



OFFICE SPACES FOR LEASE

725 N. Stanley St.,
Medical Lake, WA 99022

LOCATION:	Located 13 miles west of City of Spokane's Central Business District in Medical Lake at the corner of SR 902 and Stanley Street.
SITE:	±49,264 SF; parcel #14076.4101
ZONING:	City of Medical Lake, C-1, Commercial
IMPROVEMENTS:	Total Available Area: ±7,710 SF Main Floor Suite B: ±1,710 SF Lower Level Suite: ±6,000 SF, formerly Rockwood Clinic Heat & Power: Avista Utilities Sewer & Water: Medical Lake Public Works Department Construction Type: Concrete with new composite roof in 2024 Age: 2005 Parking: Paved surface lot with ±42 car parks plus 4 handicapped Availability: Immediately
LEASE PRICE:	\$12.00/SF/YR/NNN
NNN:	\$4.88/SF/YR estimated for 2026 Building also available for sale. Total Building SF: 12,484 on two floors per architectural plans available to qualified purchaser.

**View
Location**



MARK LUCAS, SIOR

509.755.7524

mlucas@kiemleahagood.com

TRACY LUCAS

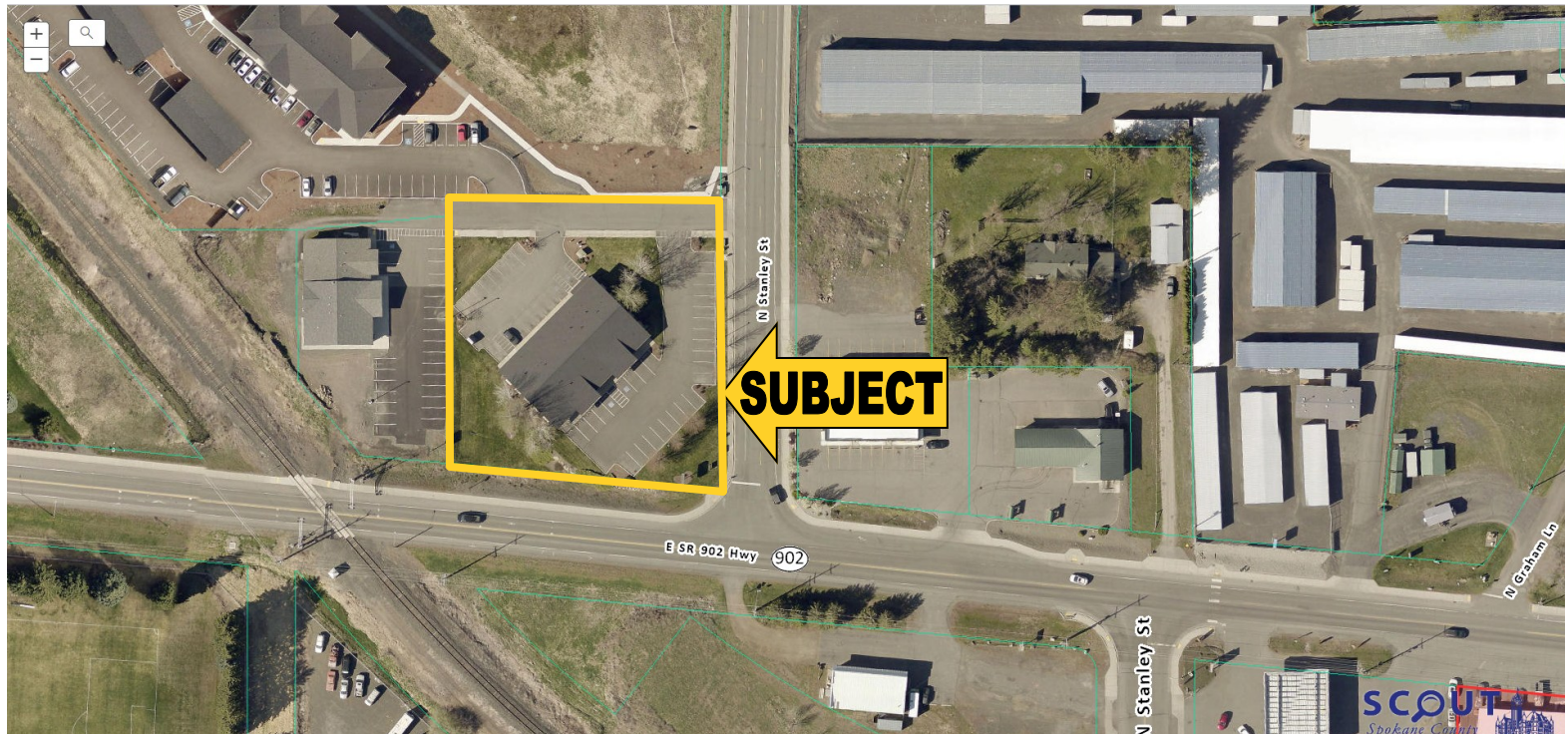
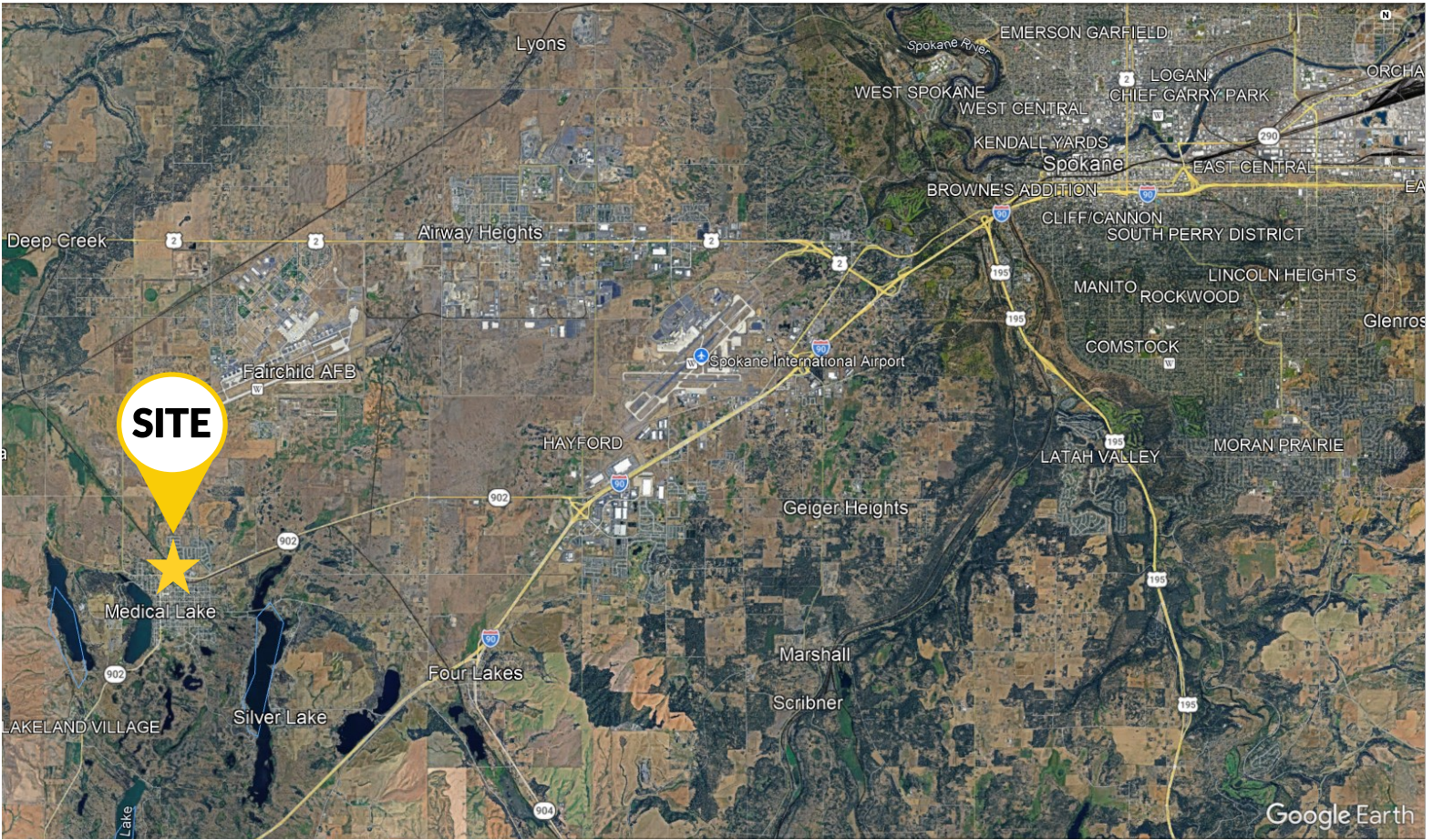
509.755.7558

