

OFFICE / WAREHOUSE FOR LEASE N. 522 FISKE SPOKANE, WA 99202



LOCATION: Situated 2 blocks west of Freya and 5 blocks north of Sprague. This facility offers good freeway access and is only minutes from Spokane's Central Business District and the Spokane Valley.

SITE: A portion of a ±12,500 sq.ft. site. (Parcel No. 35153.0901)

ZONING: City of Spokane H-I, Heavy Industrial

IMPROVEMENTS:

Construction Type:	Concrete Block
Age:	1978
Bldg. Footprint Area:	±6,200 SF
Power:	Building served by 2-200 amp 120-208V, 3 phase panels.
Note:	Owners are licensed real estate agents in the State of Washington.

	<u>SUITE #2</u>
TOTAL SUITE AREA:	±797 SF
OFFICE AREA:	0
WAREHOUSE AREA:	±797 SF (49¢/SF)
GRADE LEVEL DOORS:	1 (12'W x 14'H) with electric opener.
HEAT:	One gas fired unit heater.
BASE RENT:	\$392.00/mo/NNN
EST. CAM/NNN:	\$83.00/mo/NNN (\$0.0947/sf/mo)
TOTAL RENT:	\$475.00/mo
COMMENTS:	Sublease through 4/30/2010. Longer term available.

(Please See Attached Floor Plan and Aerial Map)

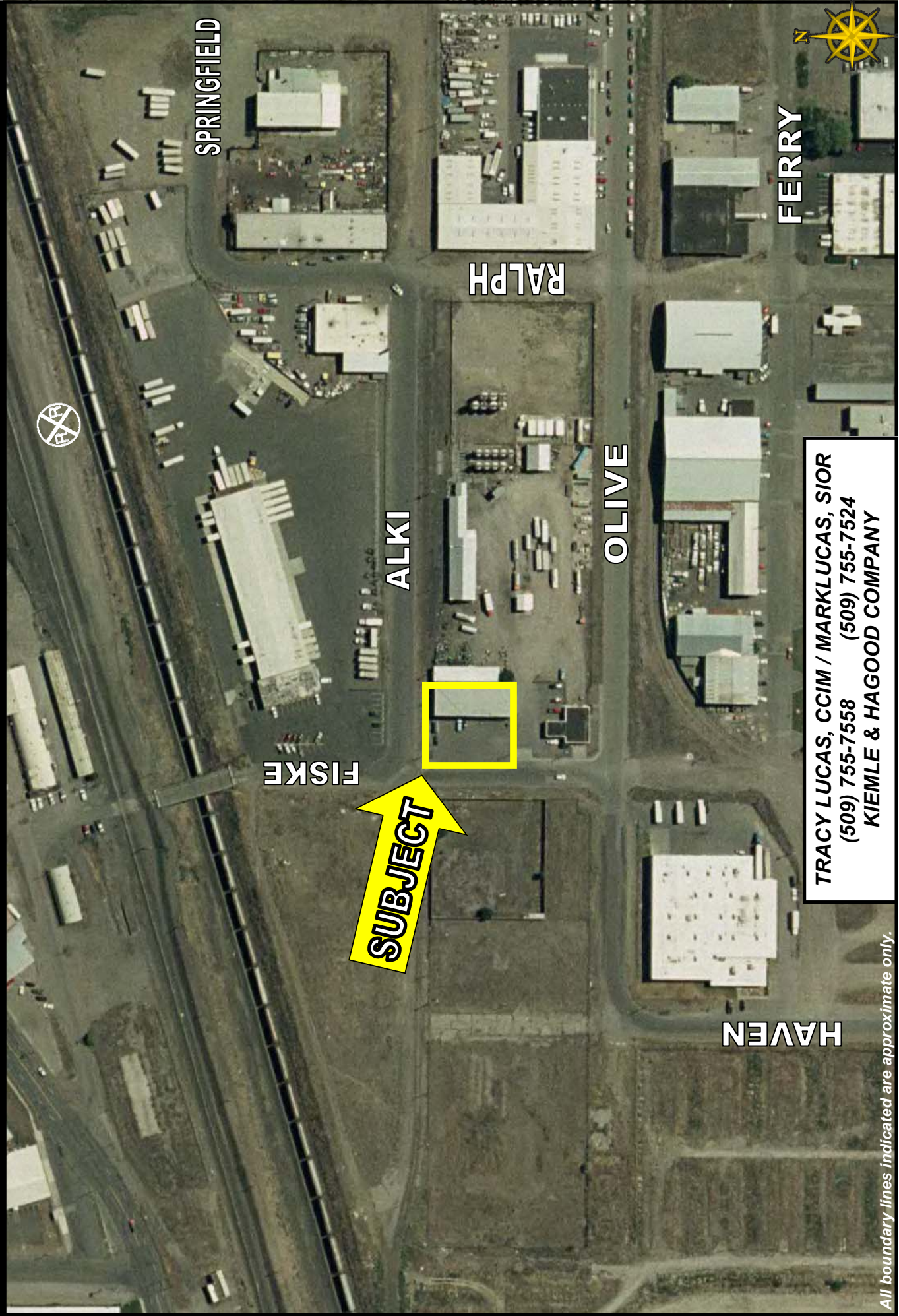
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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 3/20/09/Im J:\Brokers\Lucas Docs\Flyers\Fiske N 522.doc

