

FOR SALE



TWO ATTACHED BUILDINGS OF CLASS A MEDICAL SPACE

SALE PRICE: \$6,000,000
CAP RATE: 7.12% Year 1,
7.41% Average Cap Rate over term

Total Space: ±21,350 SF

Building One: ±9,250 SF

Year Built: 1987

Building Two: ±12,100 SF

Year Built: 1996

Lot Size: ±78,685 SF

Parcel Number: 45232.9143

Parking: 106 Parking Stalls

BUILDING DETAILS

- Buildings leased to MultiCare Health System
- New 5-year lease with current tenant commencing 6.1.2024
- 3% annual escalations
- NNN Lease
- Imaging center in Building One

MEDICAL OFFICE BUILDINGS

14408 E Sprague Avenue
Spokane Valley, WA 99216

[View Location](#)



CRAIG SOEHREN, BROKER

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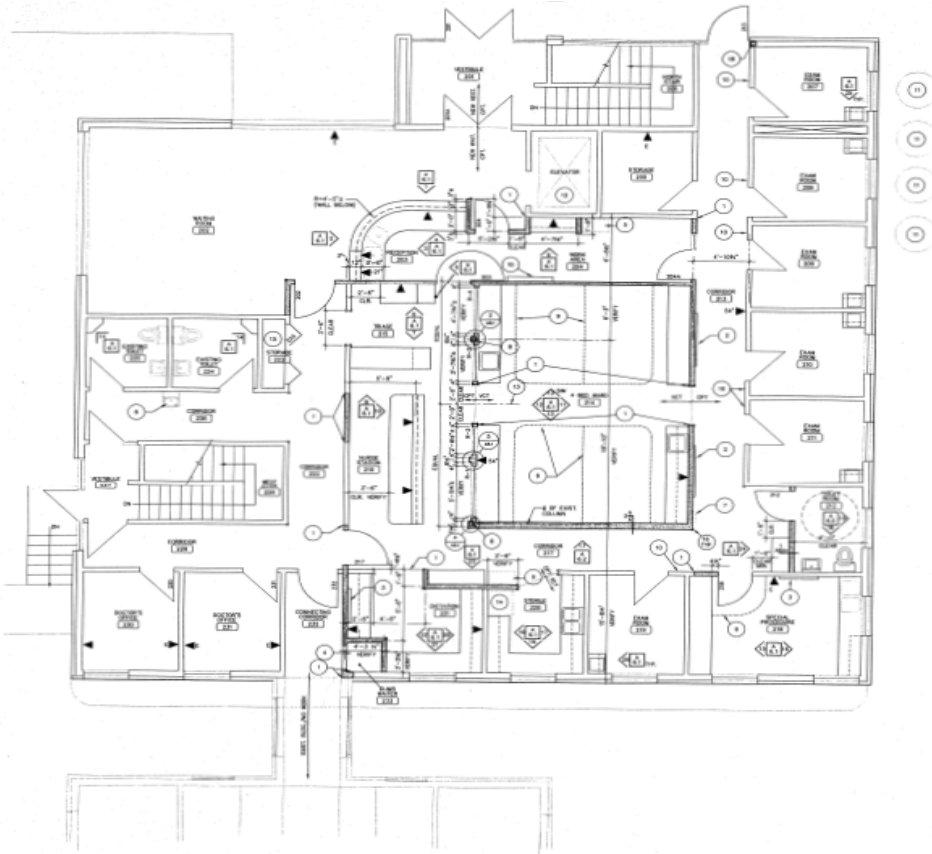
**KIEMLE
HAGOOD**



