FOR SALE OR LEASE

FLEX / OFFICE & PRODUCTION FACILITY

4212 W. Sunset Blvd., Spokane, WA 99224

LOCATION:	The property is conveniently located just minutes west of downtown Spokane. This is a rare opportunity to purchase a flex-use commercial building with ample parking near Spokane's City Center.	
SITE:	±127,684 SF (2.93 acres), parcel #25262.0107 & 25262.2301	
ZONING:	City of Spokane GB-55, Community Business & R1, Residential Low Intensity	
IMPROVEMENTS:	Main Floor Area:	±19,925 SF per Garco Construction As-Built plans dated 2015
	Heat/Cooling:	Roof mounted HVAC units
	Power:	3 phase power
	Sewer & Water:	City of Spokane
	Parking:	±79 car parks + three (3) handicapped and two (2) EV charging stations
	Construction Type:	Masonry
	Age:	1962, renovated in 2008, 2015 & 2020
	Fire Sprinkler:	Yes
	Availability:	Immediately
LEASE PRICE:	$14.00/SF/YR/NNN	
SALE PRICE:	$2,750,000.00	

View Location

TRACY LUCAS
509.755.7558
tracyl@kiemlehagood.com

MARK LUCAS, SIOR
509.755.7524
mlucas@kiemlehagood.com

TRACY POFF
509.755.7588
tracy.poff@kiemlehagood.com

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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. 11/17/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Sunset W. 4212.PUB

