

**OFFICE / WAREHOUSE
FOR LEASE
211 W. 2ND AVENUE
SPOKANE, WA 99201**

**Lease Price
Reduction!**



- LOCATION:** Well located near the Central Business District, just west of Division and east of Washington on 2nd Avenue. This property offers good access to I-90.
- SITE:** A portion of a multi-tenanted site (a portion of parcel # 35191.1105)
- ZONING:** City of Spokane, DTG-Downtown General
- IMPROVEMENTS:**
- | | |
|-----------------------------|--|
| Total Main Floor Area: | ±4,723 SF |
| Office Area: | ±1,509 SF |
| Warehouse Area: | ±3,214 SF |
| Mezzanine Storage Area: | ± 518 SF |
| Heat: | Office: Wall mounted forced air electric |
| | Warehouse: 1 gas fired unit heater |
| Grade-Level Overhead Doors: | One - 12'W x 12'H, accessed from paved alley |
| Power: | 220 volt three phase |
| Warehouse Clearance: | Domed ceiling; maximum clearance ±19'9" |
| Construction Type: | Metal/Pre-Engineered Steel |
| Age: | 1947 |
| Power: | 220 volt three phase |
| Utilities: | Average gas & electric \$525.00/Mo. Usage will vary. |

**2010 ESTIMATED
NNN EXPENSES:
LEASE PRICE:**

2010 Real Estate Taxes \$2,084.00 per year for this area.
~~\$1,198.00~~ \$999.00/Mo/NNN with 5% annual increases (Whse @ ±15¢/SF/Mo/NNN;
Office @ ±34¢/SF/Mo/NNN)

(Please See Attached Aerial & Site Plan)

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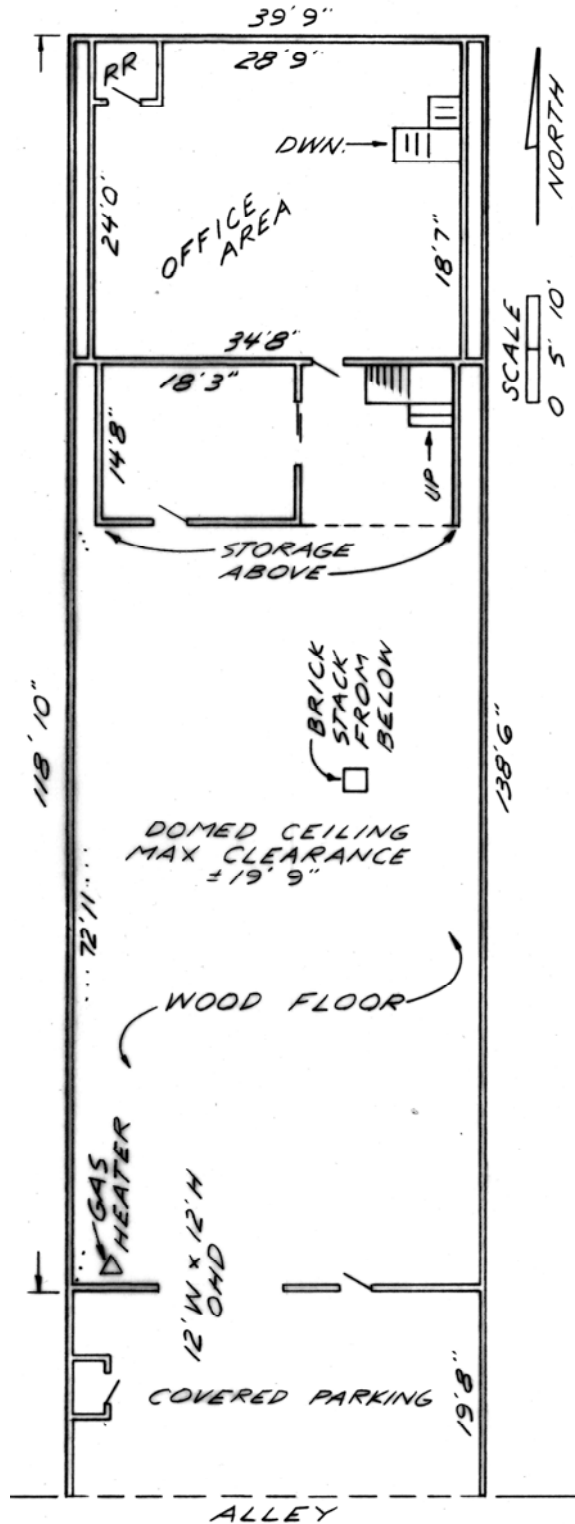
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FLOOR PLAN