

Office Space
For Lease & For Sale

NAIBlack

Price Reduced



1 Month free rent per year with a 5 year lease.

4% Fee to procuring broker for a Sale or Lease transaction.



5221 E. 3rd Avenue

Spokane, WA 99212

Property Features:

- Space Available: 13,172 SF ±
- Lot Size: 80,000 SF ±
- Reception Area
- Conference Rooms
- Numerous Offices
- Bullpen Area
- Kitchen/Breakroom Area
- (2) Sets of Restrooms
- Excellent Parking: 80 Surface Stalls
- Excellent location just off of the I-90/
Sprague Avenue exit behind Lowes.

Lease Rate: \$12.00/SF NNN

\$1,950,000

Sale Price: \$2,000,000

For More Information, Contact:

Jeff McGougan

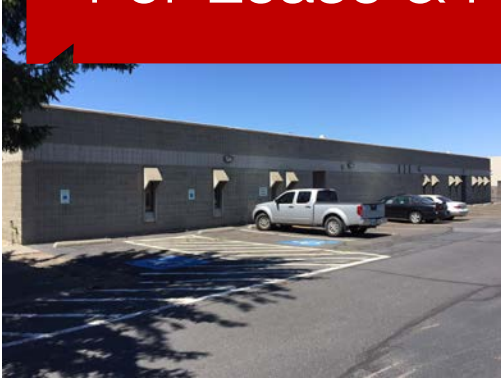
+1 509.622.3576 • jmcgougan@naiblack.com

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Black Commercial, Inc.
801 W. Riverside Ave, Suite 300
Spokane, WA 99201
+1 509 623 1000
naiblack.com

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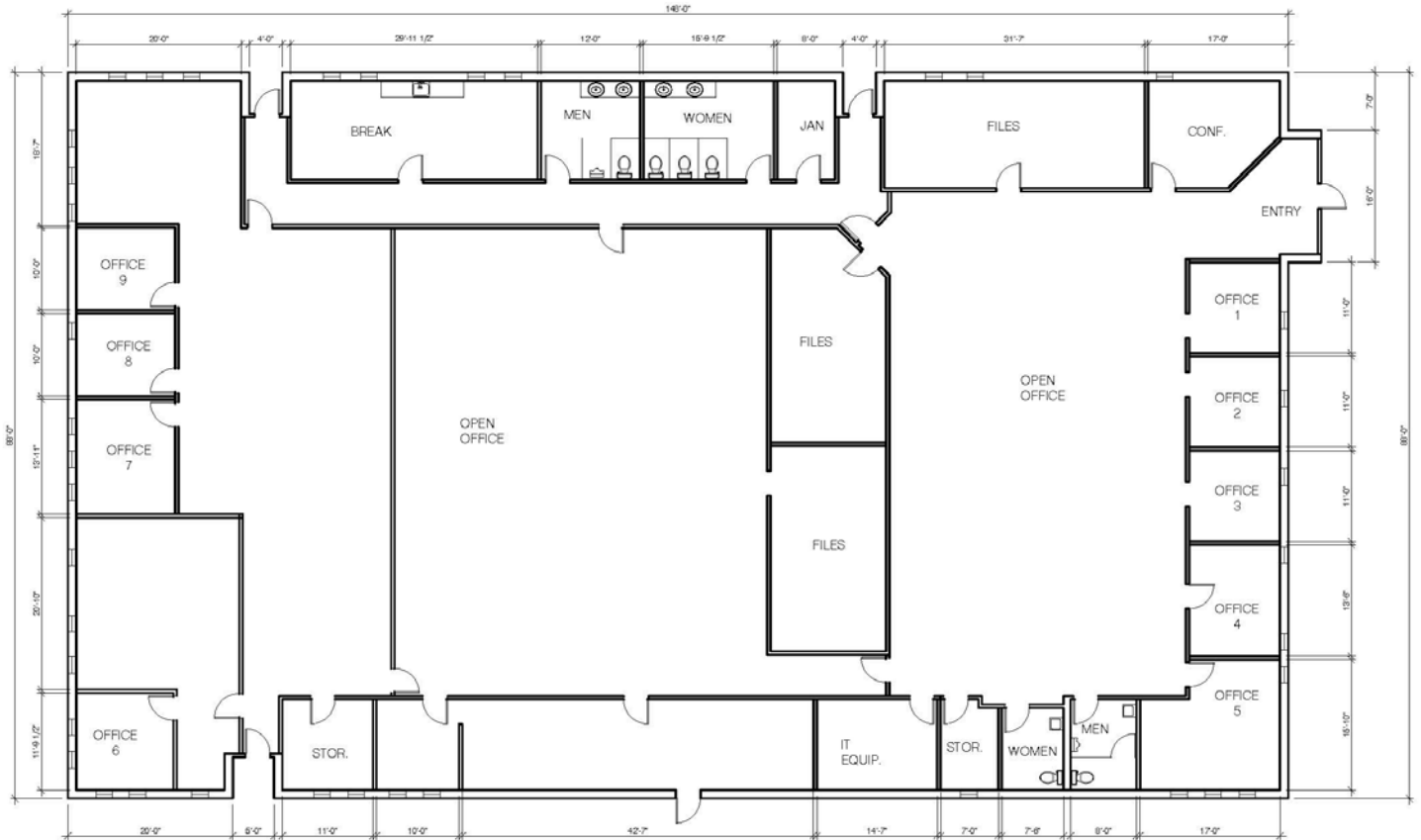
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5221 E. THIRD AVE - EXISTING PLAN
SCALE: 1/8" = 1'-0"
NORTH

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