



COMMERCIAL SPACE FOR LEASE | 415 E. Sprague Ave. Spokane, WA 99202

LOCATION:	Great location on the north side of Sprague Avenue just east of the Central Business District. Offers good access and exposure with convenient I-90 access only minutes away. Current location of Victory Personal Training.																		
SITE:	A portion of a multi-tenanted site (parcel numbers: 35173.1211, 35173.1212 & 35173.1213.																		
ZONING:	GC, General Commercial, per City of Spokane																		
IMPROVEMENTS:	<table><tr><td>Total Area Available:</td><td>±2,854 SF</td></tr><tr><td>Construction Type:</td><td>Brick</td></tr><tr><td>Age:</td><td>1955, with recent upgrades</td></tr><tr><td>Water and Sewer:</td><td>Serviced by City of Spokane</td></tr><tr><td>Gas & Electric:</td><td>Serviced by Avista Utilities, Tenant pays pro rata share</td></tr><tr><td>HVAC:</td><td>Central gas heat</td></tr><tr><td>Sprinklered:</td><td>Yes, wet system on main floor, dry system in the attic</td></tr><tr><td>Parking:</td><td>Six (6) paved off street parking, east side of building, unassigned and unreserved</td></tr><tr><td>Availability:</td><td>Available with 30 days notice to existing tenant</td></tr></table>	Total Area Available:	±2,854 SF	Construction Type:	Brick	Age:	1955, with recent upgrades	Water and Sewer:	Serviced by City of Spokane	Gas & Electric:	Serviced by Avista Utilities, Tenant pays pro rata share	HVAC:	Central gas heat	Sprinklered:	Yes, wet system on main floor, dry system in the attic	Parking:	Six (6) paved off street parking, east side of building, unassigned and unreserved	Availability:	Available with 30 days notice to existing tenant
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2018 TRAFFIC COUNTS:	±10,000 vehicles per day per Regis Online/Sites USA																		
OPERATING EXPENSES & UTILITIES:	Estimated at \$344.50/month including but not limited to \$92/Mo for real estate taxes, \$37.50/Mo for fire insurance, and \$215.00 for pro-rated utilities including heat & lights. No garbage service included.																		
LEASE PRICE:	\$2,000.00/Month/NNN																		

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

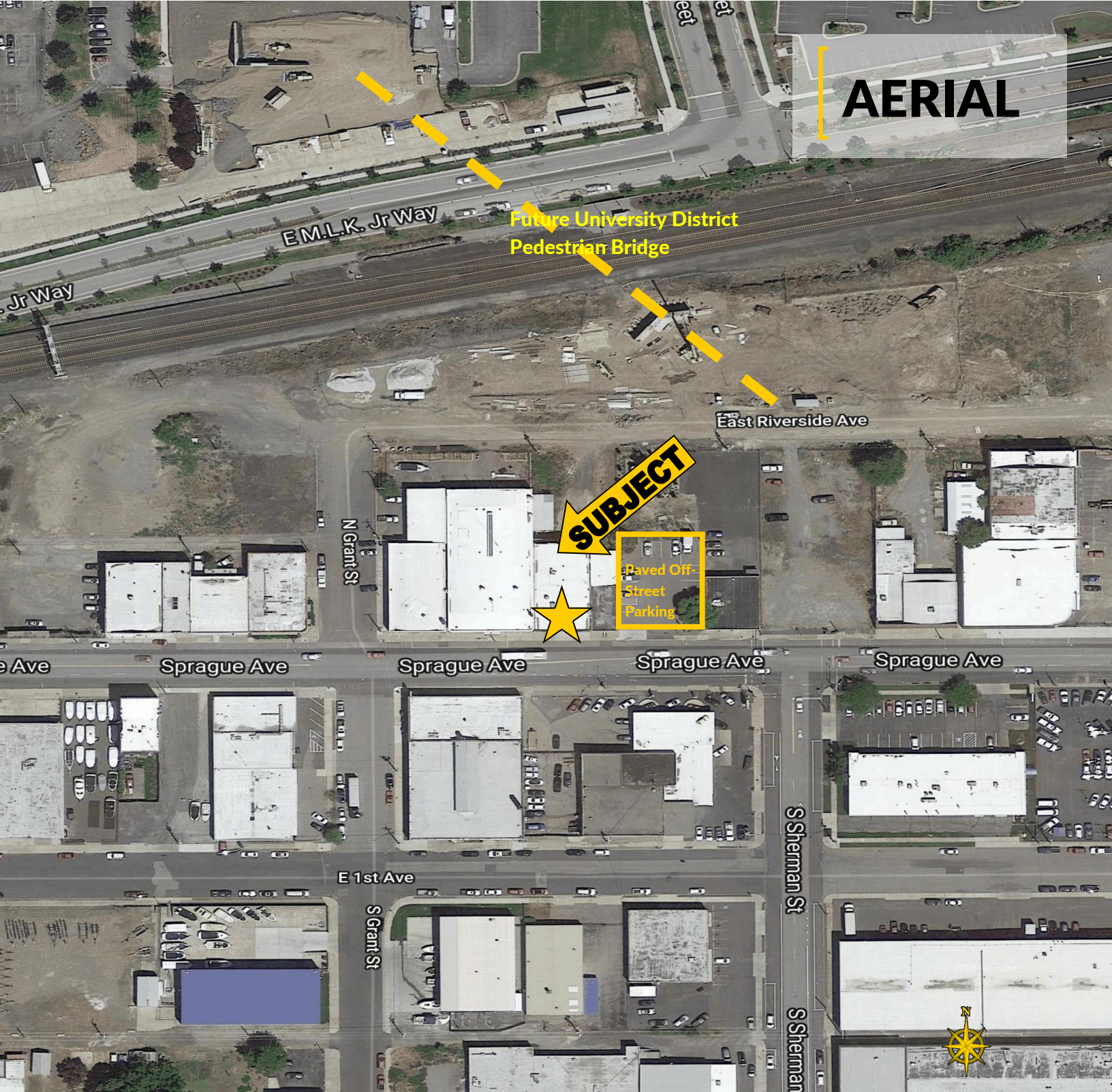
Tracy Poff | 509.755.7588 or tracy.poff@kiemlehagood.com

