

Downtown Industrial / Flex / Pharmacy

350 E 3rd Ave | Spokane, WA 99202

FOR LEASE:
Downtown
Spokane
*Industrial /
Flex / R&D
(Former Pharmacy)*

For information, contact:

Ryan Clifford
(509) 456-2530
Contact for Lease Rates

Lease Type: NNN

Clifford Enterprises
818 W. Riverside Ave.
Suite 660
Spokane, WA 99201



PROPERTY FEATURES:

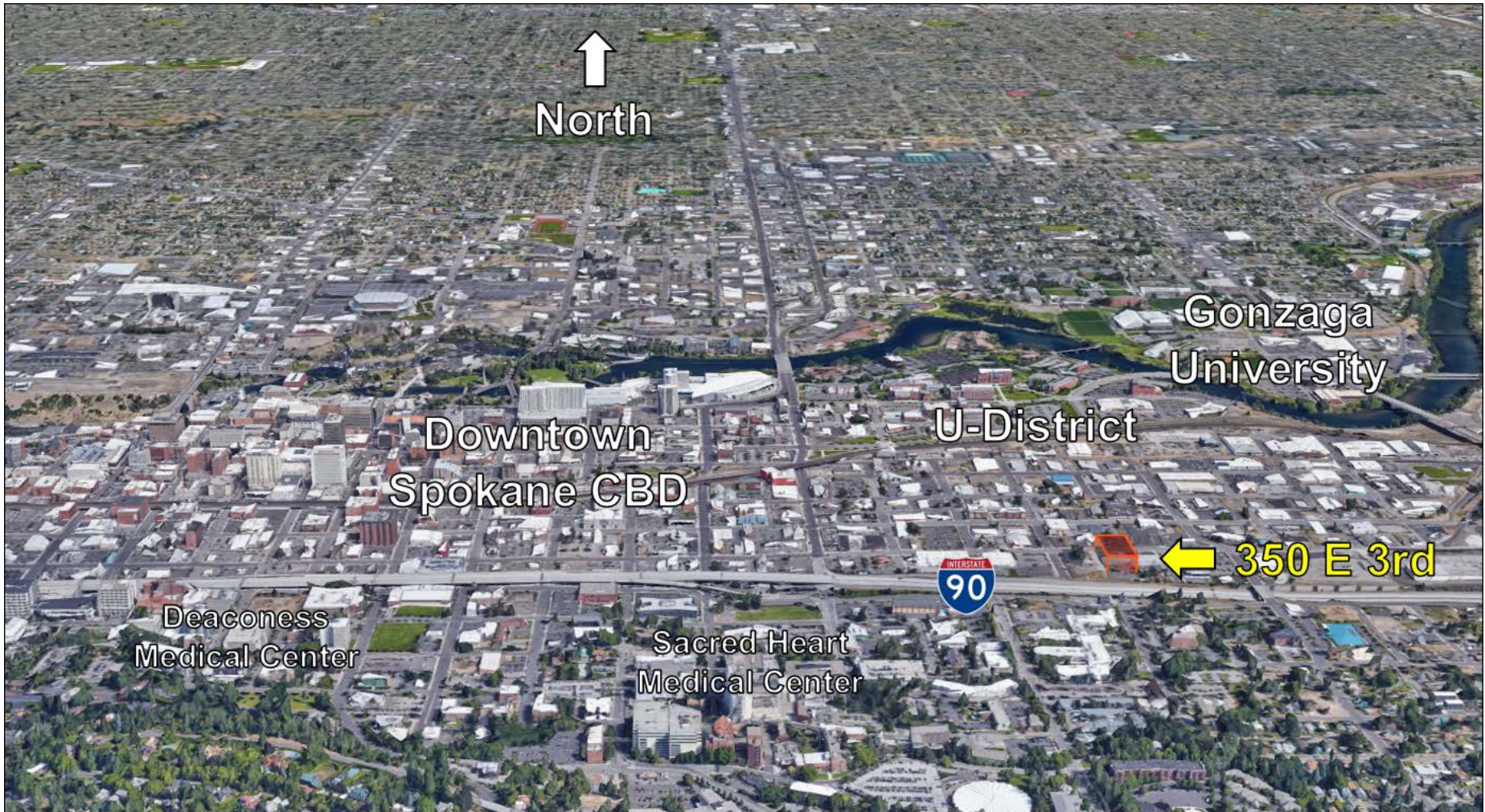
- Fortune 5 maintained facility (CVS Health), first time on the market in over 20 years
- Excellent downtown location near I-90 interchange at Division ("University District")
- ±13,750 SF with up to 60+ parking spaces, on bus route.
- ±6,350 SF office area; ±4,100 SF lab / secure finished space; ±3,300 SF warehouse / utility
- Grade level truck door, secure parking or storage in rear; 1600 Amp, 3-Phase power (120/208v)
- NNN: 2025 RE Tax - \$1.07/sf/yr; Ins \$0.20/sf/yr, + Utils, Maint.

