

# FOR SALE



## TWO ATTACHED BUILDINGS OF CLASS A MEDICAL SPACE

**SALE PRICE:** \$5,900,000  
**CAP RATE:** 7.24% Year 1,  
7.53% 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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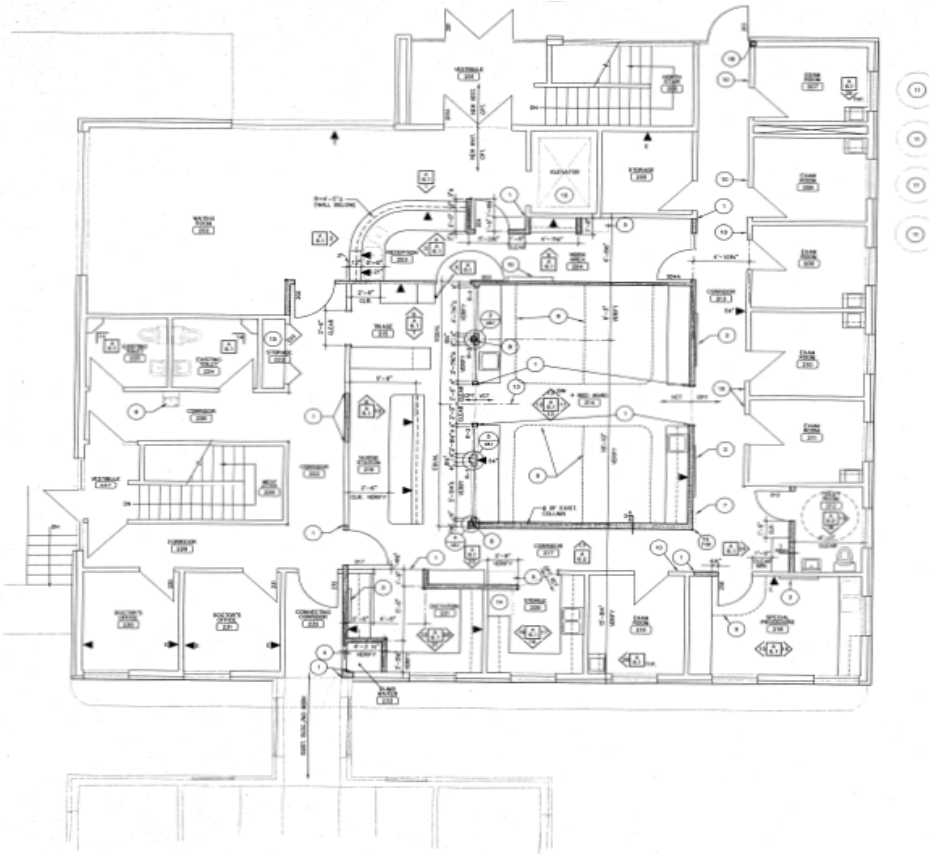




