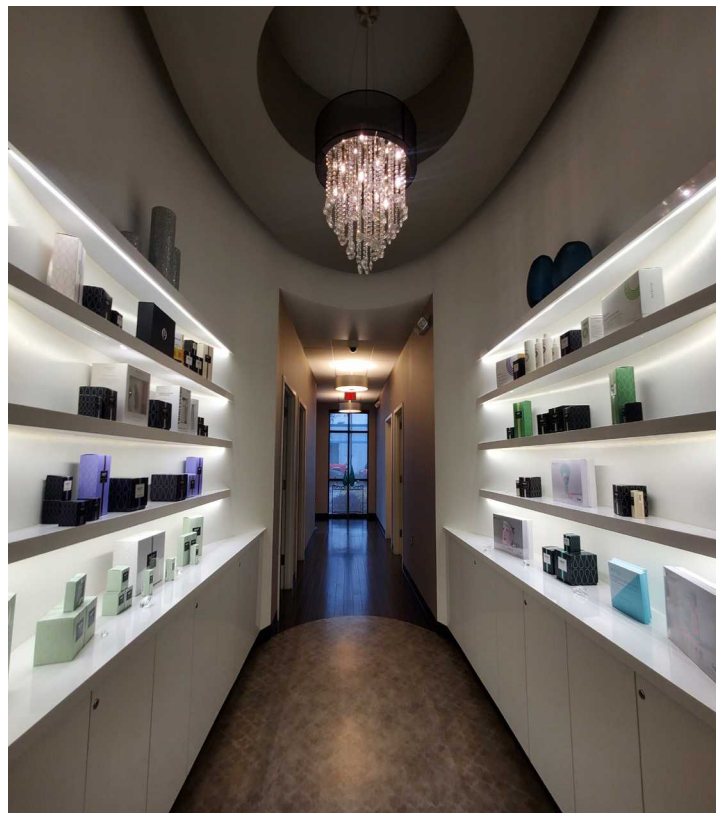
## MAIN BUILDING PHOTOS





