



OFFICE BUILDING FOR SALE

725 N. Stanley St.,
Medical Lake, WA 99022

LOCATION:

Located 13 miles west of City of Spokane's Central Business District in Medical Lake at the corner of SR 902 and Stanley Street.

SITE:

±49,264 SF; parcel #14076.4101

ZONING:

City of Medical Lake, C-1, Commercial

IMPROVEMENTS:

Total Building Area: ±12,484 SF on two floors per architectural plans available to qualified buyer

Heat & Power: Avista Utilities

Sewer & Water: Medical Lake Public Works Department

Construction Type: Concrete with new composite roof in 2024

Age: 2005

Parking: Paved surface lot with ±42 car parks plus 4 handicapped

SALE PRICE:

\$2,300,000.00

LEASE INFO:

Suite A: ±3,600 SF leased to Halme Cascade General Contracting LLC through June 30, 2029 for \$3,600/Mo/NNN with 2.5% annual increases beginning July 1, 2026.

Suite B: 1,710 SF Vacant

Suite C: ±1,656 SF leased to Washington Eastern Railroad LLC through January 31, 2030 for \$1,751/Mo/NNN with 3% annual increases beginning February 1, 2027; Tenant has two (2) five-year options to extend.

Lower Level: 6,000 SF Vacant, formerly Rockwood Clinic

**View
Location**



MARK LUCAS, SIOR

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TRACY LUCAS

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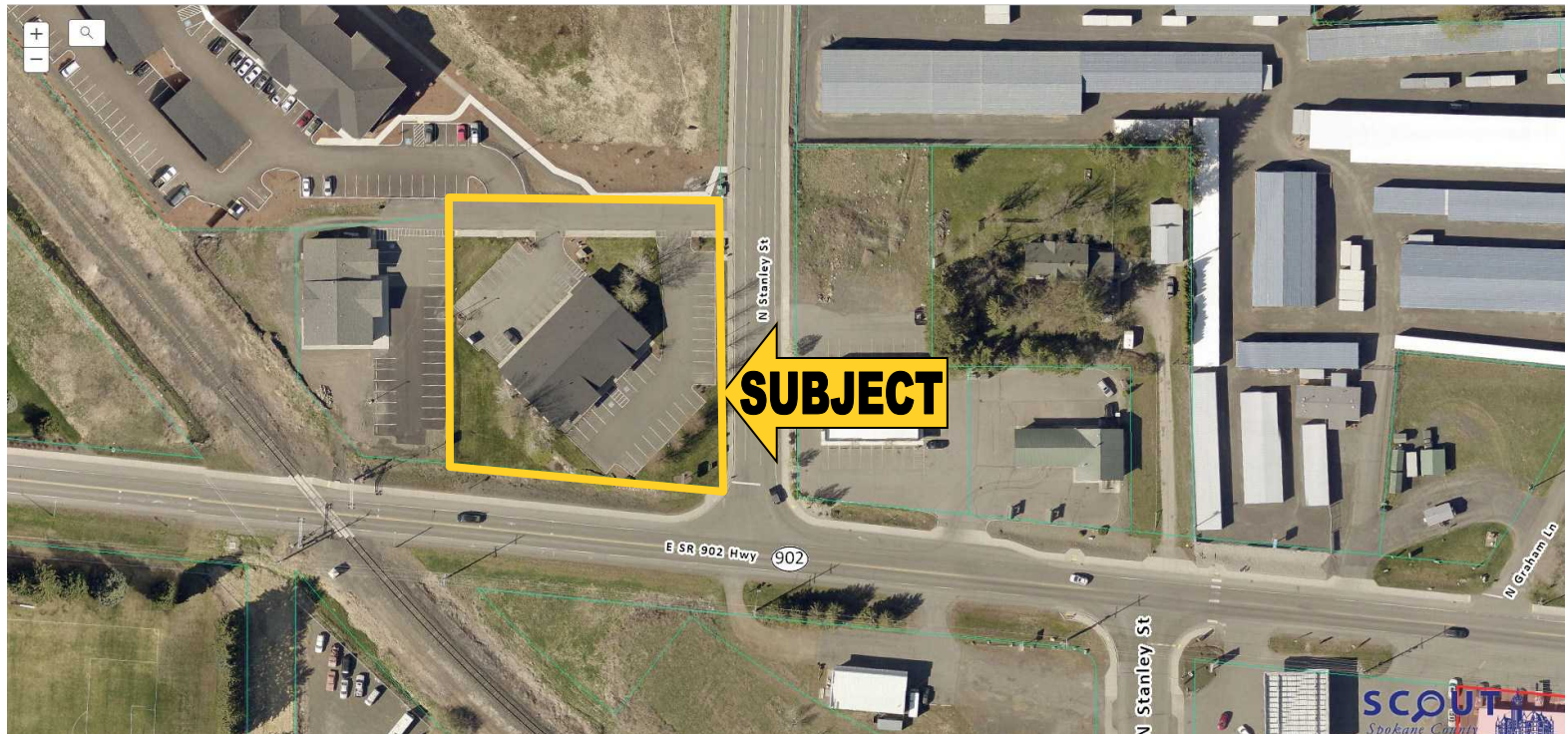
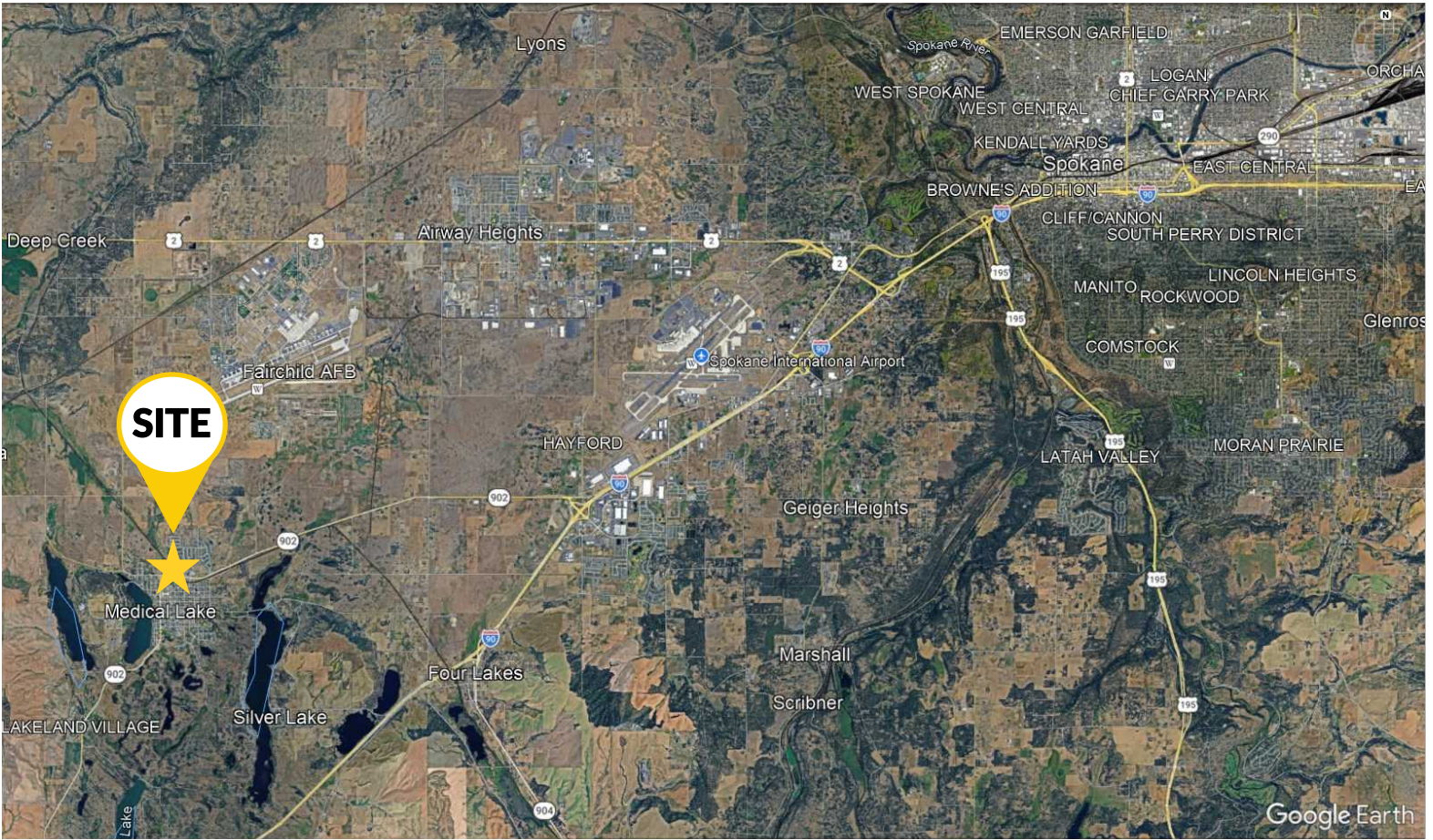
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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources 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. 02/27/26/tp J:\BROKERS\LUCAS DOCS\FLYERS\Stanley N. 725 PUB

