

For Sublease
Office
1,500± SF

NAIBlack



5% Procuring Broker Fee on Sublease Term through September 31, 2028, then 3% thereafter.

1120 North Pines

Spokane Valley, Washington 99206

Property Description

Available Space (Ste. D): 1,500± 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 September 31, 2028 with option to extend another 5 years.

Estimated NNN's: \$4.86/SF/Yr or \$608/mo. (excludes separately metered electricity, gas & janitorial within the premises)

Sublease Rate: \$1,550/month NNN (\$12.40/SF/Yr. NNN)



For more information

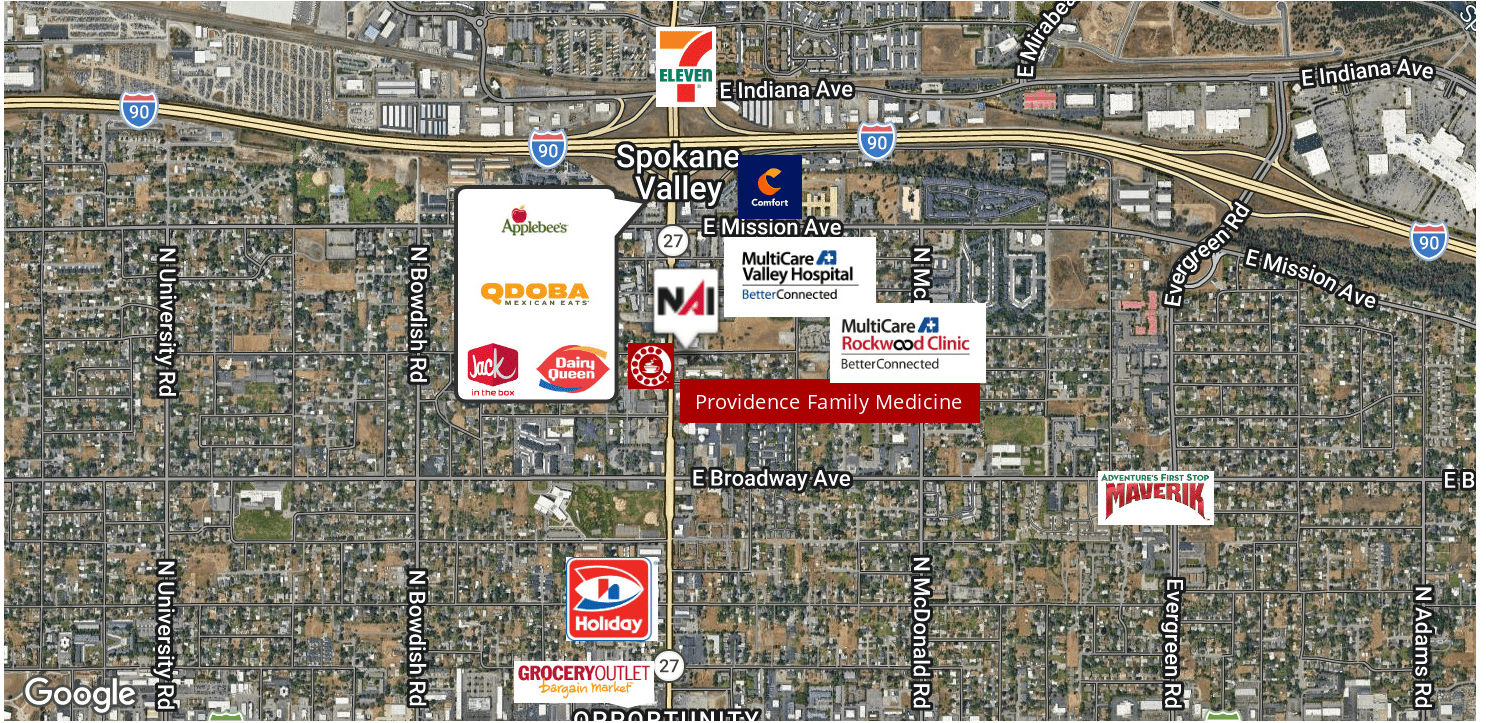
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For Lease
Office
Suite D Interior Photos



Hallway



Reception



Treatment or Conference



Typical Office



Extended Waiting Rm



Kitchenette 1

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