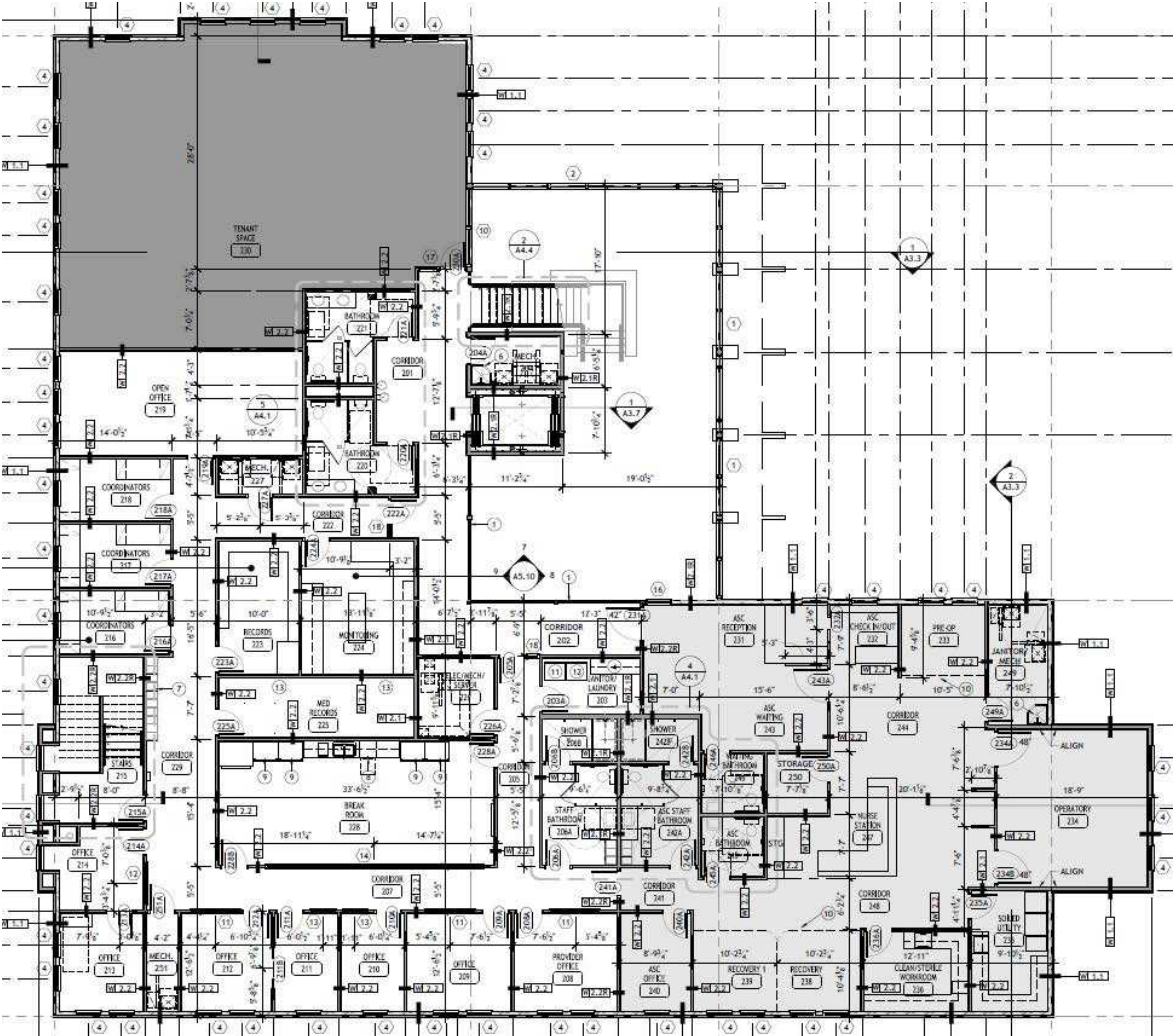
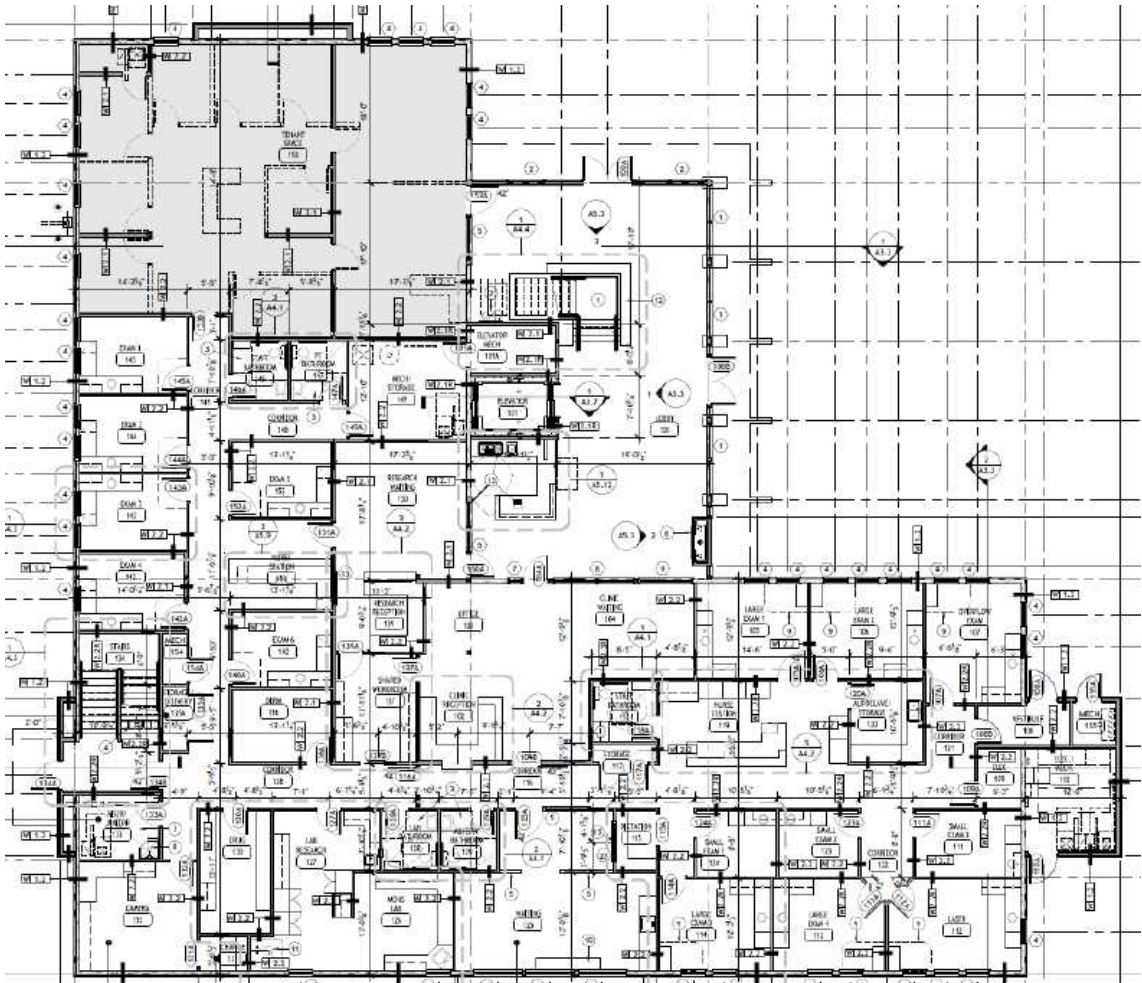