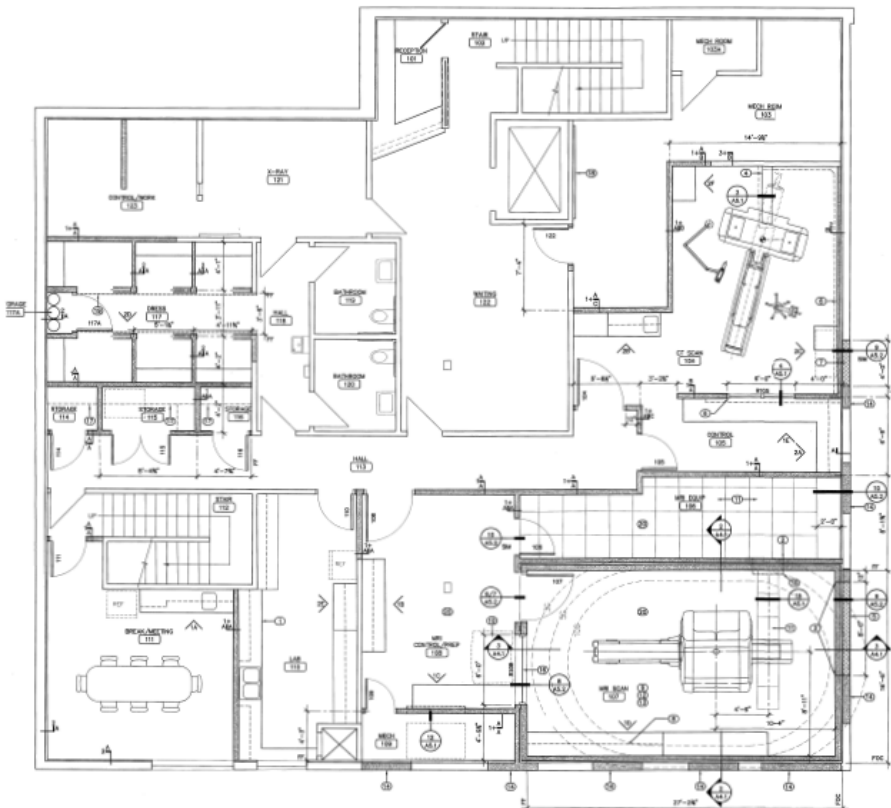
# BUILDING ONE - FLOOR PLANS

## MEDICAL OFFICE SPACE

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**1ST FLOOR**

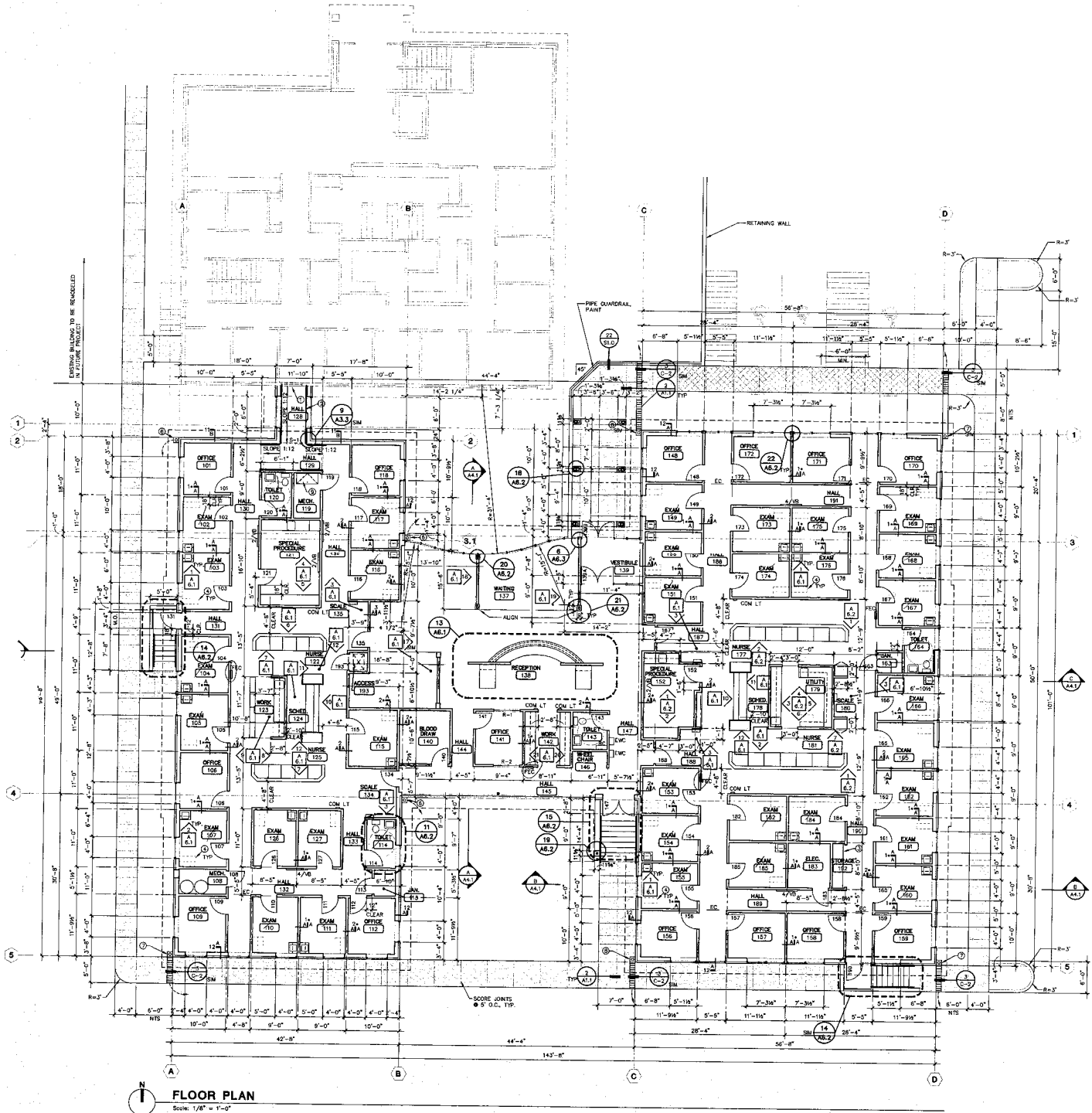


**2ND FLOOR**

# BUILDING TWO - FLOOR PLAN

# MEDICAL OFFICE SPACE

14408 E Sprague Avenue | Spokane Valley, WA 99216



PROJECT: 14408 E SPRAGUE AVENUE, 01-16-16 - 2.02





# 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**

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