

UNIVERSITY DISTRICT OPPORTUNITY!

# FOR SALE OR LEASE

LEASE RATE REDUCED  
~~\$21.00 PSF~~ \$15.00 PSF



## SINGLE TENANT FLEX BUILDING

34 E Spokane Falls Boulevard  
Spokane, WA 99201

### AVAILABLE FOR SALE OR LEASE

Sale Price	\$1,250,000.00
Lease Rate	<del>\$6,562.50 per month</del> (\$21.00 PSF)
Lease Rate	\$4,687.50 per month (\$15.00 PSF)
Expense Type	NNN
Building Size	±3,750 SF
Lot Size	±6,098 SF
Parcel #	35173.0605
Year Built	1947

**KIEMLE  
HAGOOD**

CARL GUENZEL  
509.7557543  
carlg@kiemlehagood.com

Excellent location within walking distance to downtown. This former Bank office offers a rare combination of secure functionality and flexible usage. The property includes a fully fenced outdoor parking area with an automatic security gate. Inside overhead doors allow vehicles to drive through the building. This space can be used as indoor parking, warehouse or office!

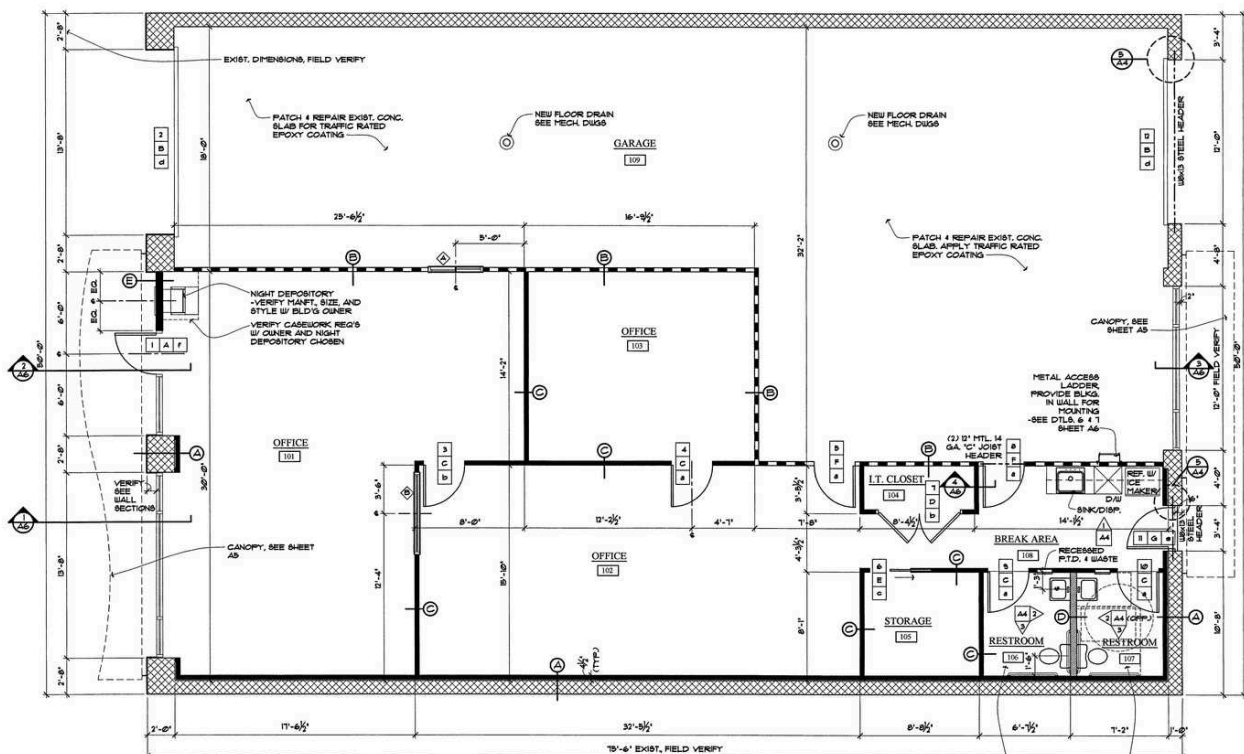
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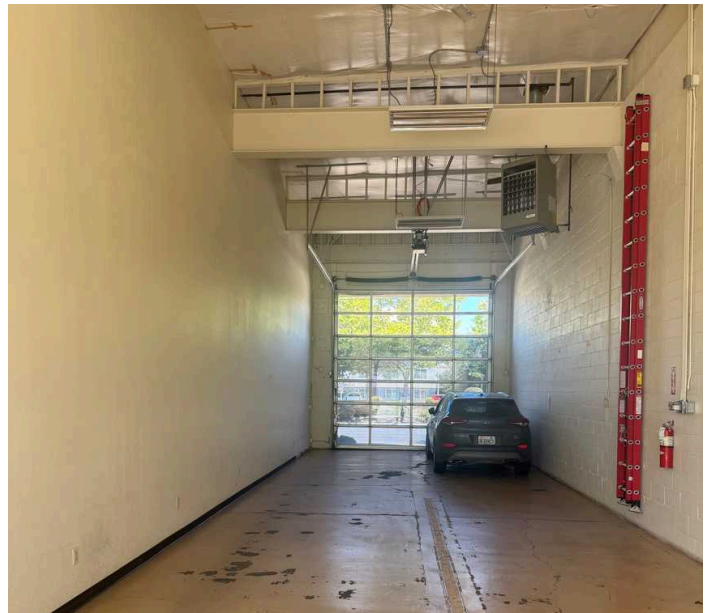
**BUILDING FEATURES**

- 3 offices
- Storage room
- I.T. Closet
- Break Area
- Garage with Drive-thru

**BUILDING FLOOR PLAN**



# INTERIOR PHOTOS





VIEW LOCATION



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SPOKANE, WA 99201