N. 522 FISKE
SPOKANE, WA 99202



SPRINGFIELD

FISKE

ALKI

RALPH

OLIVE

FERRY

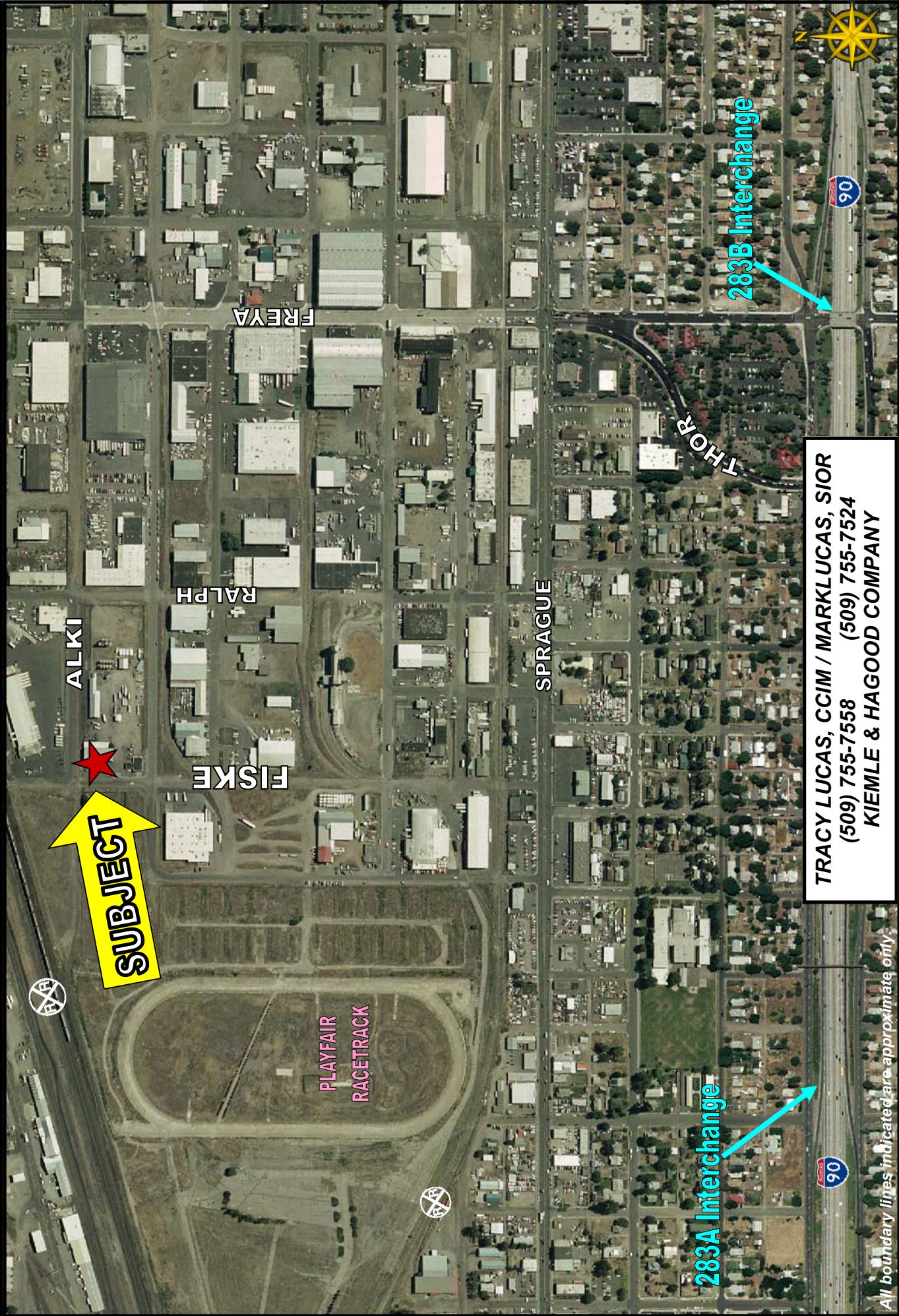
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All boundary lines indicated are approximate only.

