

FOR LEASE



LOCATION:	Conveniently located just south east of Freya and Broadway. This location provides easy access to I-90, and is only minutes to Spokane Valley and City of Spokane Central Business District. Former location of Thompson Tile & Stone.
SITE:	A portion of a ±75,000 SF multi-tenant site; parcel # 35154.1202
ZONING:	City of Spokane, HI, Heavy Industrial
IMPROVEMENTS:	Total Available Area: ±26,155 SF Office/Showroom Area: ± 4,800 SF Warehouse Area: ±21,355 SF
Heat:	Office: HVAC Warehouse: Gas Radiant Heat
Construction Type:	Concrete Tilt
Age:	1980
Sprinklered:	Yes, dry system
Loading:	Dock and grade loading; see attached floor plan
Power:	TBD and verified by Tenant
Water & Sewer:	City of Spokane
Availability:	May 1, 2024
2024 NNN EXPENSES:	\$3,217.50/month; includes pro-rata share of real estate taxes, fire insurance, fire protection, snow removal, management/admin fees, repairs/maintenance, basic HVAC service, sewer, water & garbage.
LEASE PRICE:	\$19,880.00/Month/NNN (\$1.25/SF/Mo~Office & \$0.65/SF/Mo~Whse)

OFFICE SHOWROOM WAREHOUSE

| 3900 E. Alki Ave.,
Spokane, WA 99202

View
Location



MARK LUCAS, SIOR

509.755.7524

mlucas@kiemleahagood.com

TRACY LUCAS

509.755.7558

tracyl@kiemleahagood.com

**KIEMLE
HAGOOD**



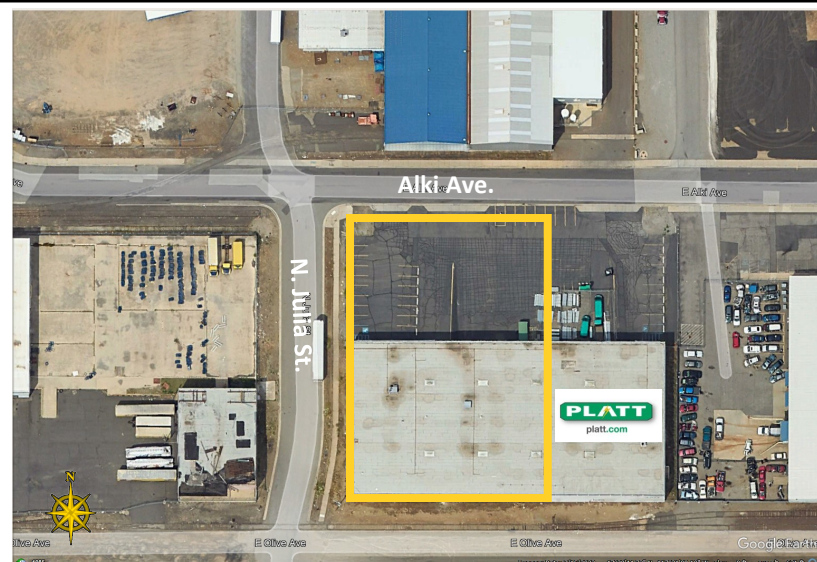
601 W. Main Ave., #400
Spokane, WA 99201

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. 04/09/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\AIKI E 3900.PUB