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725 N. Stanley St.
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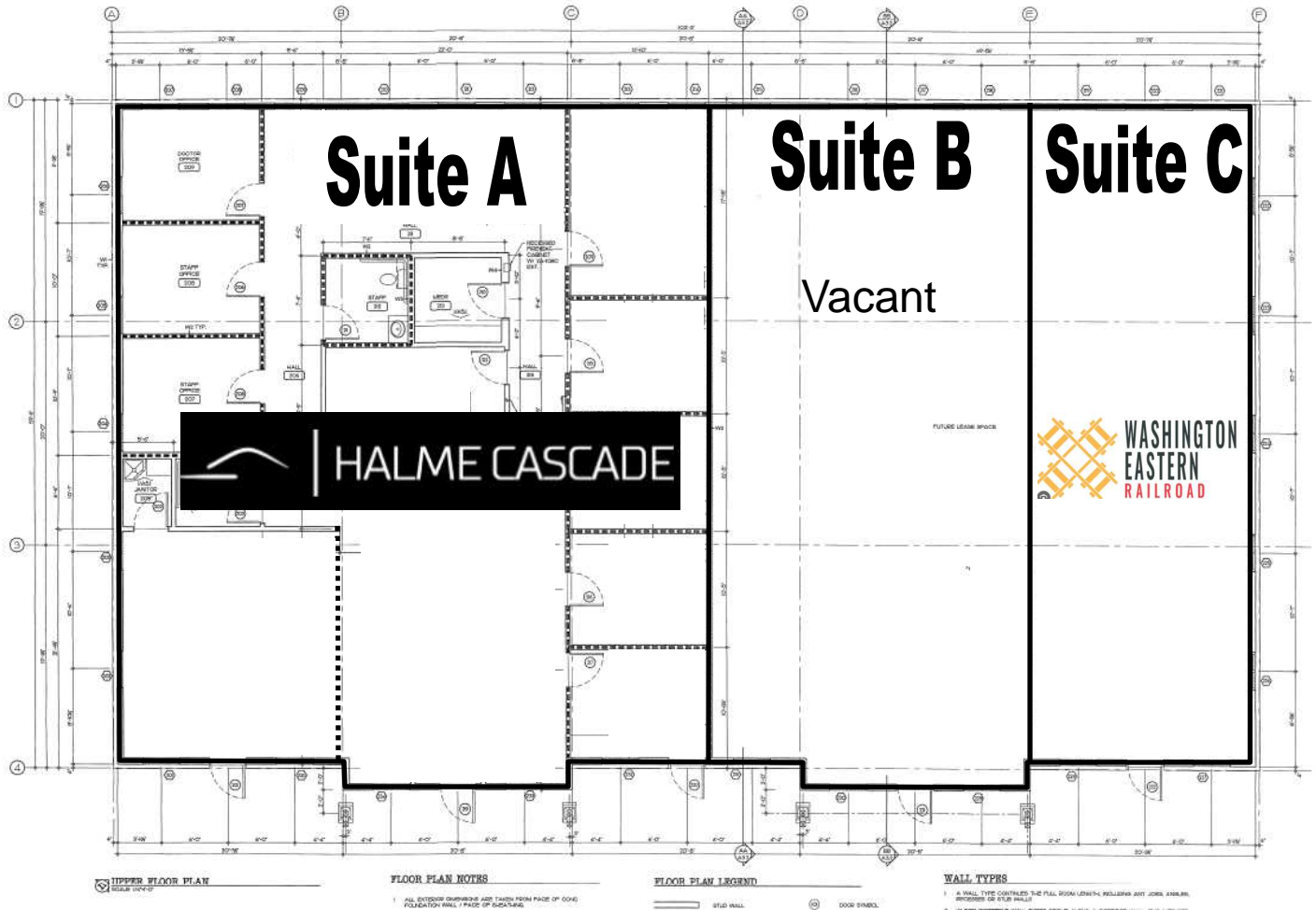
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FLOOR PLAN MAIN LEVEL

