



Investment Property – 7 Year Lease Term – Strong Regional Tenant

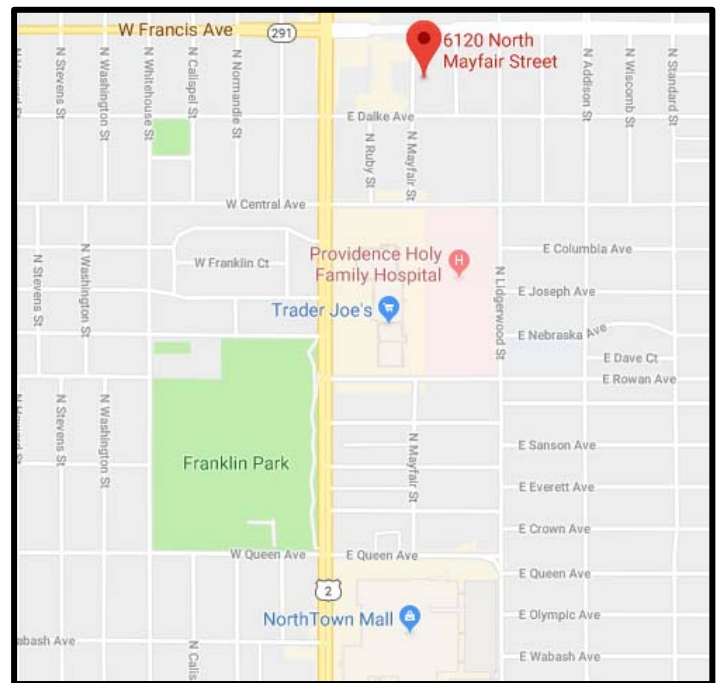
## Mayfair Office Center

6120 N. Mayfair Street, Spokane, Washington

### Property Features

- 11,919 SF +/- Office Building
  - 7,946 SF +/- Above Grade
  - 3,973 SF +/- Below Grade
- Parcel Size: 22,500 SF +/-
- Zoning: RHD-70
- Two Blocks from Holy Family Hospital
- Newer Roof & Energy Efficiency Updates
- Elevator with Complete Service Records
- 46 Parking Spaces in Well Maintained Lot
- Building Fully Leased
- 6.8 Cap Rate
- Seven Year Lease with Annual Rent Increases to Established Regional Tenant
- Tenant Has Long Term Government Contract to Provide Home Health Services in the Region
- Three 5 Year Option Clauses Could Provide a Solid Long Term Tenant
- Recent Interior Upgrades on all Three Levels

**Sale Price: \$1,600,000**



**For More Information, Contact:**

**Don Jamieson** +1 509 362 3401  
djamieson@naiblack.com

**Dennis Naccarato** +1 509 879 5575  
dennisnaccarato57@gmail.com



For More Information, Please Contact:

**Don Jamieson**  
+1 509 362 3401  
djamieson@naiblack.com

**Dennis Naccarato**  
+1 509 879 5575  
dennisnaccarato57@gmail.com