

# FOR SUBLEASE



## OFFICE/WAREHOUSE | 1414 E. Holyoke, Spokane, WA 99217

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| <b>LOCATION:</b>            | Great north side location, three blocks north of Francis between Perry Street and Crestline Street, just west of the North Spokane Corridor, Hwy 395.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| <b>SITE:</b>                | ±29,079 SF per County Records (Parcel #36283.0916)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| <b>ZONING:</b>              | City of Spokane, LI — Light Industrial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| <b>IMPROVEMENTS:</b>        | <table><tr><td>Total Building Area:</td><td>± 9,600 SF</td></tr><tr><td>Office Area:</td><td>± 1,095 SF, includes restroom with a shower</td></tr><tr><td>Warehouse Area:</td><td>± 8,505 SF</td></tr><tr><td>HVAC:</td><td>Office: 95% high efficiency gas heat with A/C<br/>Warehouse: Gas unit heaters and radiant heat</td></tr><tr><td>Grade-Level Overhead Doors:</td><td>Four (4); 2– 10'W x 12'H and 2– 12'W x 14'H</td></tr><tr><td>Dock Loading:</td><td>One (1) covered loading dock (±2'O" H) with 10'W x 10'H overhead door</td></tr><tr><td>Parking:</td><td>Paved parking lot and loading area (RV hookup adjacent east of office area)</td></tr><tr><td>Power:</td><td>800 amps of 240 volt, 3 phase</td></tr><tr><td>Sewer &amp; Water:</td><td>City of Spokane</td></tr><tr><td>Construction Type:</td><td>Metal siding</td></tr><tr><td>Age:</td><td>1976; office remodeled in 2000</td></tr><tr><td>Utilities:</td><td>Avista services gas &amp; electric; current usage is averaging \$578/month for 2019</td></tr><tr><td>Available:</td><td>Sublease through September 30, 2020; longer lease term available direct with owner beginning October 1, 2020 at \$4,100/month/NNN. Call Listing Agent for further details.</td></tr></table> | Total Building Area: | ± 9,600 SF | Office Area: | ± 1,095 SF, includes restroom with a shower | Warehouse Area: | ± 8,505 SF | HVAC: | Office: 95% high efficiency gas heat with A/C<br>Warehouse: Gas unit heaters and radiant heat | Grade-Level Overhead Doors: | Four (4); 2– 10'W x 12'H and 2– 12'W x 14'H | Dock Loading: | One (1) covered loading dock (±2'O" H) with 10'W x 10'H overhead door | Parking: | Paved parking lot and loading area (RV hookup adjacent east of office area) | Power: | 800 amps of 240 volt, 3 phase | Sewer & Water: | City of Spokane | Construction Type: | Metal siding | Age: | 1976; office remodeled in 2000 | Utilities: | Avista services gas & electric; current usage is averaging \$578/month for 2019 | Available: | Sublease through September 30, 2020; longer lease term available direct with owner beginning October 1, 2020 at \$4,100/month/NNN. Call Listing Agent for further details. |
| Total Building Area:        | ± 9,600 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Office Area:                | ± 1,095 SF, includes restroom with a shower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Warehouse Area:             | ± 8,505 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| HVAC:                       | Office: 95% high efficiency gas heat with A/C<br>Warehouse: Gas unit heaters and radiant heat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Grade-Level Overhead Doors: | Four (4); 2– 10'W x 12'H and 2– 12'W x 14'H                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Dock Loading:               | One (1) covered loading dock (±2'O" H) with 10'W x 10'H overhead door                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Parking:                    | Paved parking lot and loading area (RV hookup adjacent east of office area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Power:                      | 800 amps of 240 volt, 3 phase                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Sewer & Water:              | City of Spokane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Construction Type:          | Metal siding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Age:                        | 1976; office remodeled in 2000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| Utilities:                  | Avista services gas & electric; current usage is averaging \$578/month for 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
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| <b>2019 EXPENSES:</b>       | \$850.00/month for real estate taxes and fire insurance (\$8,831/yr taxes; \$1,365/yr fire insurance)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |
| <b>SUBLEASE PRICE:</b>      | \$2,600.00/Mo/NNN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |            |              |                                             |                 |            |       |                                                                                               |                             |                                             |               |                                                                       |          |                                                                             |        |                               |                |                 |                    |              |      |                                |            |                                                                                 |            |                                                                                                                                                                            |

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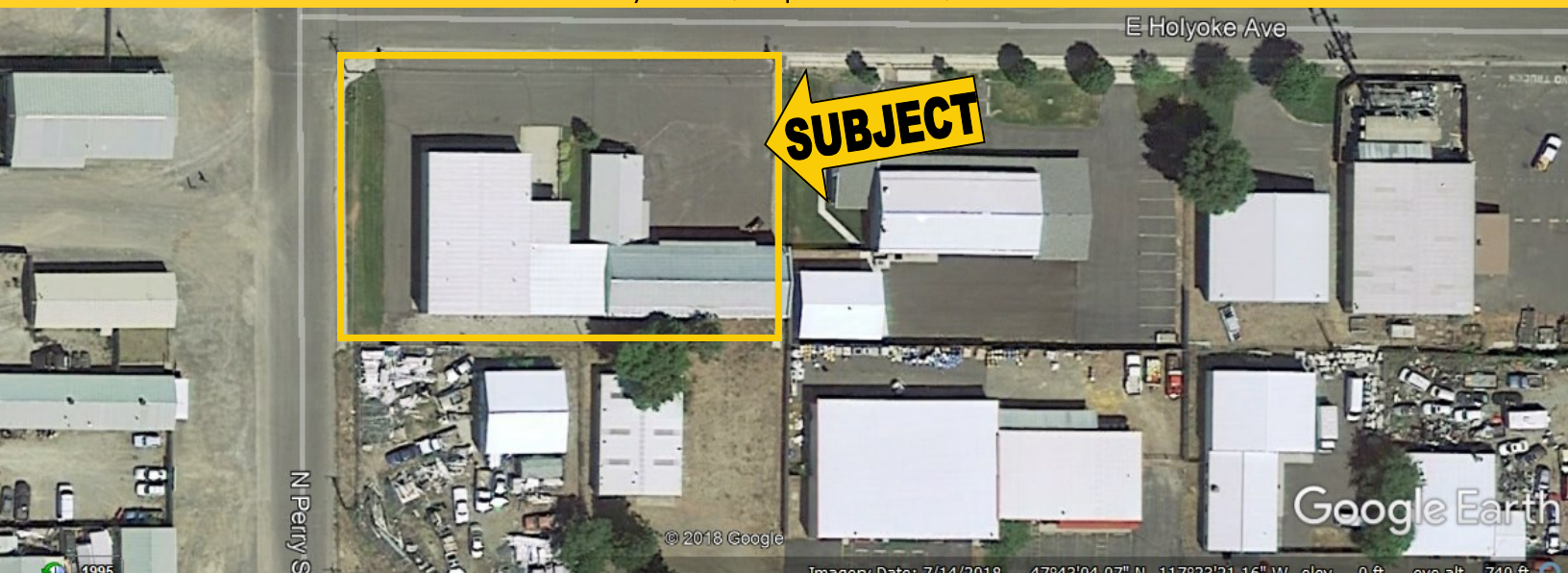


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# FLOOR PLAN

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