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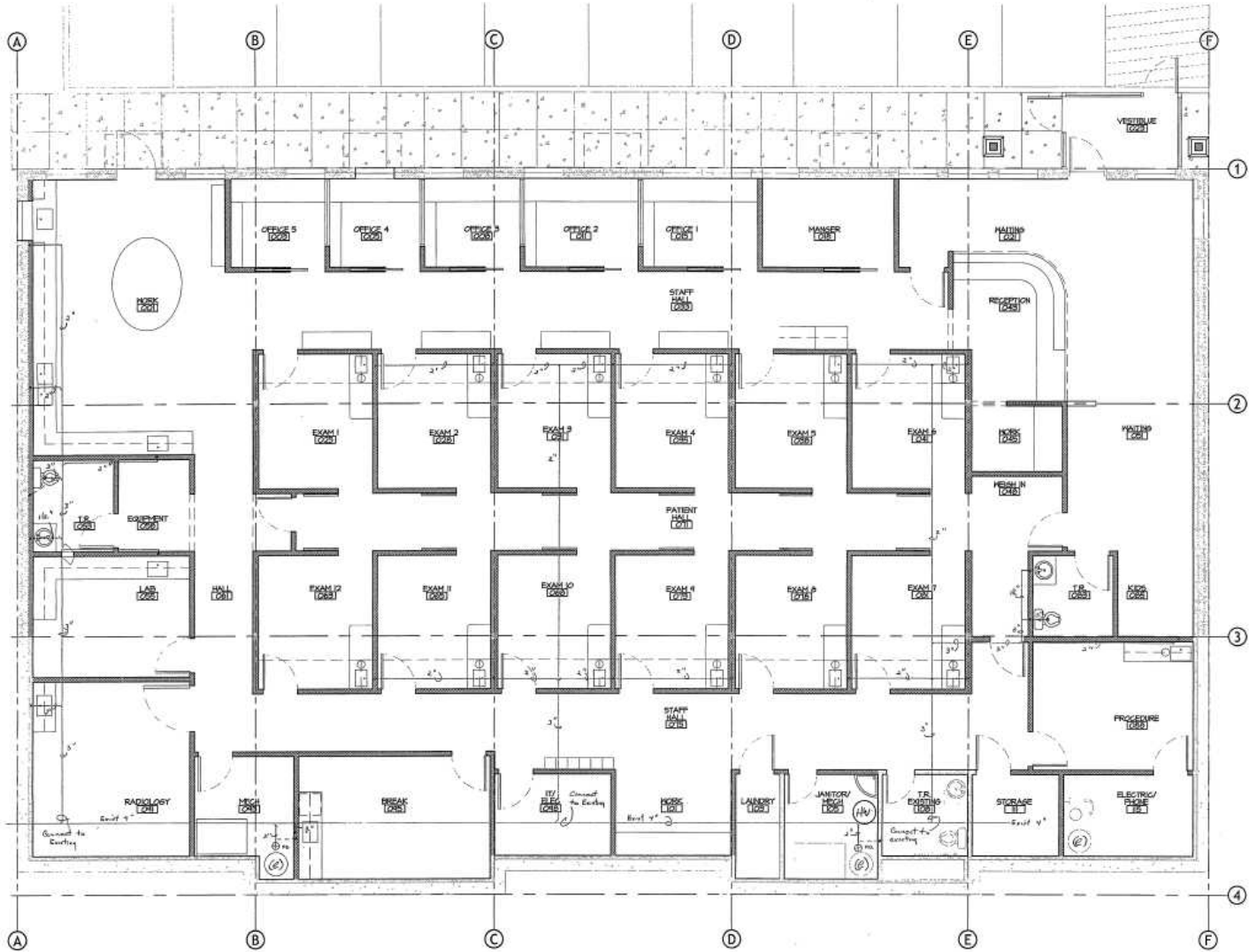
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FLOOR PLAN LOWER LEVEL

