

For Sale
Fully Leased NNN Investment



1425 N Washington St

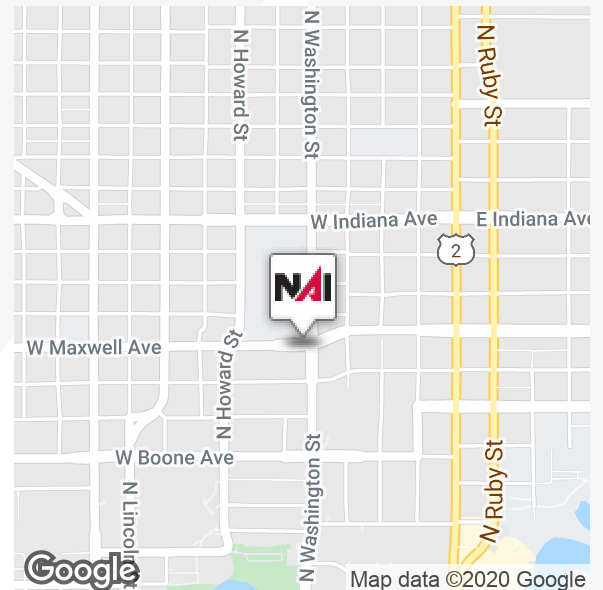
Spokane, Washington 99201

Property Description

- Building Size: 32,980 RSF ±
- Lot Size: 71,319 SF +/- (1.64 Acres +/-)
- 150 Car Parks
- Brand New 10 Year, 4 Month NNN Lease with 3 % Annual Rent Increases
- Tenant is American Medical Response (AMR)
- Consolidation of (3) AMR locations into (1) location with \$1,400,000 of New Tenant Improvements
- Lease Guaranteed by AMR HOLDCO, Inc., a Delaware company owned by KKR Company (Kohlberg, Kravis, Roberts & Co.)
- NOI: \$252,000
- Cap Rate: 5%
- \$151.61/SF
- Lease Rate Well Below Market Rent
- Selling Entity Contains a Licensed Real Estate Broker in the State of Washington

Click here for more about AMR: www.amr.net/about

Sale Price: \$5,000,000



For more information

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