## AESTHETICS SPA BUILDING



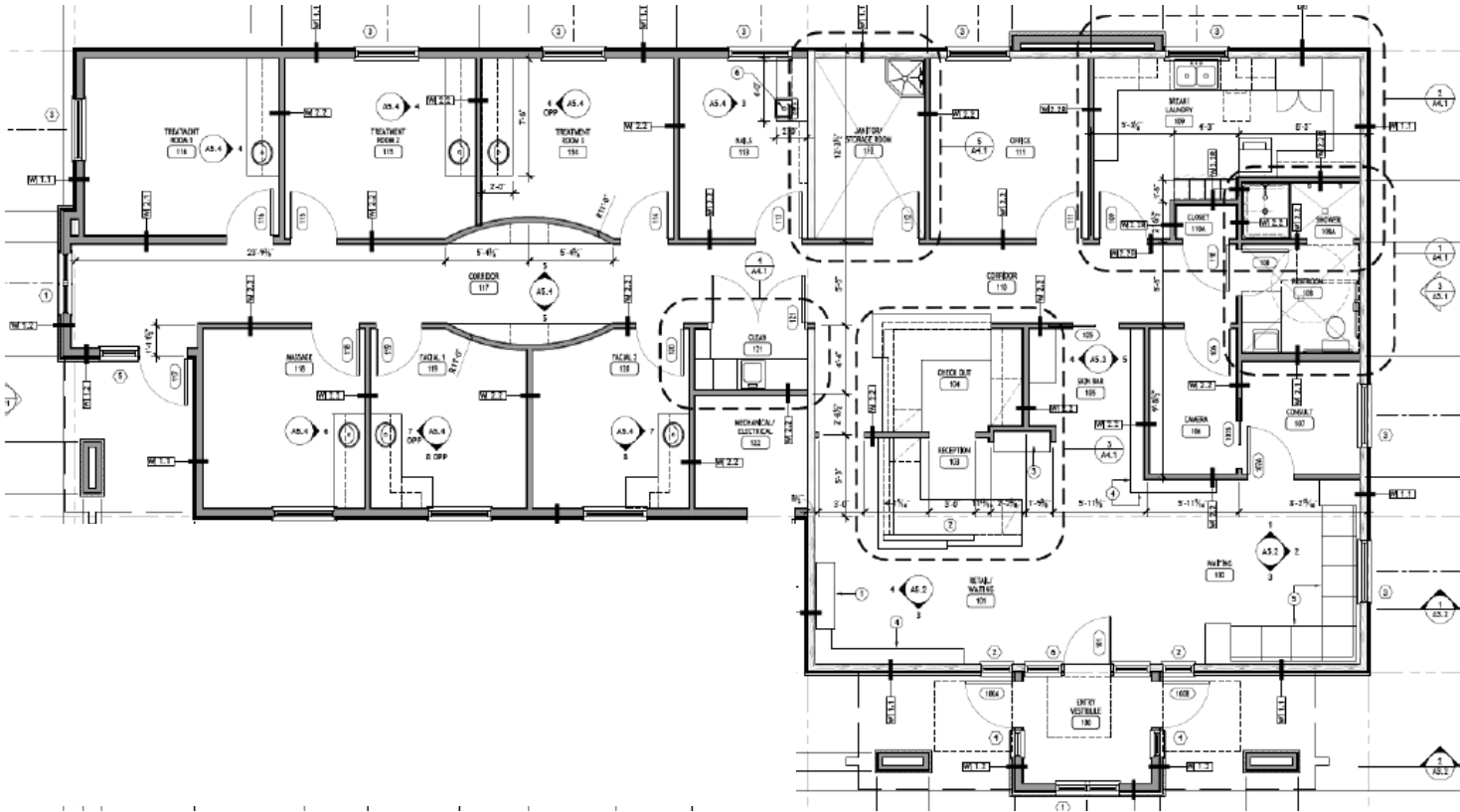


MEDICAL OFFICE  
LEVEL 1

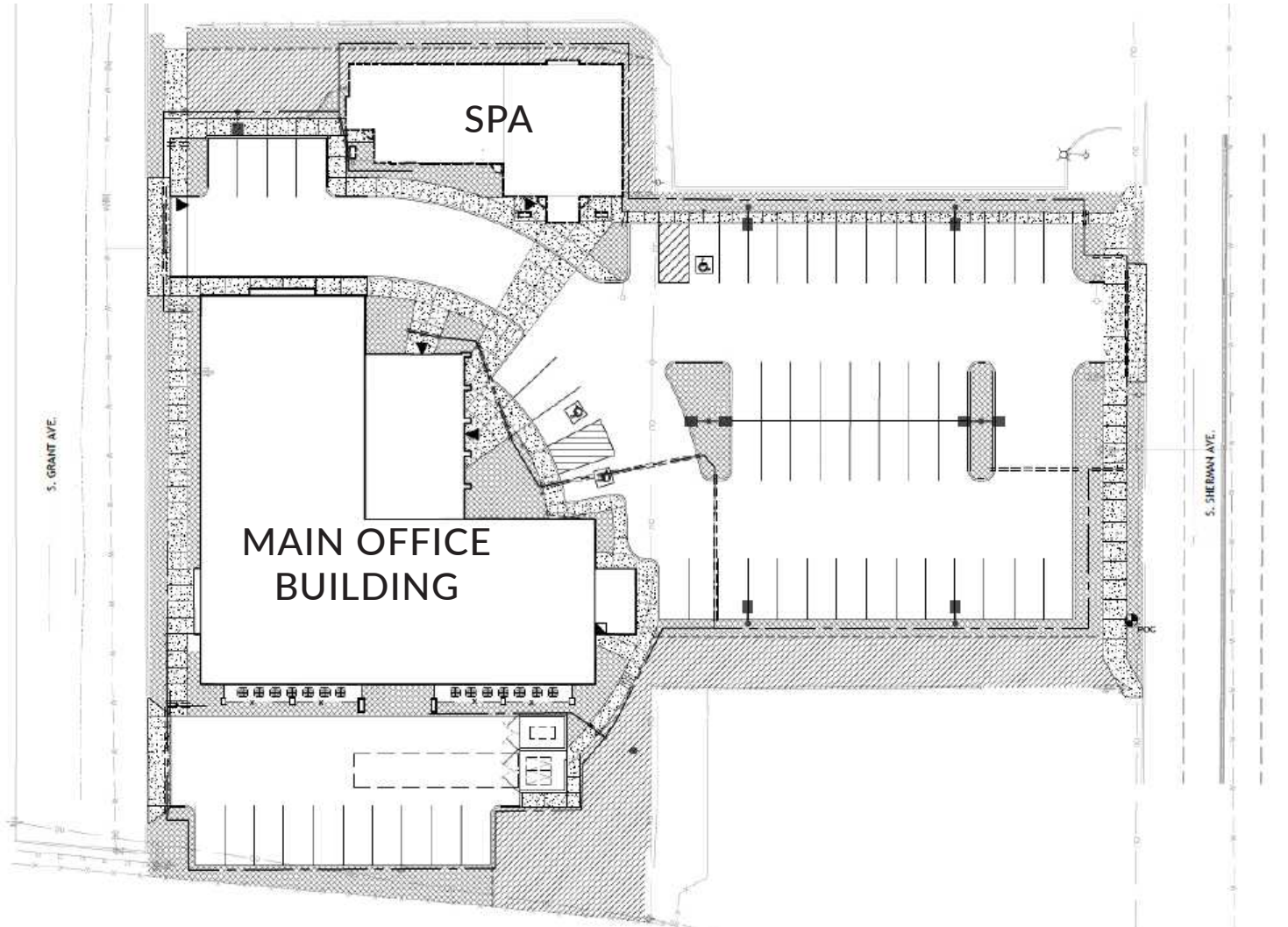


MEDICAL OFFICE  
LEVEL 2