The above statement was made based upon information furnished by the owner or from sources which we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.



Excellent Location

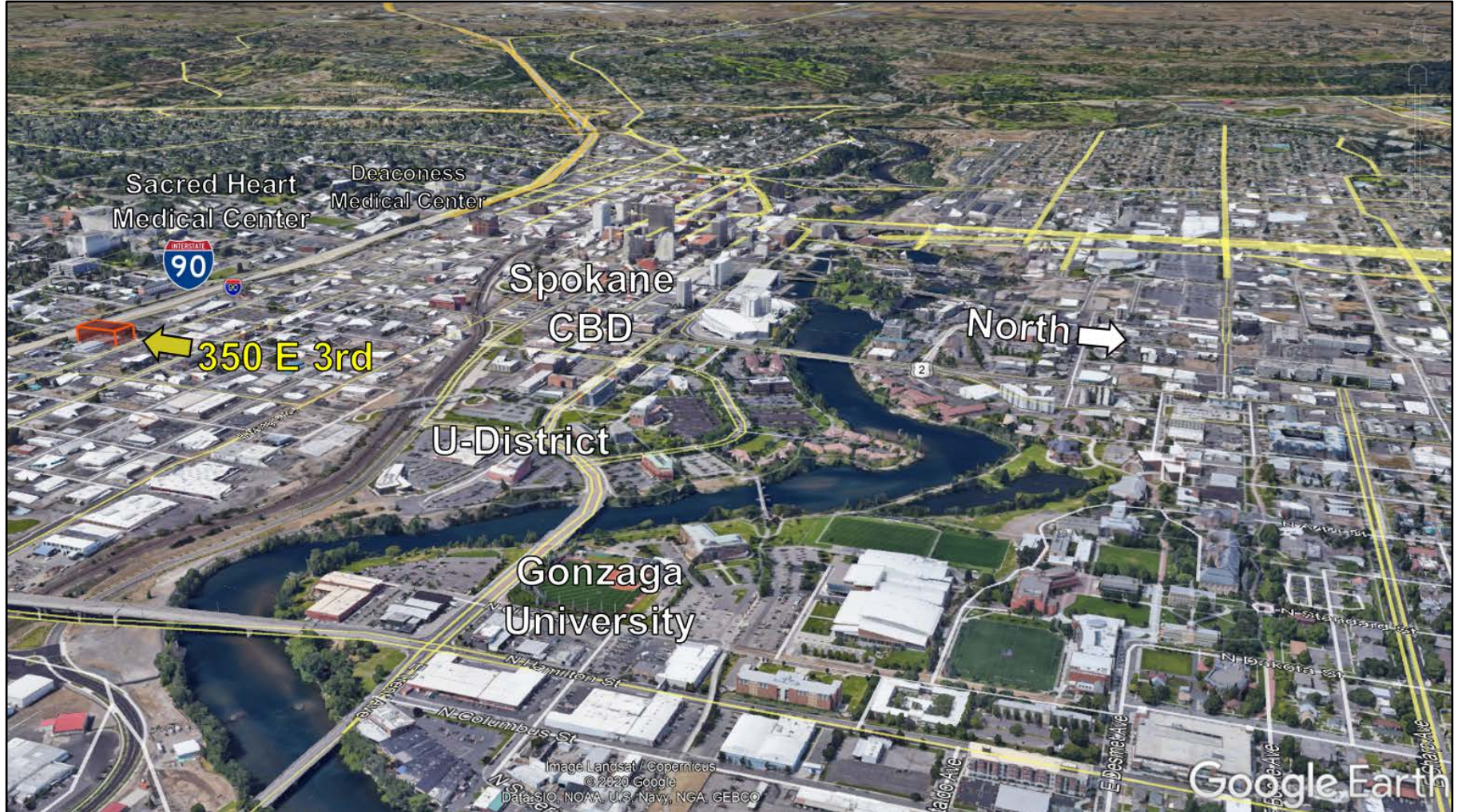
U-District Info: www.spokaneudistrict.org