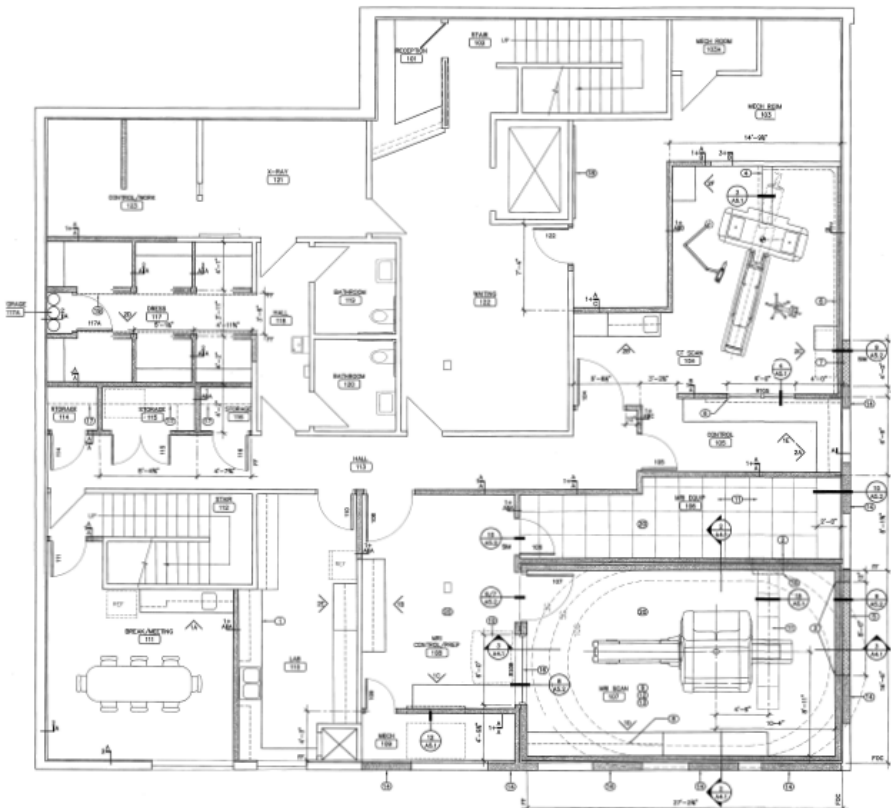
BUILDING ONE - FLOOR PLANS

MEDICAL OFFICE SPACE

14408 E Sprague Avenue | Spokane Valley, WA 99216



1ST FLOOR

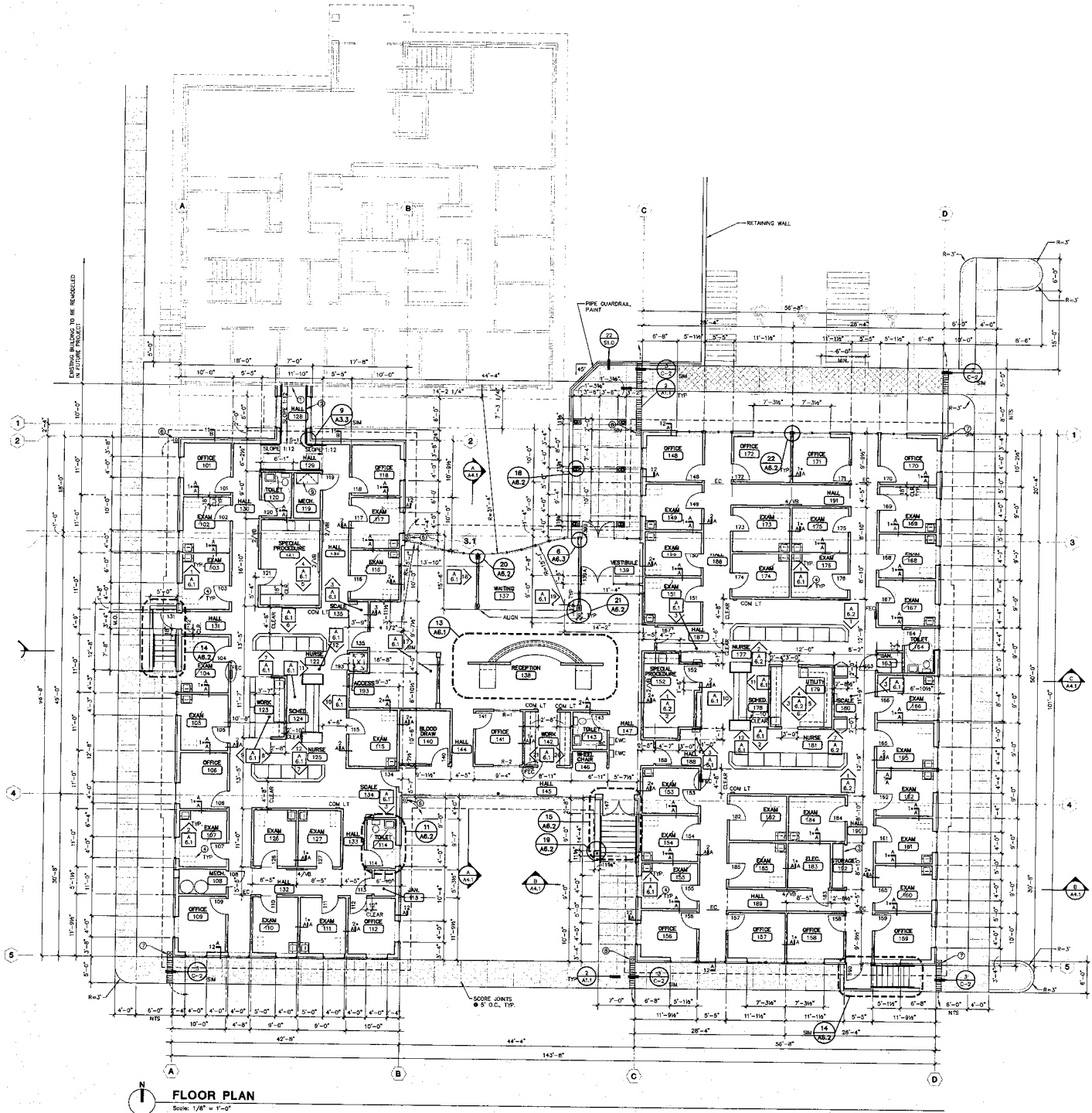


2ND FLOOR

BUILDING TWO - FLOOR PLAN

MEDICAL OFFICE SPACE

14408 E Sprague Avenue | Spokane Valley, WA 99216



10/27/2011 10:16:16 AM 11/16/11 11:16:16 AM



MEDICAL OFFICE BUILDING

14408 E Sprague Avenue
Spokane Valley, WA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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OFFICE LOCATIONS

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

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