

BUSINESS RELOCATING



FOR SALE OR LEASE FLEX / OFFICE & PRODUCTION FACILITY

4212 W. Sunset Blvd., Spokane, WA 99224

LOCATION:

Operating as Dorian Studio's corporate headquarters and production for over 15 years the business will be relocating to a larger facility. The property is conveniently located just minutes west of downtown Spokane. This is a rare opportunity to purchase a flex-use commercial building with ample parking near Spokane's City Center.

SITE:

±127,684 SF (2.93 acres), parcel #25262.0107 & 25262.2301

ZONING:

City of Spokane GB-55, Community Business & R1, Residential Low Intensity

IMPROVEMENTS:

Main Floor Area:	±19,925 SF per Garco Construction As-Built plans dated 2015
Heat/Cooling:	Roof mounted HVAC units
Power:	3 phase power
Sewer & Water:	City of Spokane
Parking:	±79 car parks + three (3) handicapped and two (2) EV charging stations
Construction Type:	Masonry
Age:	1962, renovated in 2008, 2015 & 2020
Fire Sprinkler:	Yes
Availability:	Call Listing Agent, business relocating

LEASE PRICE:

\$14.00/SF/YR/NNN

SALE PRICE:

\$2,750,000.00

**View
Location**



TRACY LUCAS

509.755.7558

tracyl@kiemleahagood.com

MARK LUCAS, SIO

509.755.7524

mlucas@kiemleahagood.com

TRACY POFF

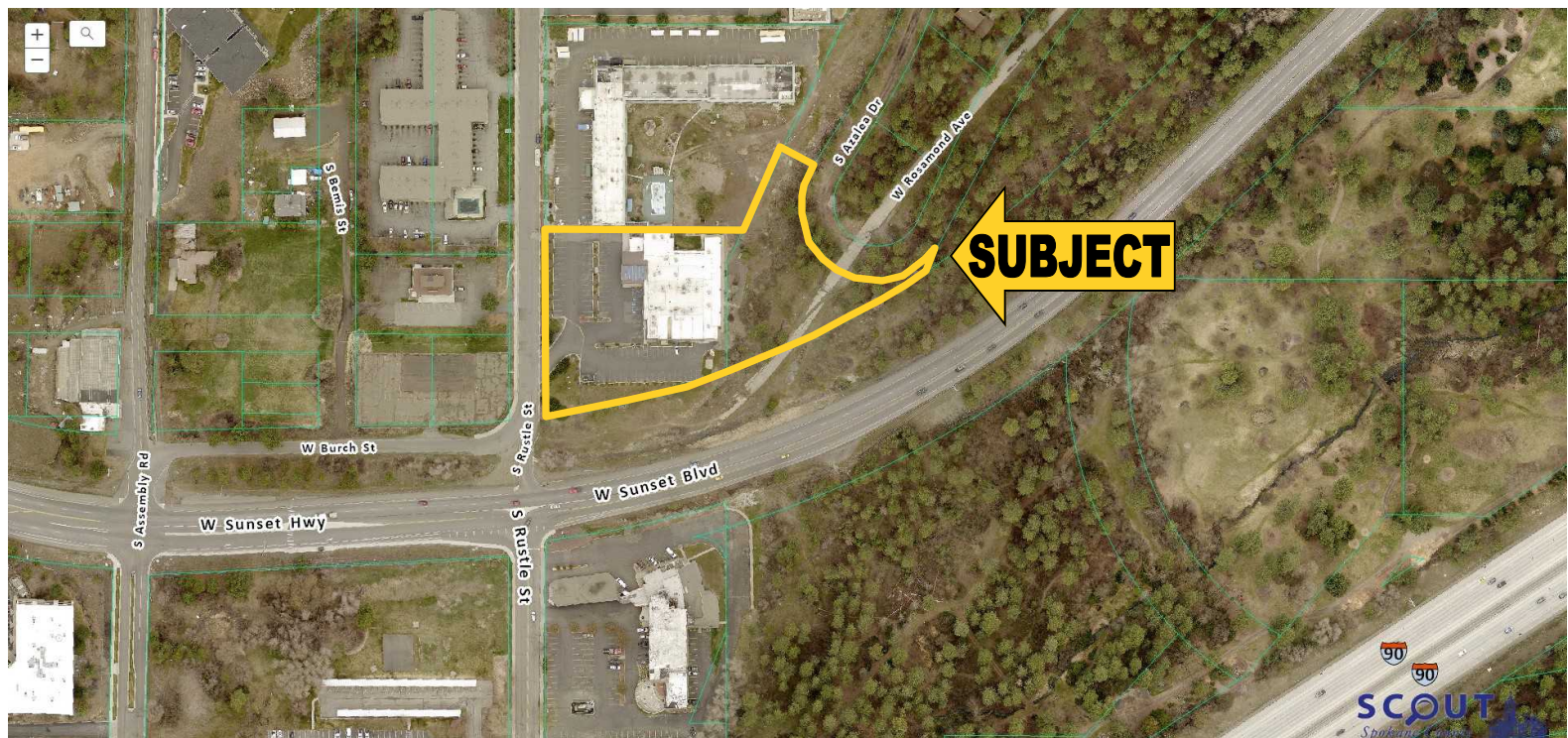
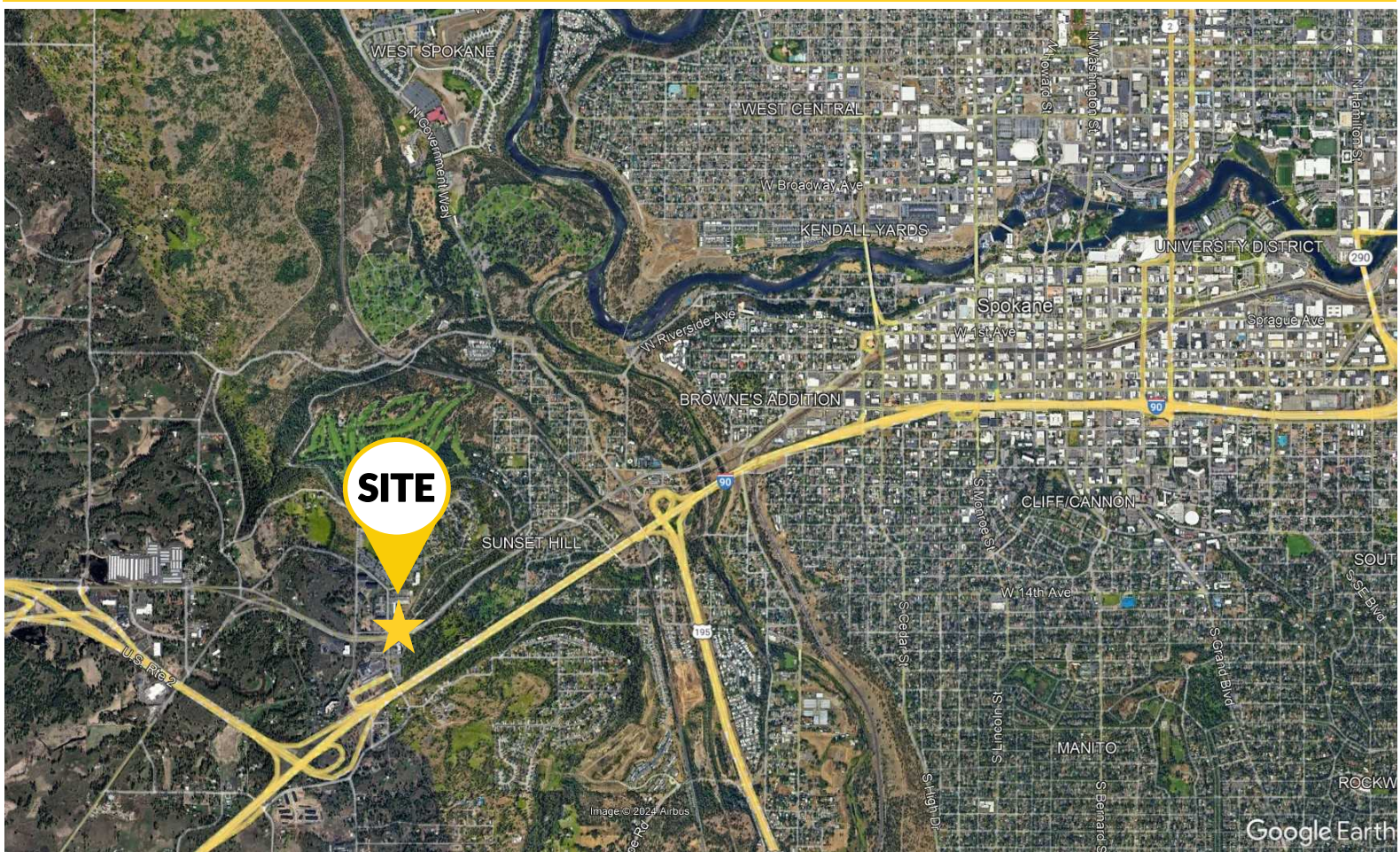
509.755.7588

tracy.poff@kiemleahagood.com

**KIEMLE
HAGOOD**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 06/05/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Sunset W. 4212.PUB

4212 W. Sunset Blvd., Spokane, WA 99224



Tracy Lucas | 509.755.7525 or tracyl@kiemlehagood.com

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

KIEMLEHAGOOD.COM

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 owner of an exclusive right that is allegedly infringed; 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 valid.