SITE

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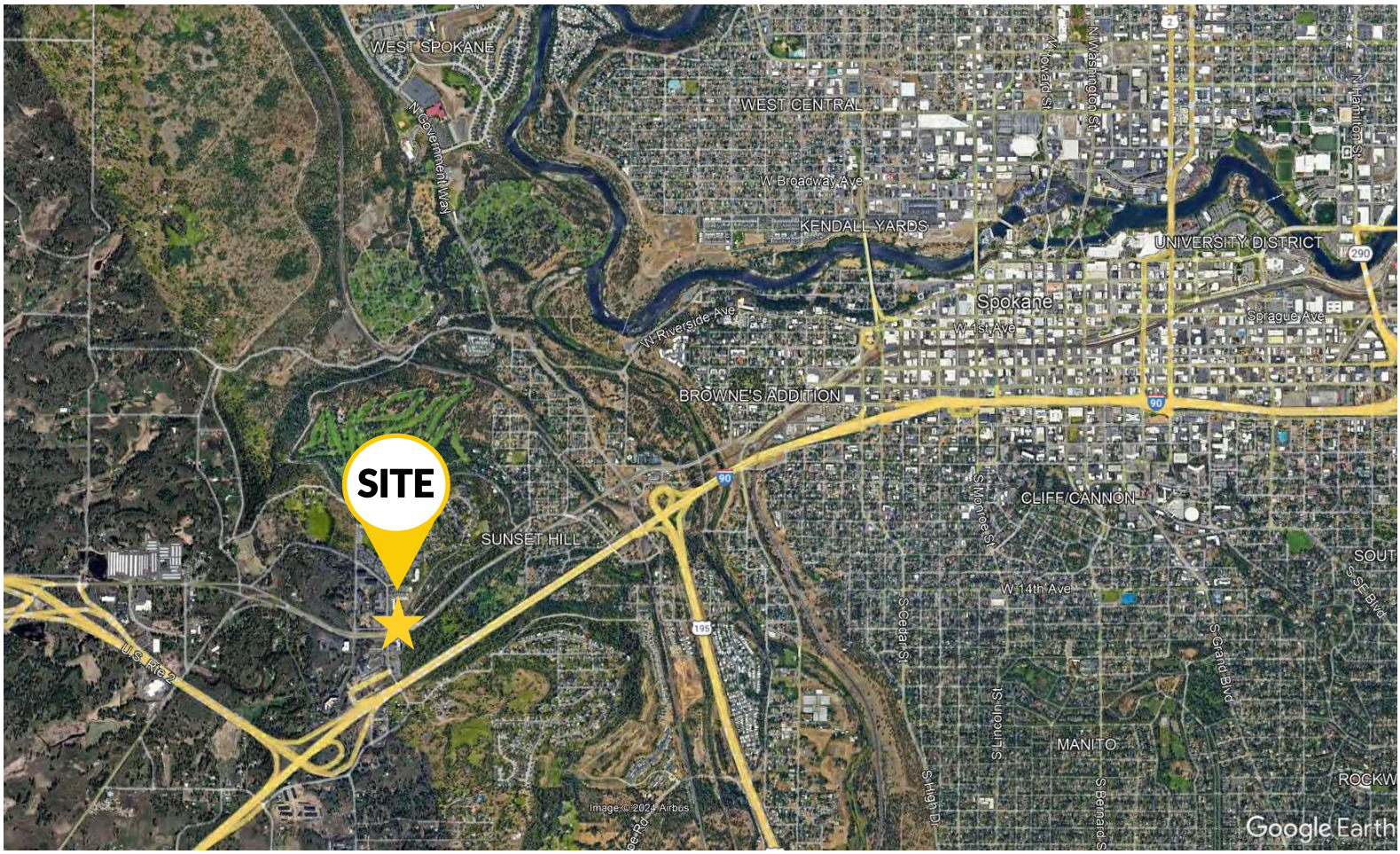
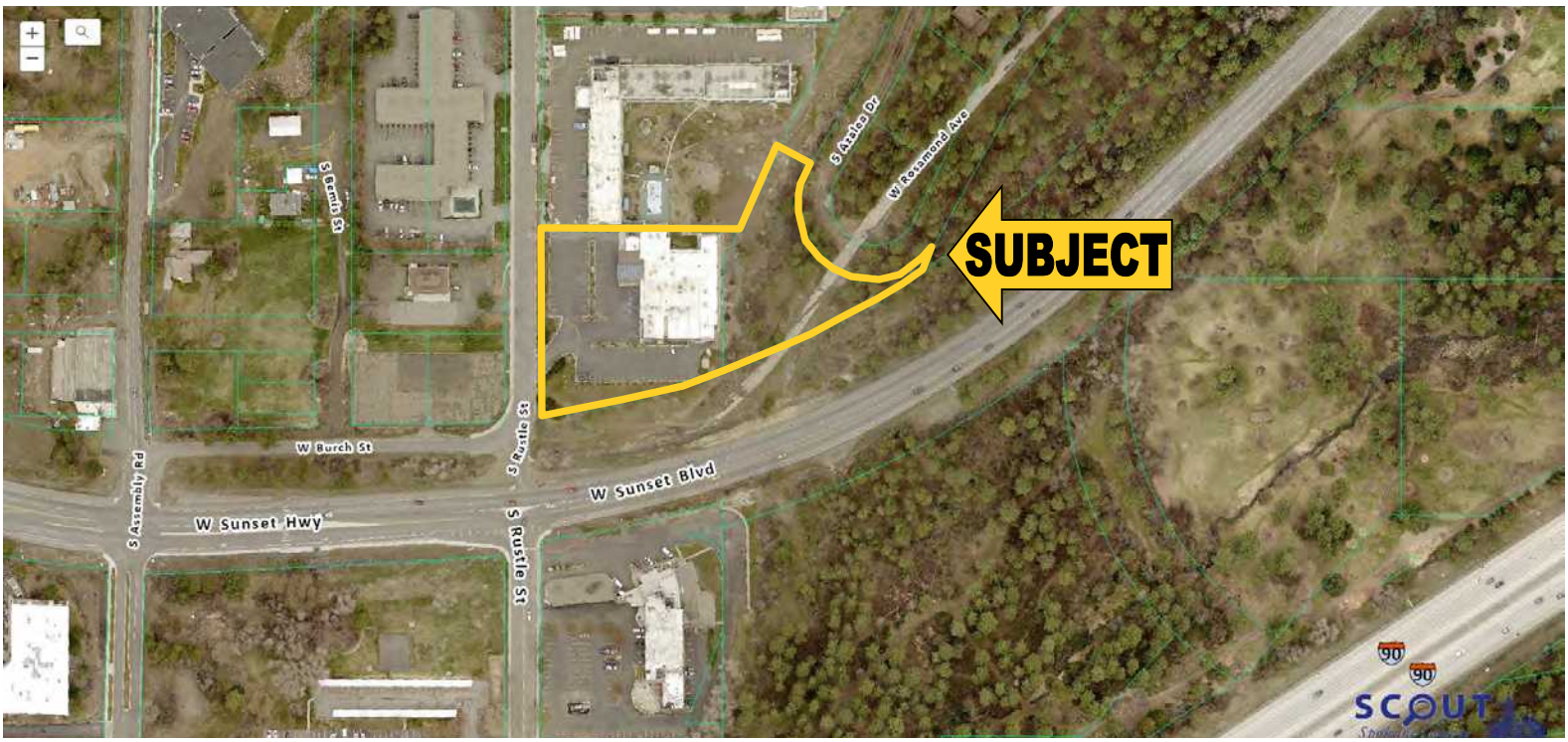
Spokane, WA 99224





