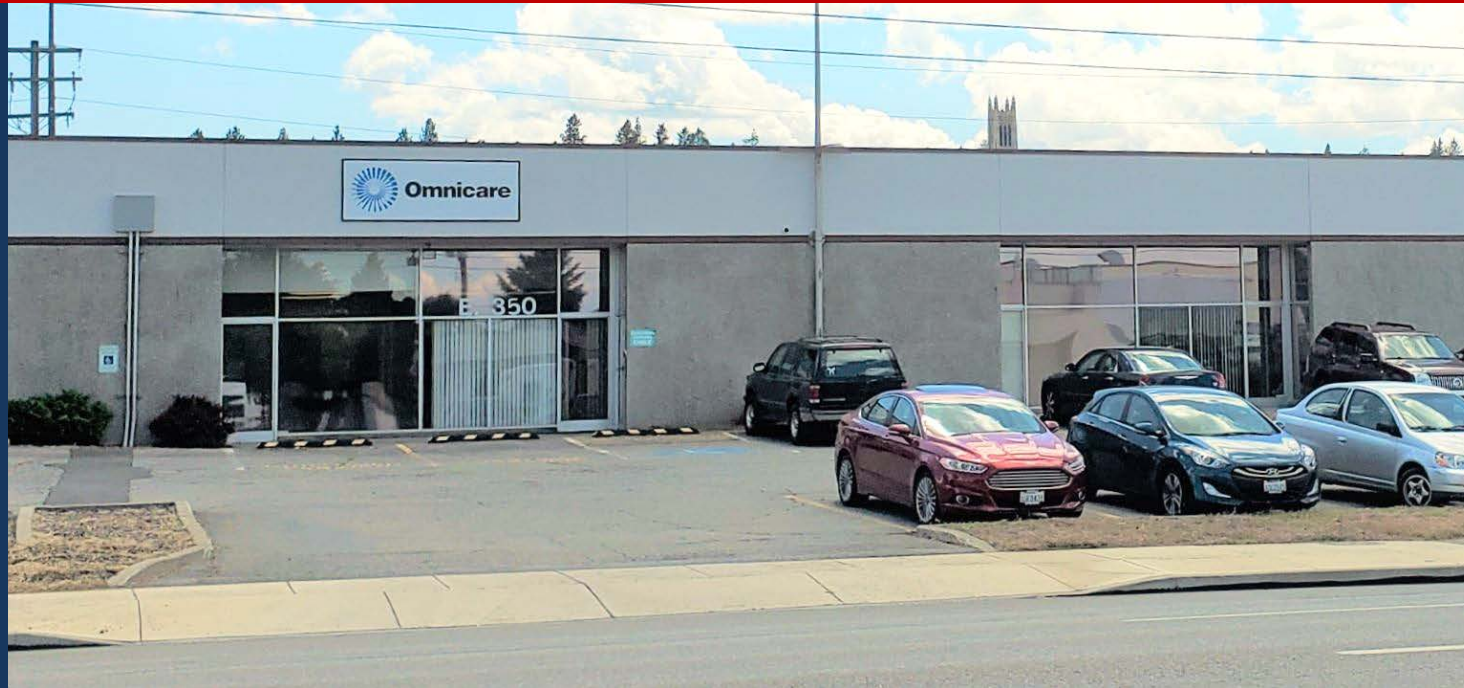


# Downtown Industrial / Flex / Pharmacy

350 E. 3<sup>rd</sup> Ave | Spokane, WA 99202

**FOR LEASE:**  
Downtown  
Spokane  
*Industrial /  
Flex /  
Pharmacy*



For information, contact:

