

For Sublease  
**Medical/Office**  
3,200± SF

**NAI**Black



5% Procuring Broker Fee on Sublease Term through May 31, 2027, then 3% thereafter.

## 1120 North Pines

Spokane Valley, Washington 99206

### Property Description

Available Space (Ste. A): 3,200± SF

- Add'l. Basement Storage (no charge): up to 1,500± SF

Amenities:

- Lobby/Waiting & Reception
- Exam/Treatment/individual offices
- Work/Copy/Filing Room
- Kitchenette
- Private RR's
- Common Area ADA RR's (Men's & Women's)

Car Parks: 21

Signage: Pylon Sign

- SE Corner of Boone Ave. & Pines Rd
- ADT: 28,700 VPD

Parcel No.: 45152.1411

Zoning: Corridor Mixed Use (CMU)

Located 2-blocks from Valley Hospital

Current Term expires May 31, 2027 with option to extend another 3 years.

Landlord is willing to extend the term for a new tenant at \$13/SF/Yr. NNN

Estimated NNN's: \$4.86/SF/Yr or \$1,295/mo. (excludes separately metered electricity, gas & janitorial within the premises)

**Sublease Rate: \$2,700/month NNN (\$10.13/SF/Yr. NNN)**



For more information

**Mark C. McLees**

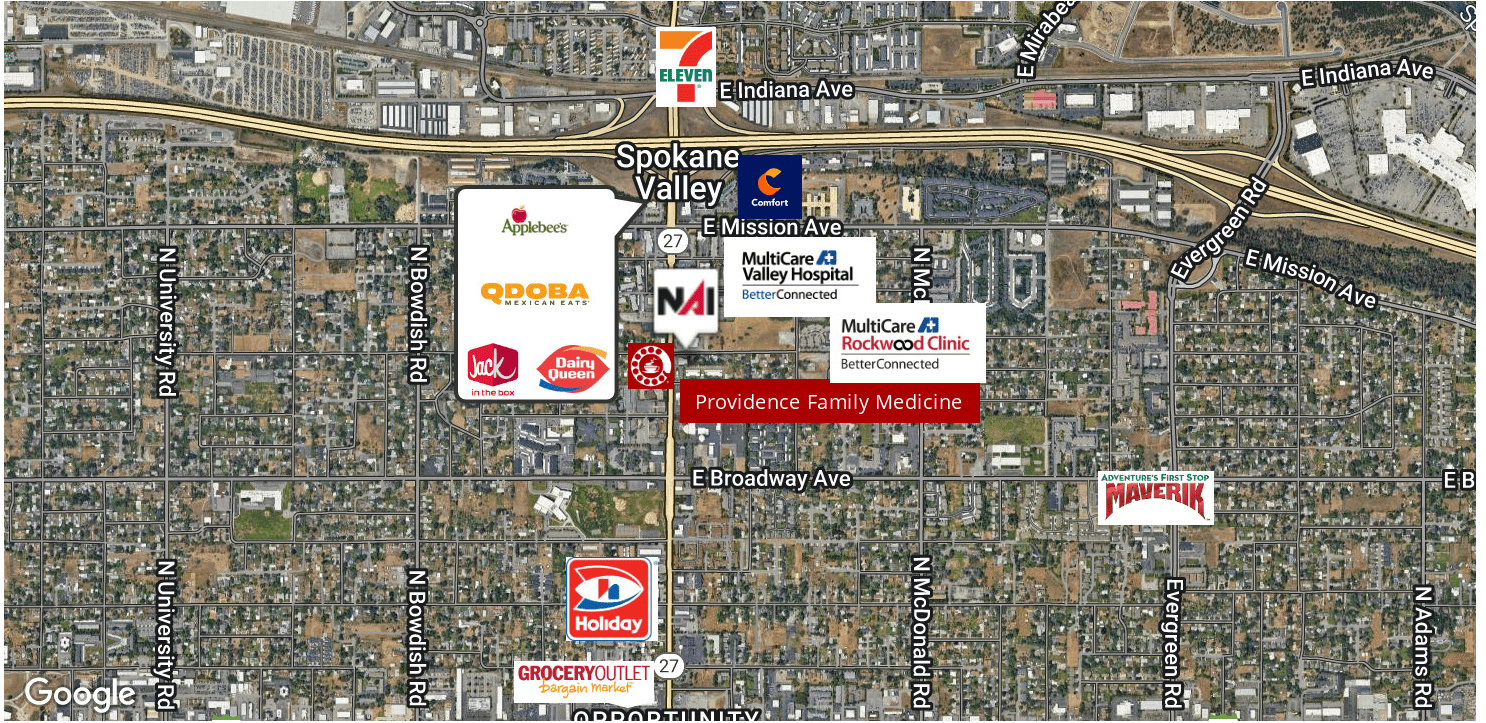
O: 509 622 3554

[mmclees@naiblack.com](mailto:mmclees@naiblack.com)

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[naiblack.com](http://naiblack.com)

For Sublease  
**Medical/Office**  
Site Information



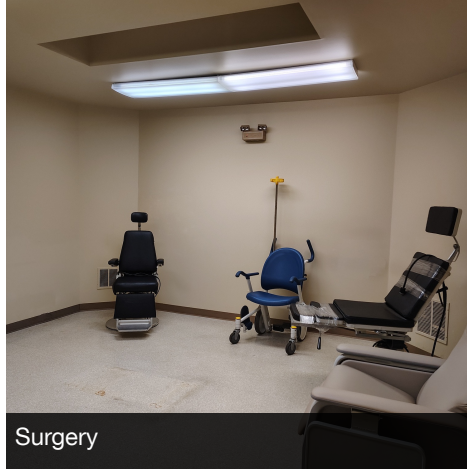
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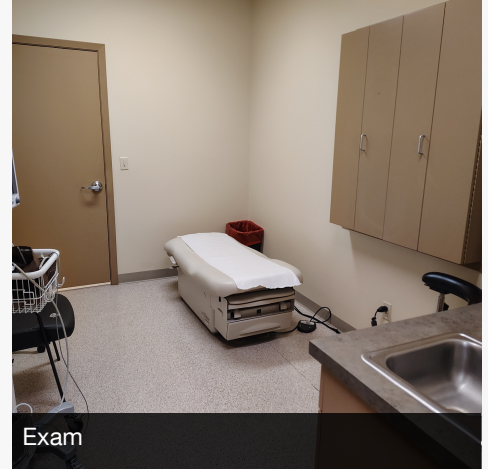
For Sublease  
**Medical/Office**  
Interior Photos