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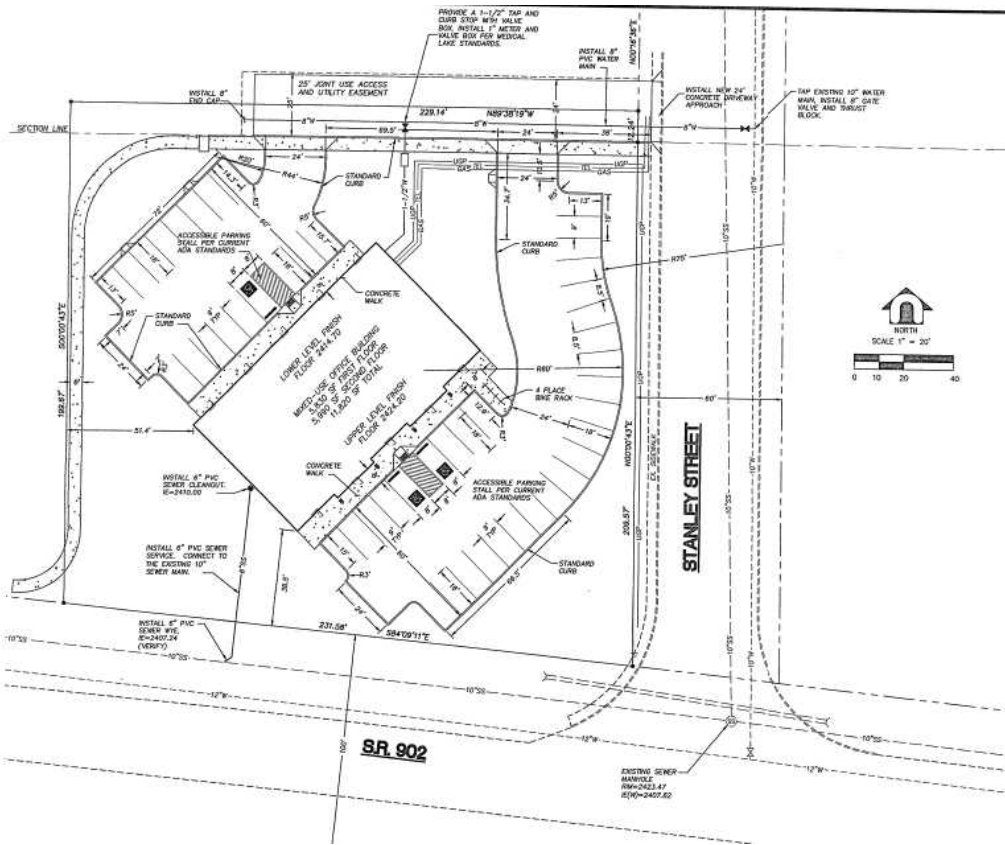
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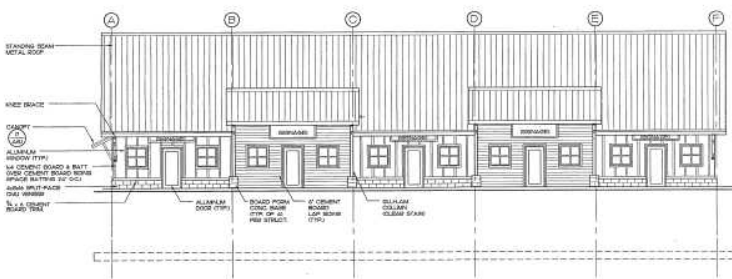
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SITE PLAN

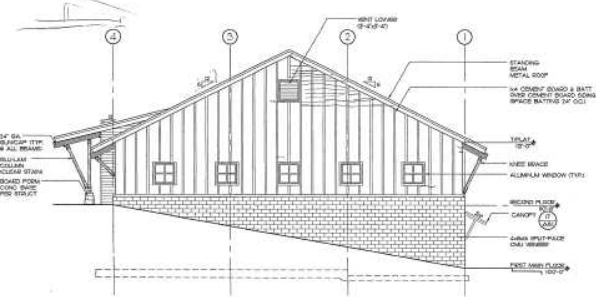
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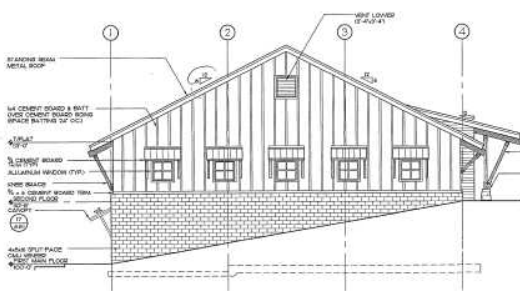
BUILDING ELEVATION PLAN



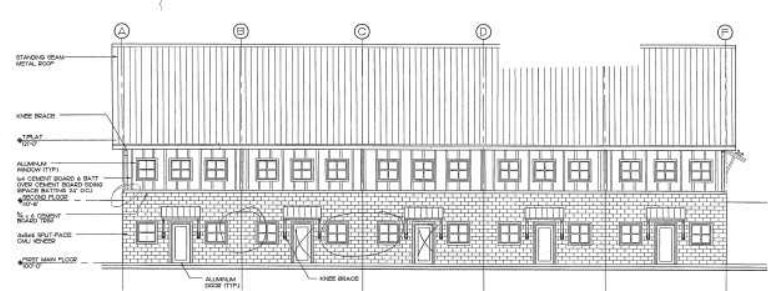
SOUTHEAST ELEVATION
SCALE 1/4" = 1'-0"



NORTHEAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTHWEST ELEVATION
SCALE 1/4" = 1'-0"



NORTHWEST ELEVATION
SCALE 1/4" = 1'-0"

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SUITE B

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LOWER LEVEL OFFICE SUITE

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