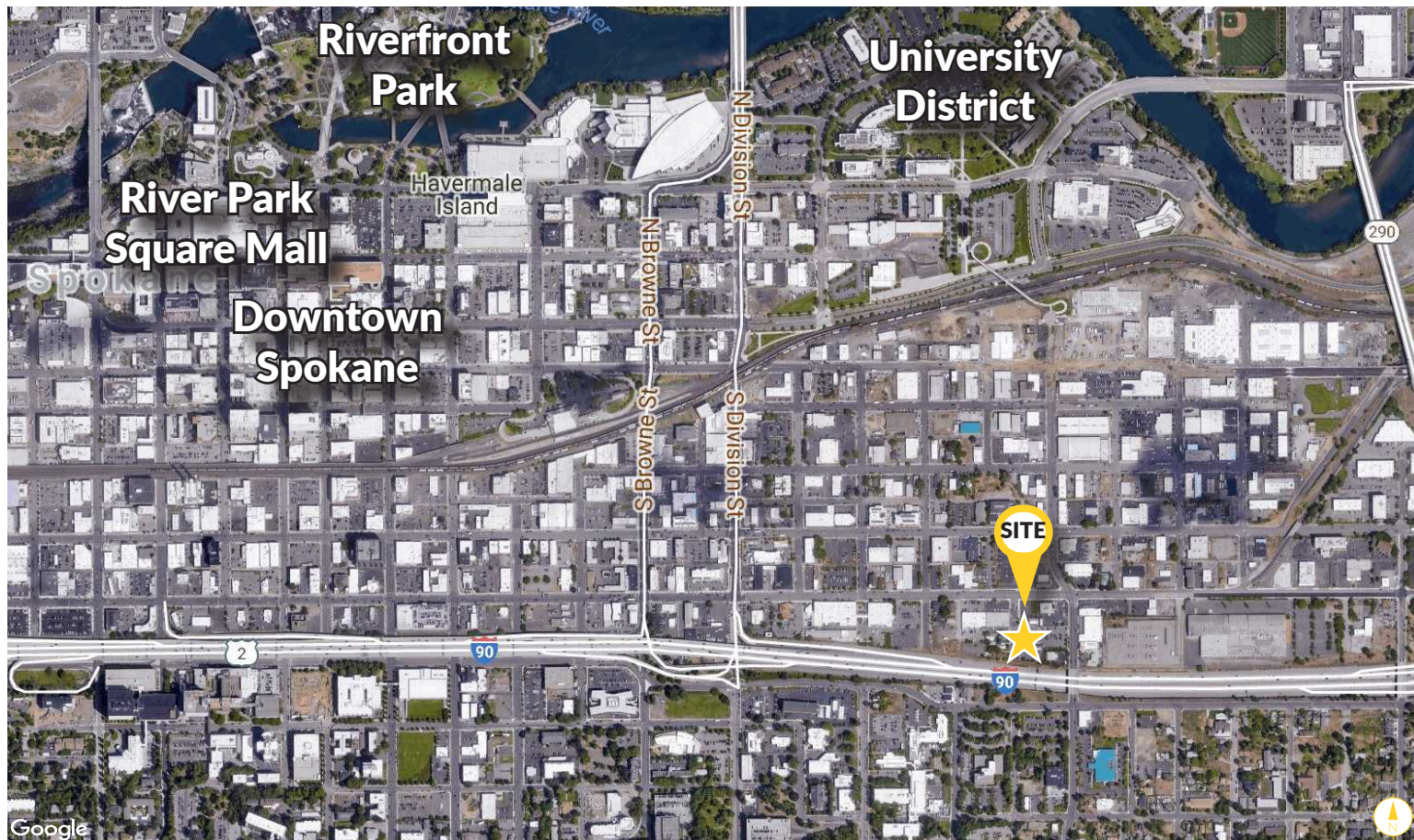
SPA BUILDING PLAN



SITE PLAN







## SHERMAN MEDICAL PLAZA

324 S. Sherman Street  
Spokane, WA 99202

### STEVE MCINTOSH, BROKER

509.755.7546 [sjm@kiemlehagood.com](mailto:sjm@kiemlehagood.com)

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

**KIEMLE  
HAGOOD**

#### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