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Excellent Location



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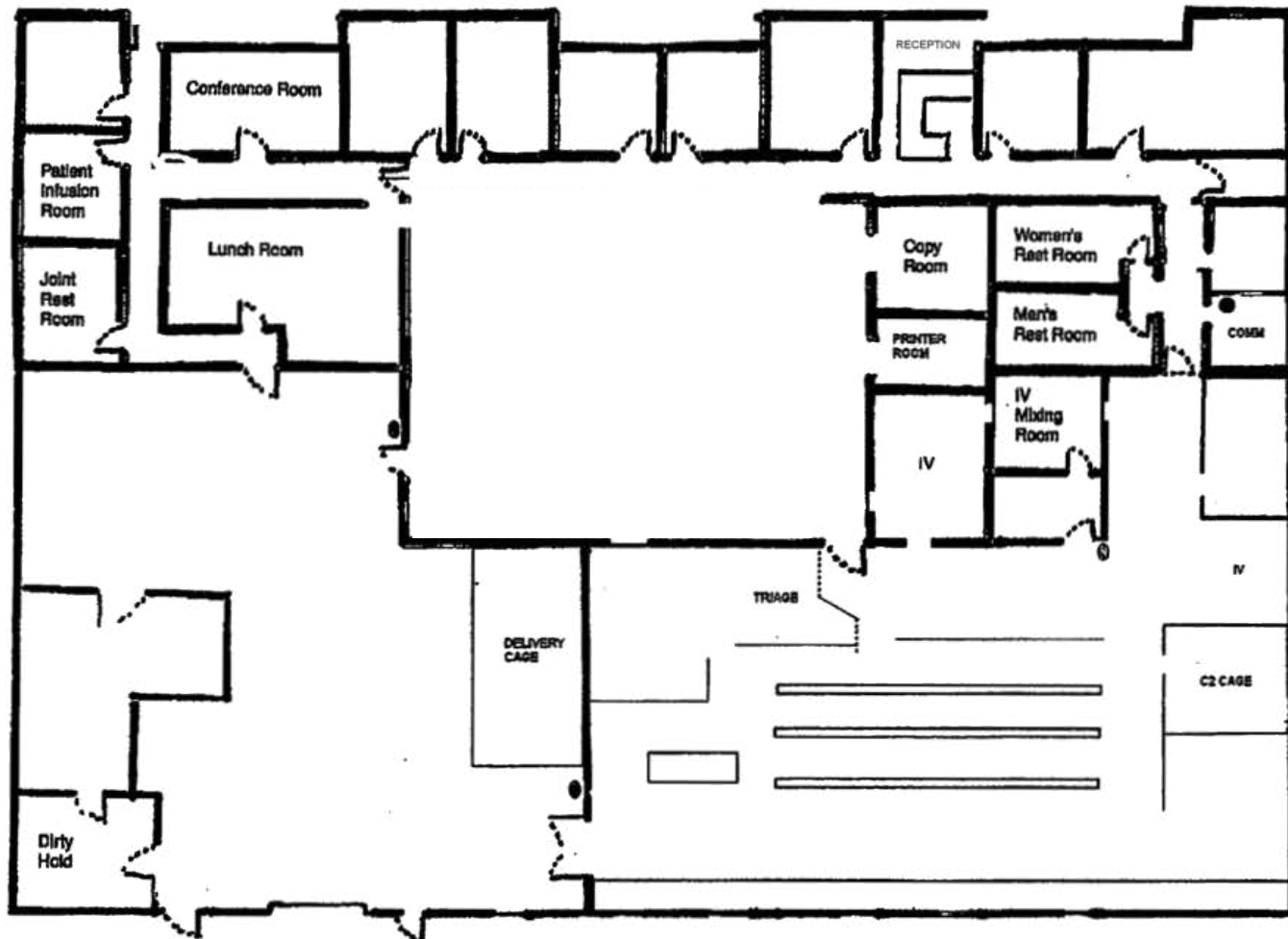
Overhead (SW Facing)