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509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLEHAGOOD.COM



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AERIAL

**Future University District
Pedestrian Bridge**

SUBJECT

**Paved Off-
Street
Parking**

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Iron Bridge

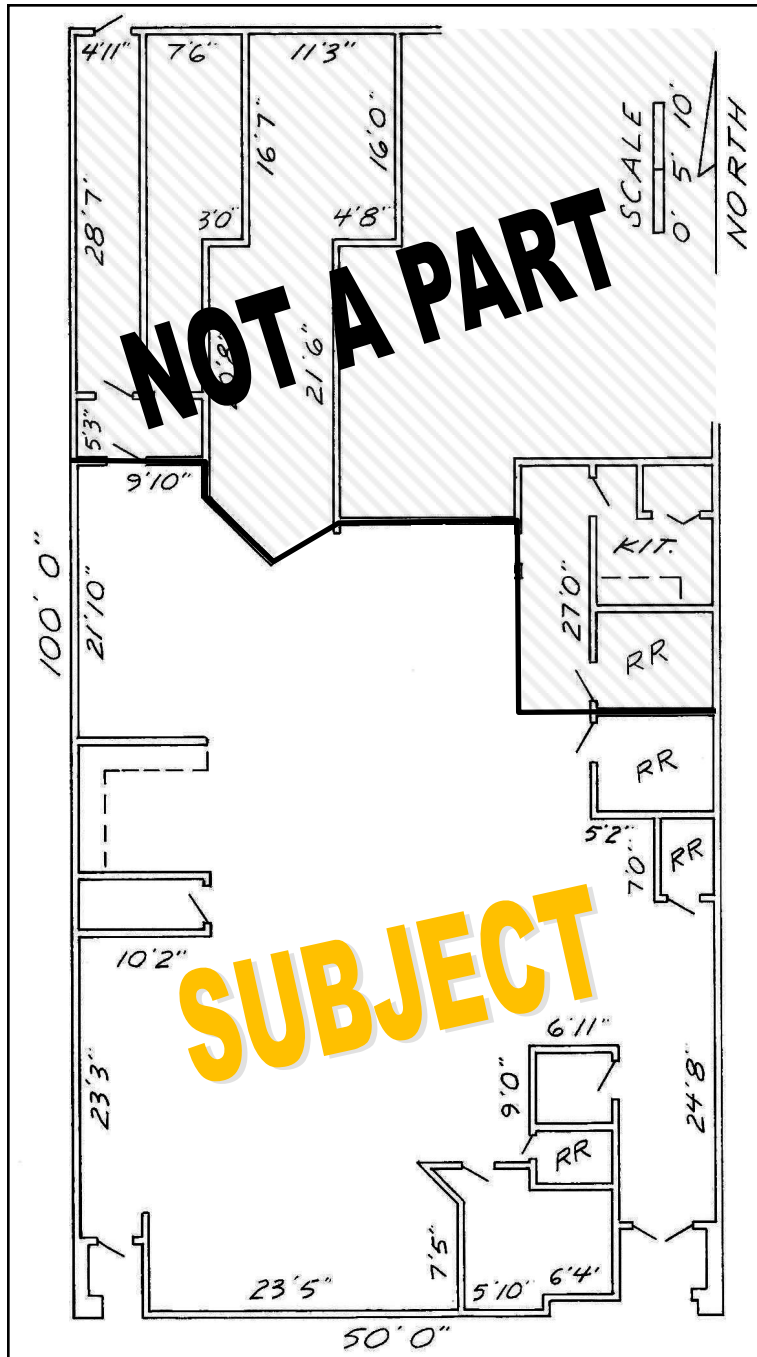


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FLOOR PLAN

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