

FOR SUBLEASE



MIXED USE OPPORTUNITY! Bar, Restaurant, Retail or Warehouse Space!

RETAIL/WAREHOUSE FOR SUBLEASE

1517 E Sprague Avenue
Spokane, WA 99202

SUBLEASE DETAILS

Sublease Rate | \$3,500/Month (\$0.59 PSF)

~~\$4,500/Month (\$0.76 PSF)~~

Expense Type | NNN (Est. \$1.50 PSF)

Building Size | ±5,900 SF

Zoning | CC2

Parcel # | 35163.3708

Available | October 1, 2025

Sublease Term | Expires April 30, 2027



JAY CARSON | 509.862.5454
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**KIEMLE
HAGOOD**

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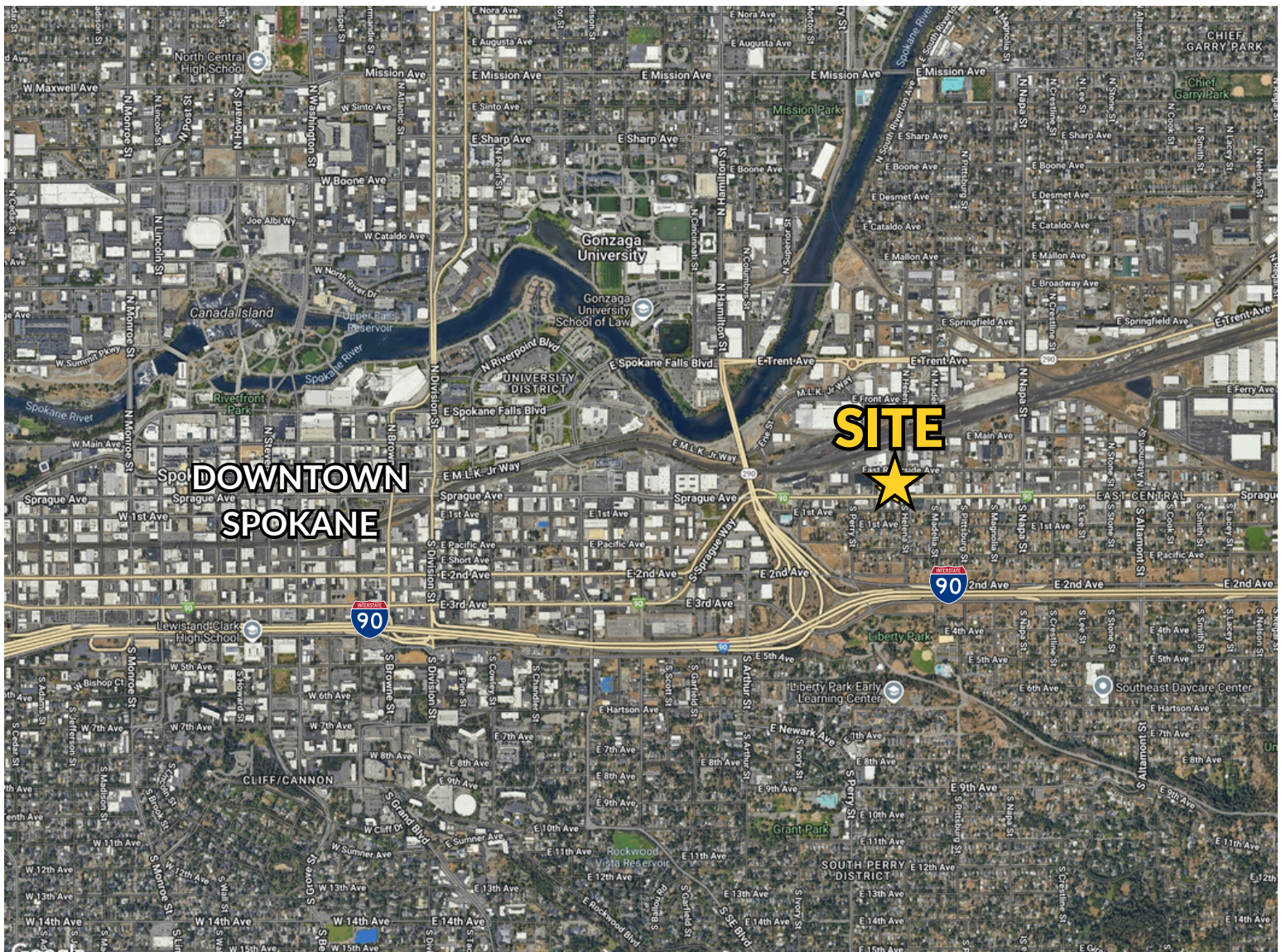


BUILDING FEATURES

- One (1) Private Office
- Two (2) Restrooms
- Reception | Sales Counter
- Storage room
- Remainder Open
- Two (2) Drive-In Overhead Doors
- 16 ft. Ceilings in front portion
- 12 ft. Ceilings in back portion

BUILDING PHOTOS





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VIEW LOCATION



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SPOKANE, WA 99201