

For Lease

# High Visibility Retail



## 6005 N Division Street

Spokane, Washington 99208

### Property Description

Space Available: 5,166 SF.

Space Dimensions: 115' frontage X 45' deep.

- 9'10" Ceiling Height.

Build-Out:

- Private Kitchenette, Locker & ADA RR.
- 2-ADA Customer Restrooms.
- 500 SF+/- Storage, Inventory & Office Room.
- Rear 2-Door Delivery Access.
- Janitorial, Data, and Addn Stock Rooms.

Visibility: 39,000 ADT

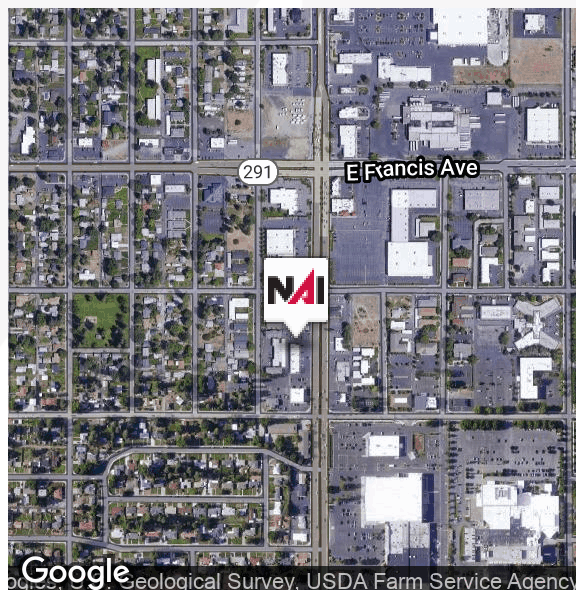
- Large Pylon Signage (3X Panel).

Parking: 37 car parks.

Neighbors: Metro PCS, Sleep Number, Rite Aid, Louisville Laser & Spa, Urgent Care Center, Tomato Street, Little Caesars, AT&T, Verizon, Petco, Jack in the Box, Arby's, Dollar Tree.

**Lease Rate: 17/SF/Yr. (\$7,300/mo) NNN.**

- NNN's = \$6.59/SF/Yr. (\$2,837/mo).



For more information

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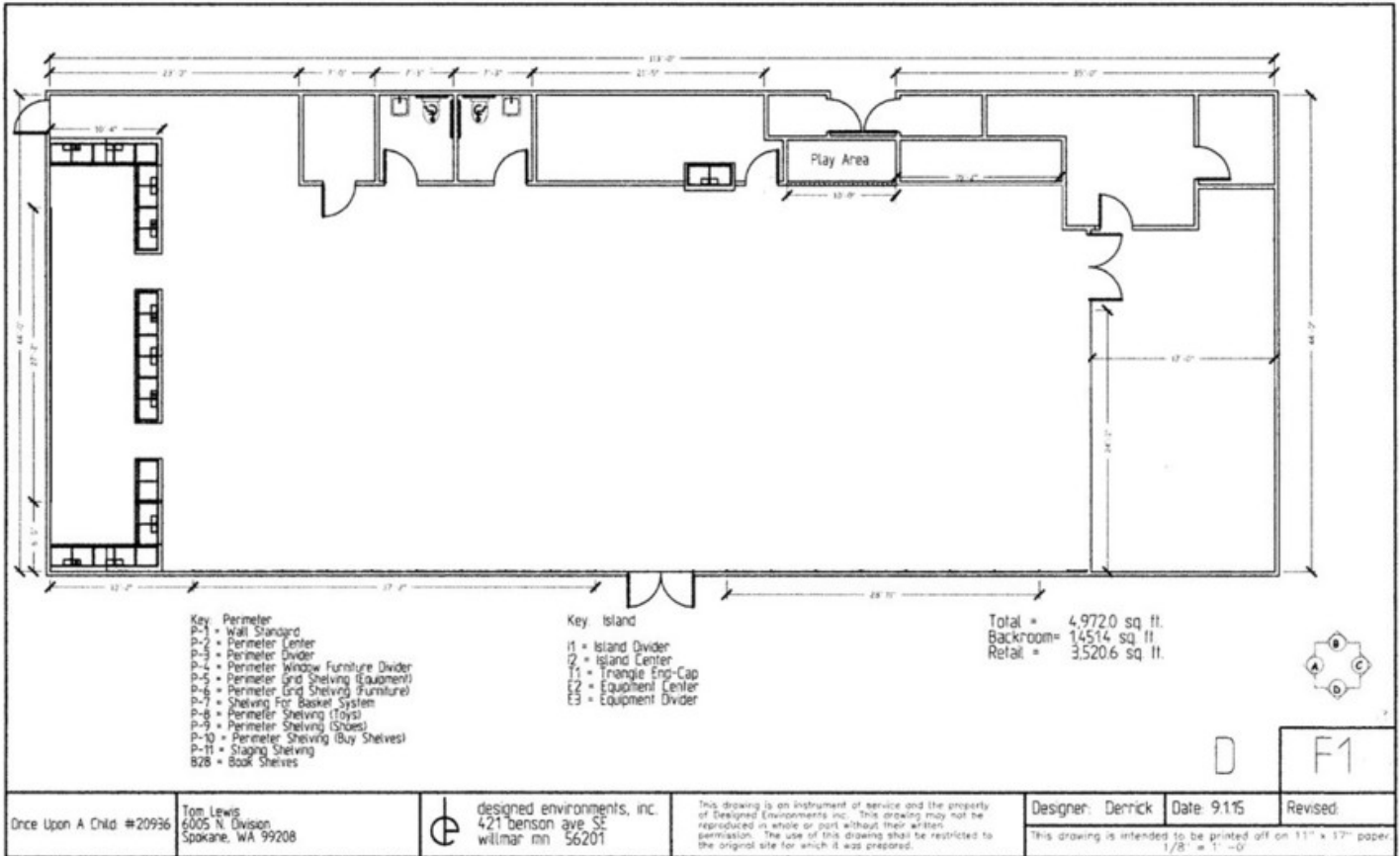


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