AERIALS



OFFICE & SHOWROOM / WAREHOUSE | 3900 E. Alki Ave., Spokane, WA 99202

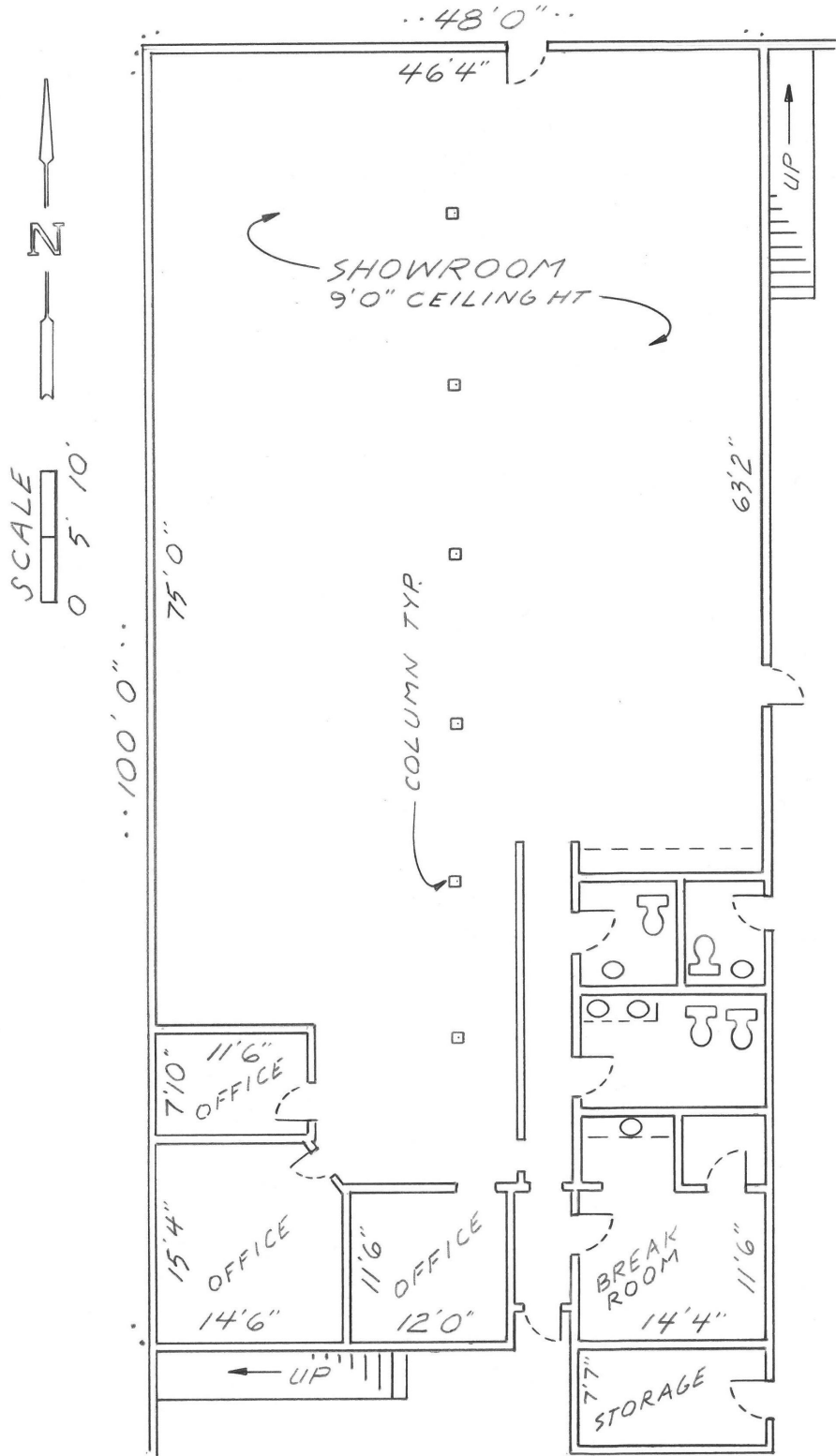


Kemle Hagood respects the Intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