tracyl@kiemleahagood.com

**KIEMLE
HAGOOD**

LOCATION

725 N. Stanley St.
Medical Lake WA 99022



Tracy Lucas | 509.755.75258 or tracyl@kiemlehagood.com

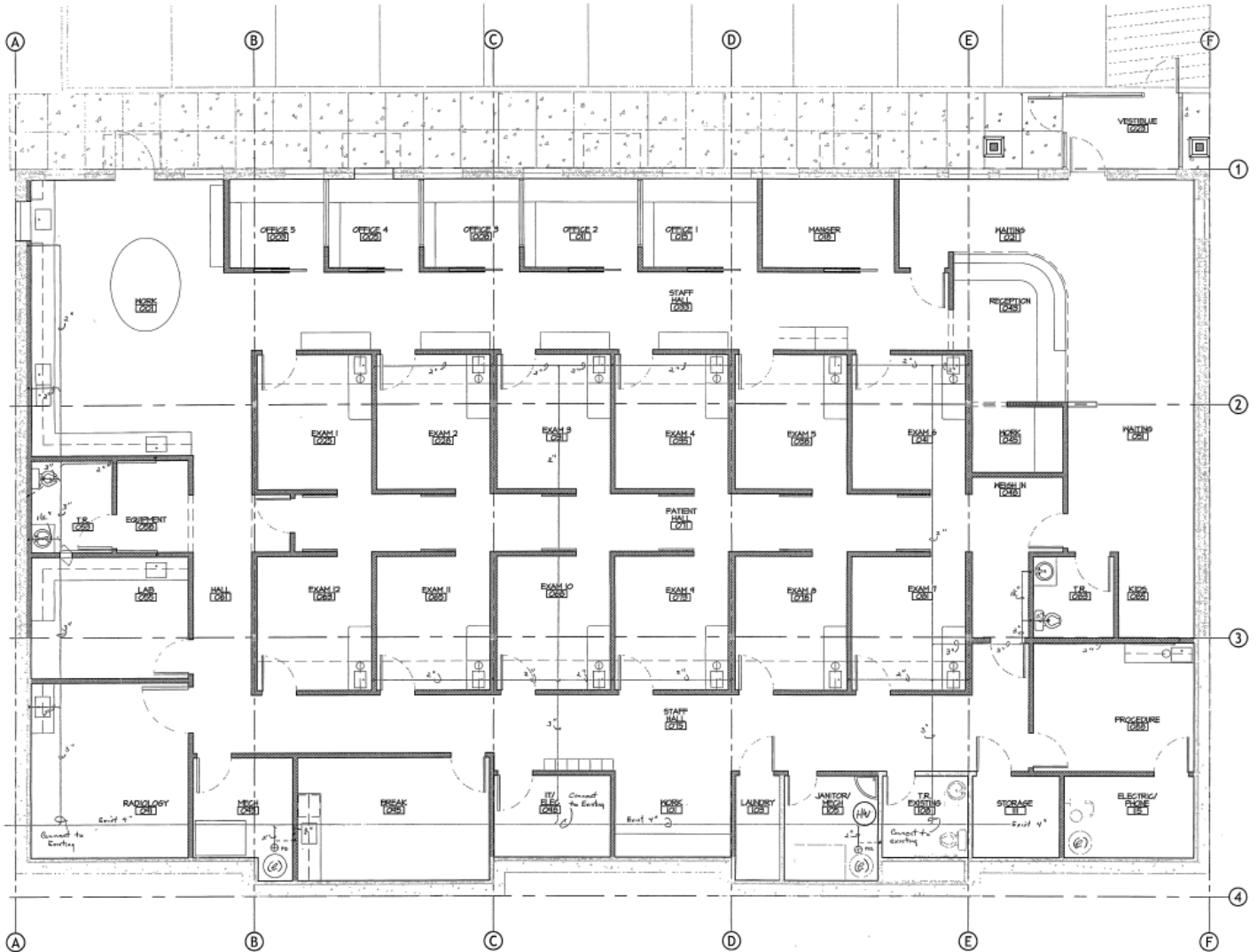
Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

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FLOOR PLAN LOWER LEVEL

725 N. Stanley St.
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THIS PLAN IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehgood.com
Tracy Lucas | 509.755.7558 or tracyl@kiemlehgood.com

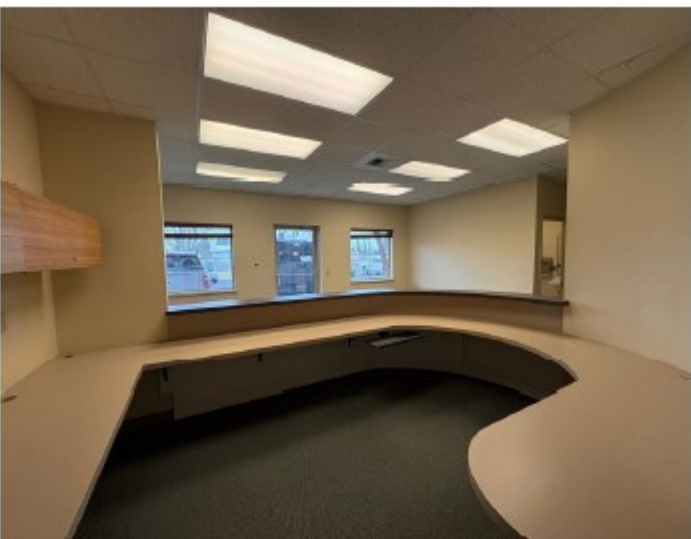
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725 N. Stanley St.
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SUITE B

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LOWER LEVEL OFFICE SUITE

725 N. Stanley St.
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