4212 W. Sunset Blvd.,
Spokane, WA 99224

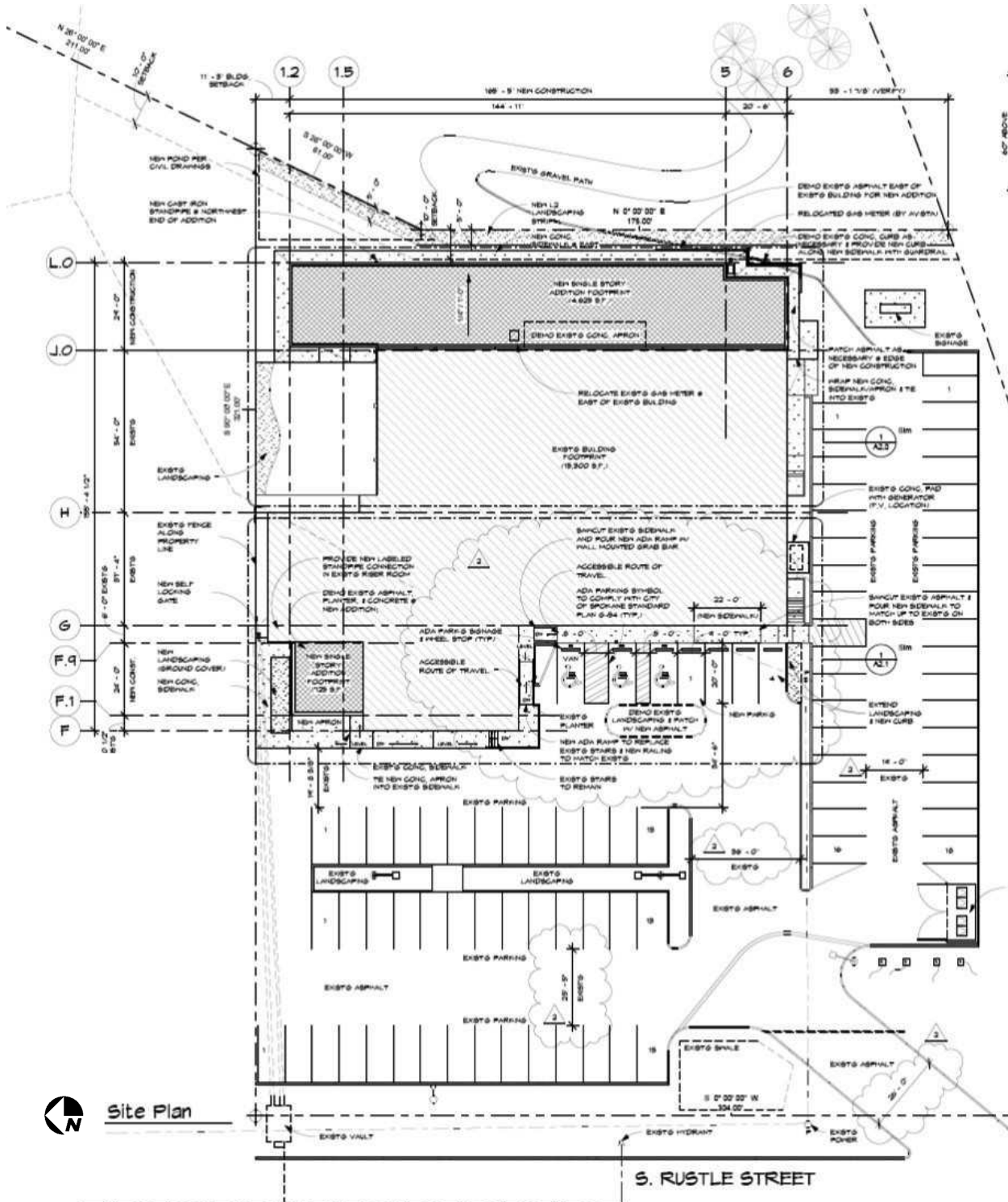
Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com
Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

KIEMLEHAGOOD.COM

SITE PLAN W/2015 ADDITIONS

4212 W. Sunset Blvd.,
Spokane, WA 99224

Garco Construction plans dated 2008 and Addition plans dated 2015 available to qualified purchaser



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL INFORMATION SHOULD BE VERIFIED BY PURCHASER OR LESSEE

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

KIEMLEHAGOOD.COM

PHOTOS

4212 W. Sunset Blvd., Spokane, WA 99224