FLOOR PLAN

3900 E. Alki Ave., Spokane, WA 99202

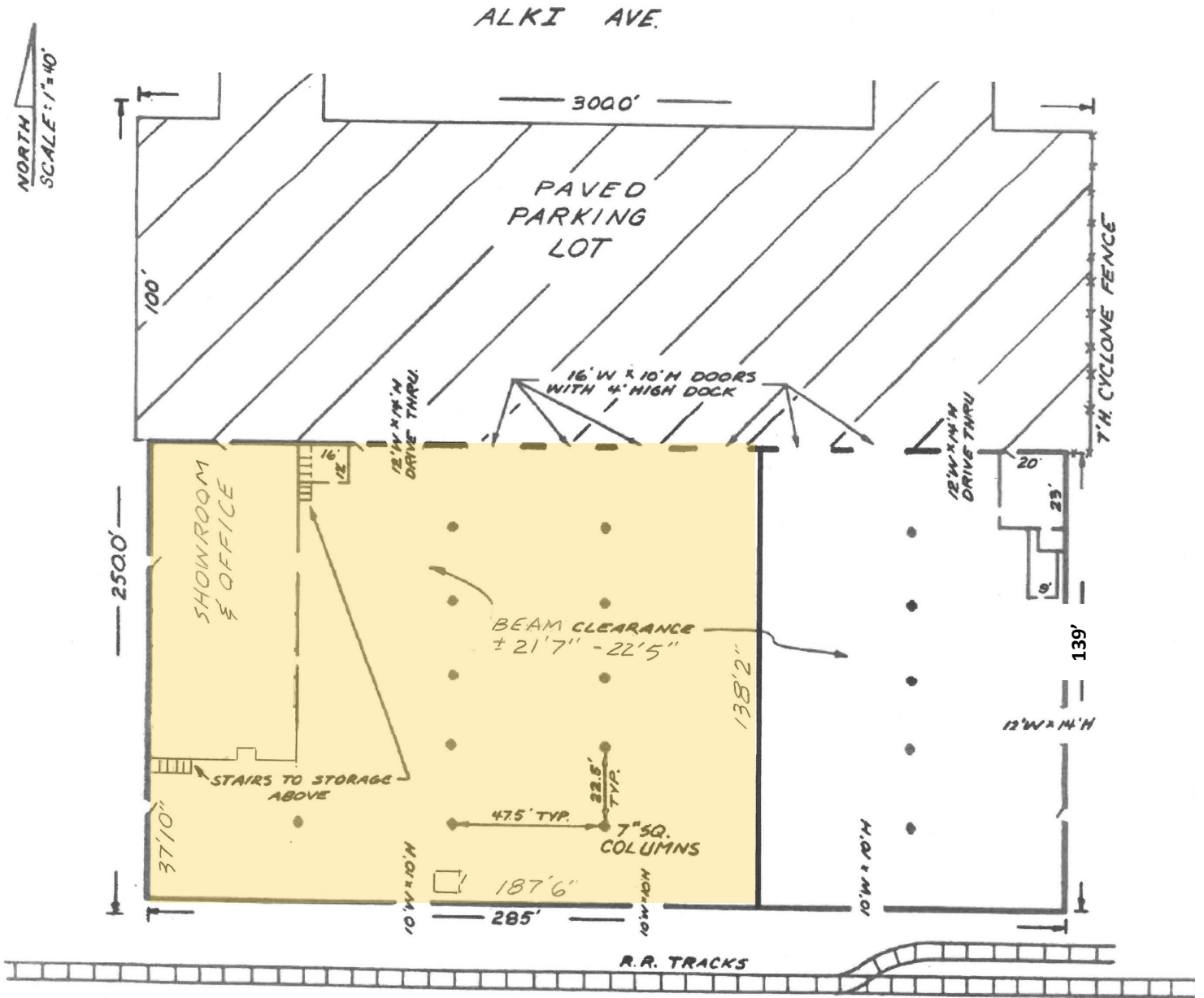
OFFICE / SHOWROOM



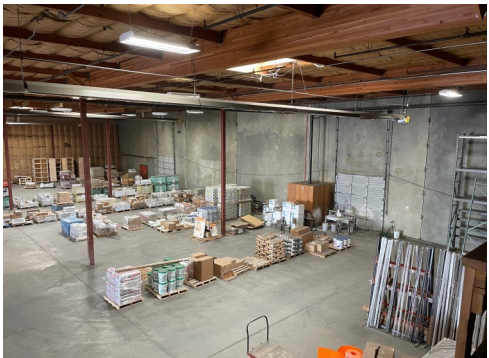
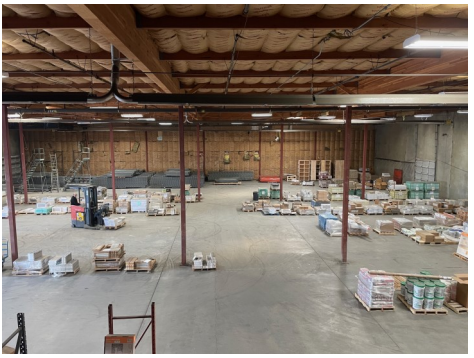
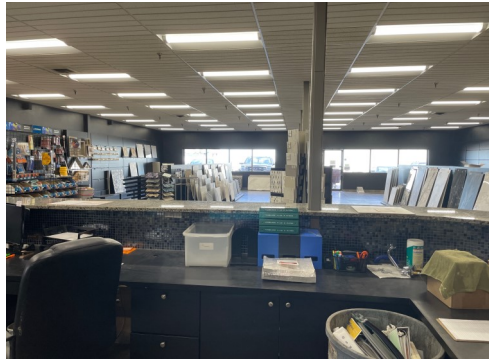
THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.

FLOOR PLAN

3900 E. Alki Ave., Spokane, WA



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



Office & Showroom Warehouse |

3900 E. Alki Ave.
Spokane, WA 99202

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

KIEMLE HAGOOD

MARK LUCAS, SIOR

509.755.7524 mlucas@kiemlehagood.com

TRACY LUCAS

509.755.7558 tracyl@kiemlehagood.com

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201