*Ryan Clifford*  
**(509) 456-2530**

Lease Type: NNN  
\$16,500/Mo + NNN

Clifford Enterprises  
818 W. Riverside Ave.  
Suite 660  
Spokane, WA 99201

## PROPERTY FEATURES:

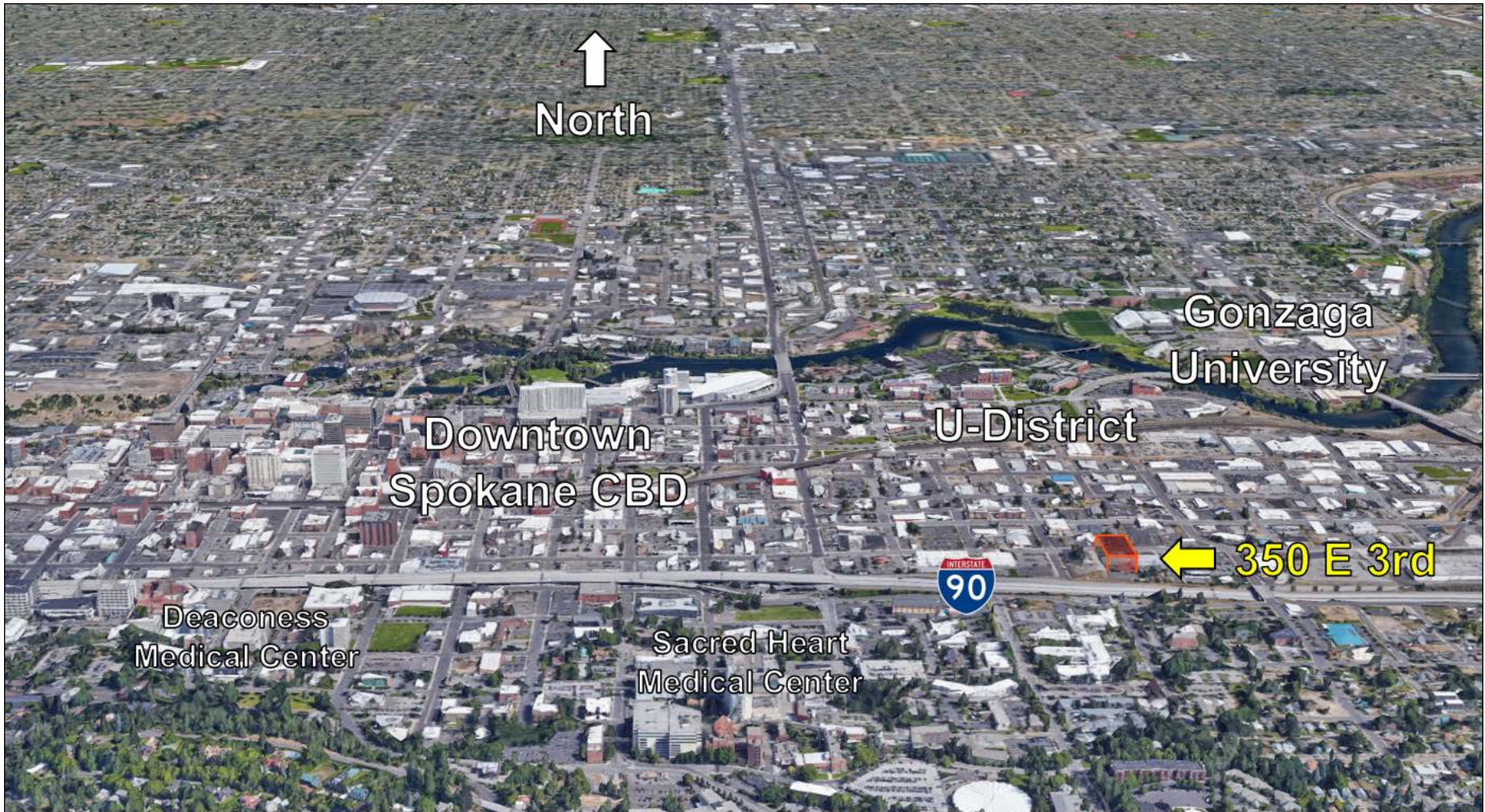
- Fortune 5 maintained facility (CVS Health), first time on the market in over 20 years
- Excellent downtown location near I-90 interchange at Division ("University District")
- ±13,750 SF with 51+ parking spaces (27 front & 24+ secured in rear), on bus route.
- ±6,350 SF office area; ±4,100 SF lab / secure finished space; ±3,300 SF warehouse / utility
- Grade level truck door, secure parking or storage in rear; 800 Amp, 3 Phase power
- NNN: 2023 RE Tax - \$0.92/sf/yr; + Ins, Utils, Maint.

The above statement was made based upon information furnished by the owner or from sources which we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.