N. 522 FISKE
SPOKANE, WA 99202



SUBJECT

ALKI

FISKE

RALPH

FREYA

SPRAGUE

THOR

PLAYFAIR
RACETRACK

283A Interchange

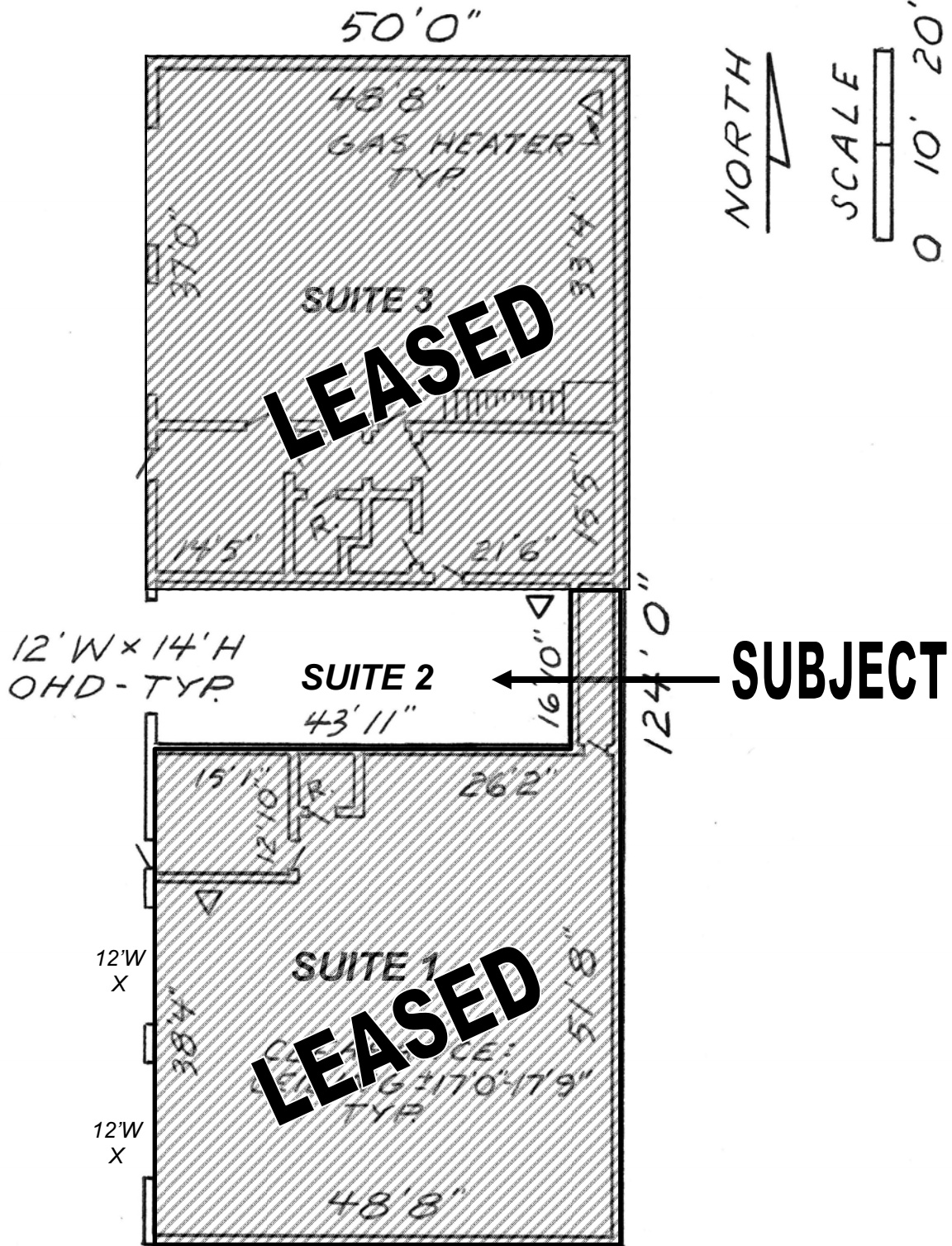
283B Interchange

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**N. 522 FISKE, SUITE 1
SPOKANE, WA 99202**

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FLOOR PLAN