ASC Waiting Room



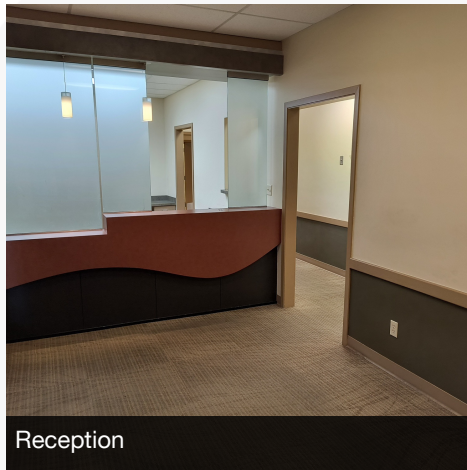
Surgery



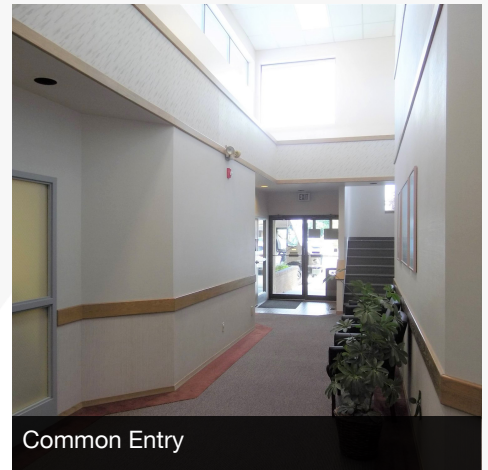
Exam



Lobby



Reception



Common Entry



Wide Hallway

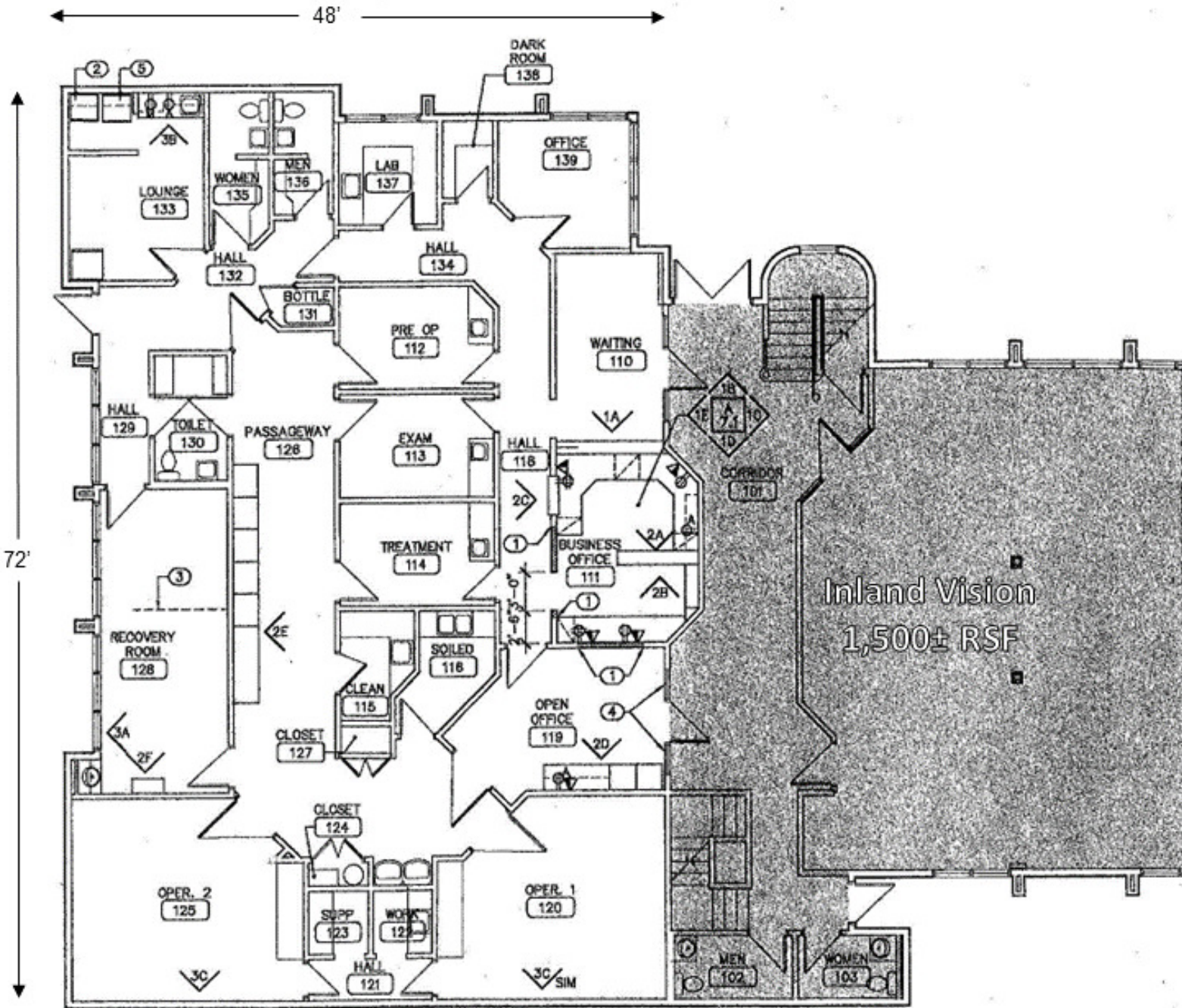


Standard Hallway

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For Sublease  
**Medical/Office**  
 Floor Plan



**N**  
**T**  
**FIRST FLOOR PLAN**  
 Scale: 1/8" = 1'-0"

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