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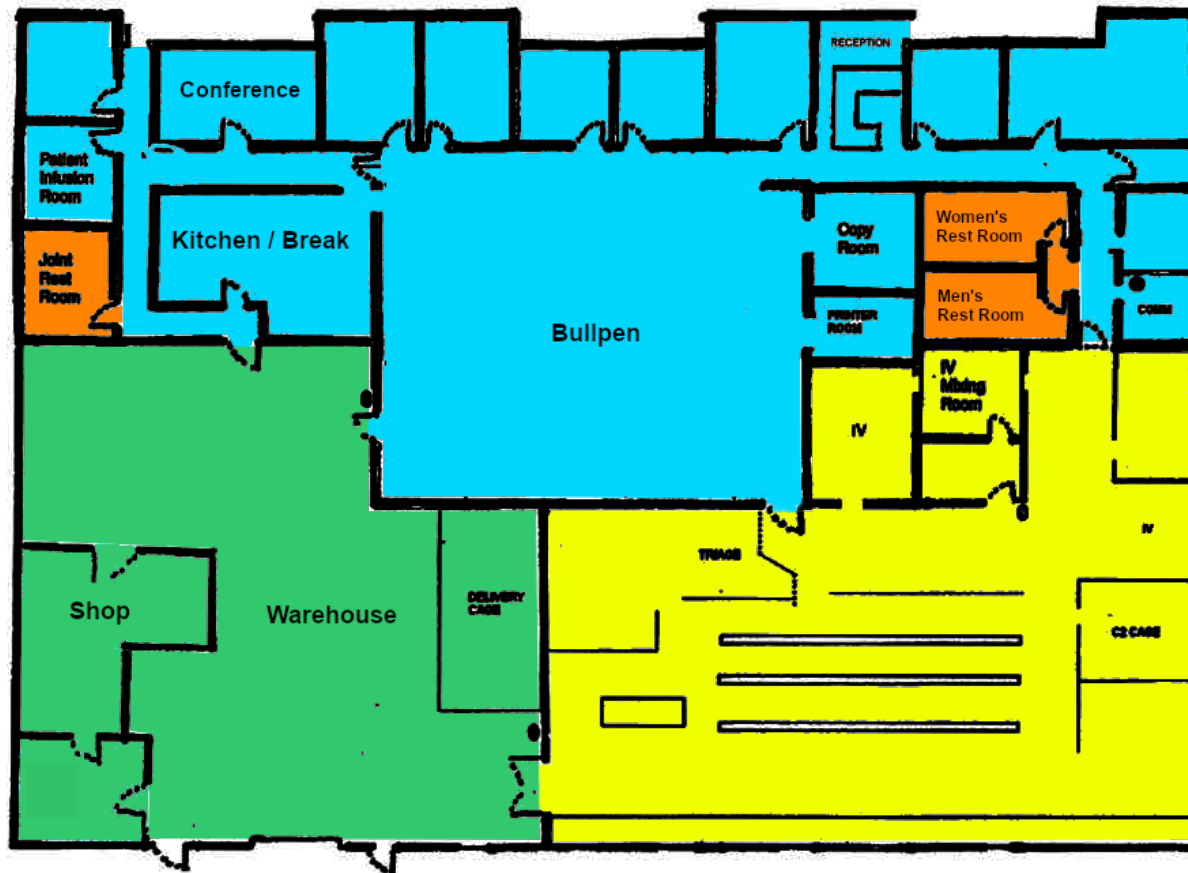
350 E. 3rd Ave. Floorplan



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350 E 3rd Ave Floorplan



Legend:



Office



Warehouse



Lab



Restrooms