**CE**  
**CLIFFORD  
ENTERPRISES**

**Excellent Location**

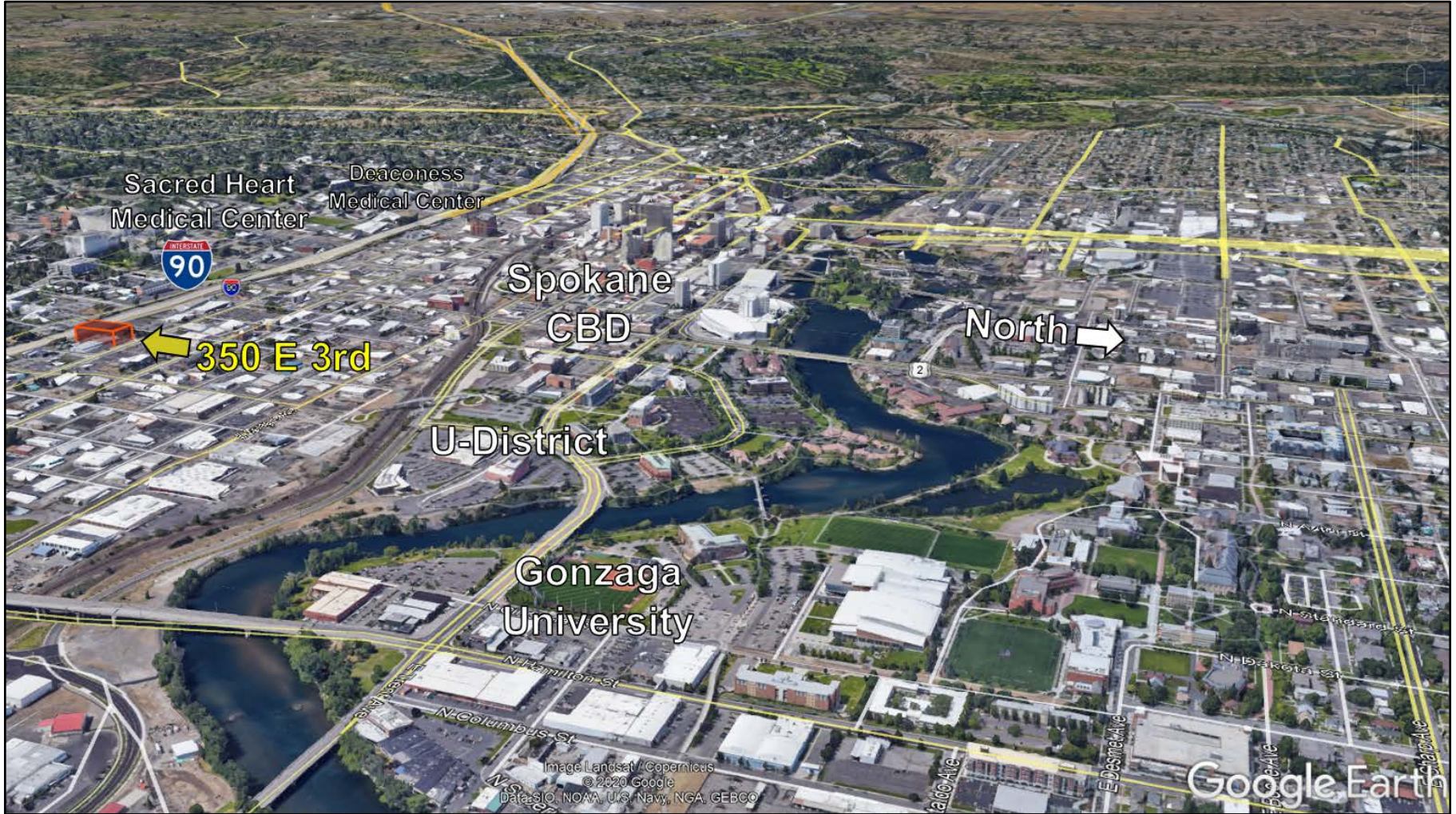
U-District Info: [www.spokaneudistrict.org](http://www.spokaneudistrict.org)



**CE**

**CLIFFORD  
ENTERPRISES**

# Excellent Location



CE

CLIFFORD  
ENTERPRISES

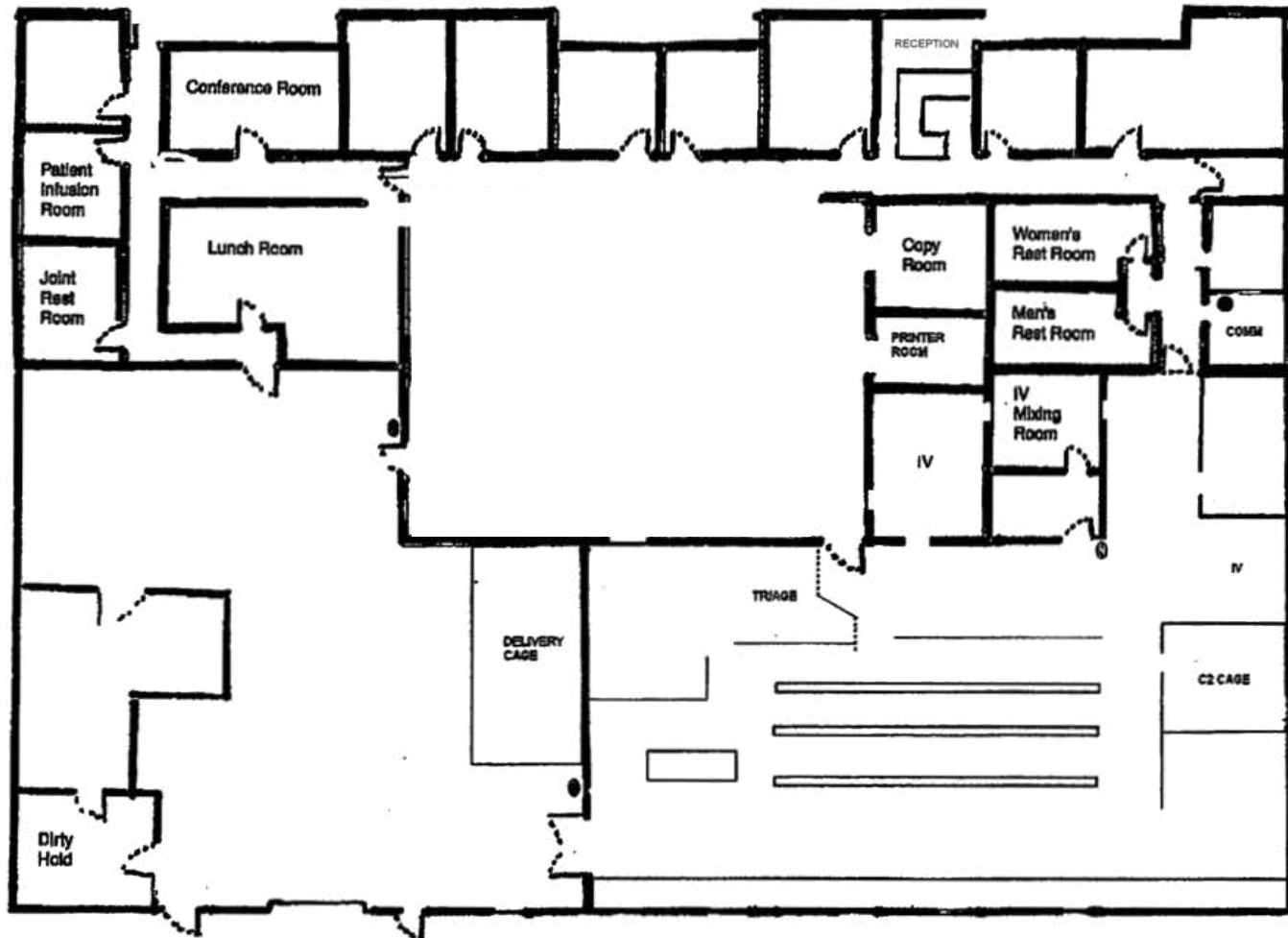
# Overhead (SW Facing)



CE

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# 350 E. 3rd Ave. Floorplan



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# 350 E 3rd Ave Floorplan



Legend:



Office



Warehouse



Lab



Restrooms