Tracy Lucas | 509.755.75258or tracyl@kiemlehagood.com
Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

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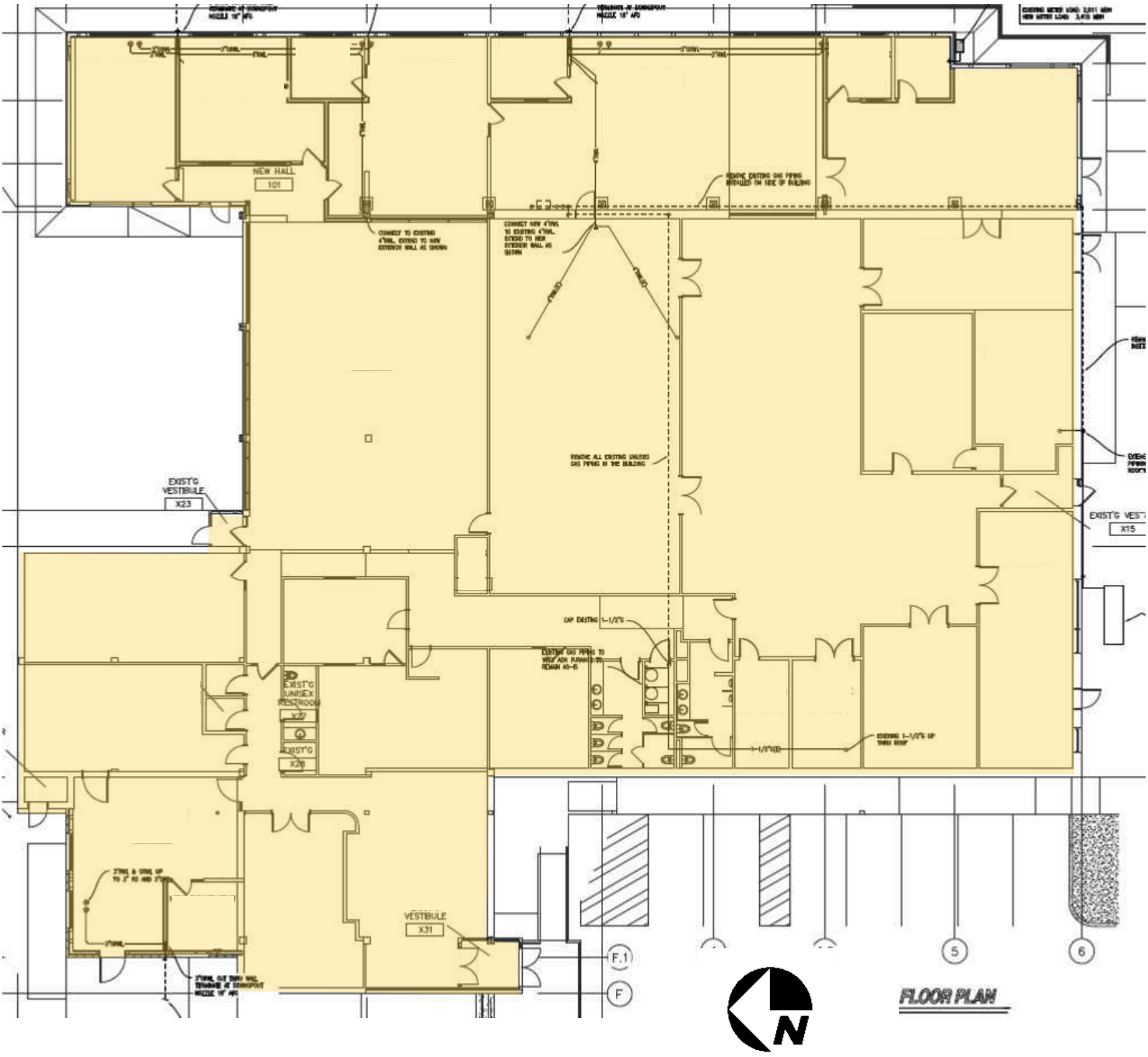
FLOOR PLAN

4212 W. Sunset Blvd.,
Spokane, WA 99224

Garco Construction plans dated 2008 and Addition plans dated 2015 available to qualified purchaser



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Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com
Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

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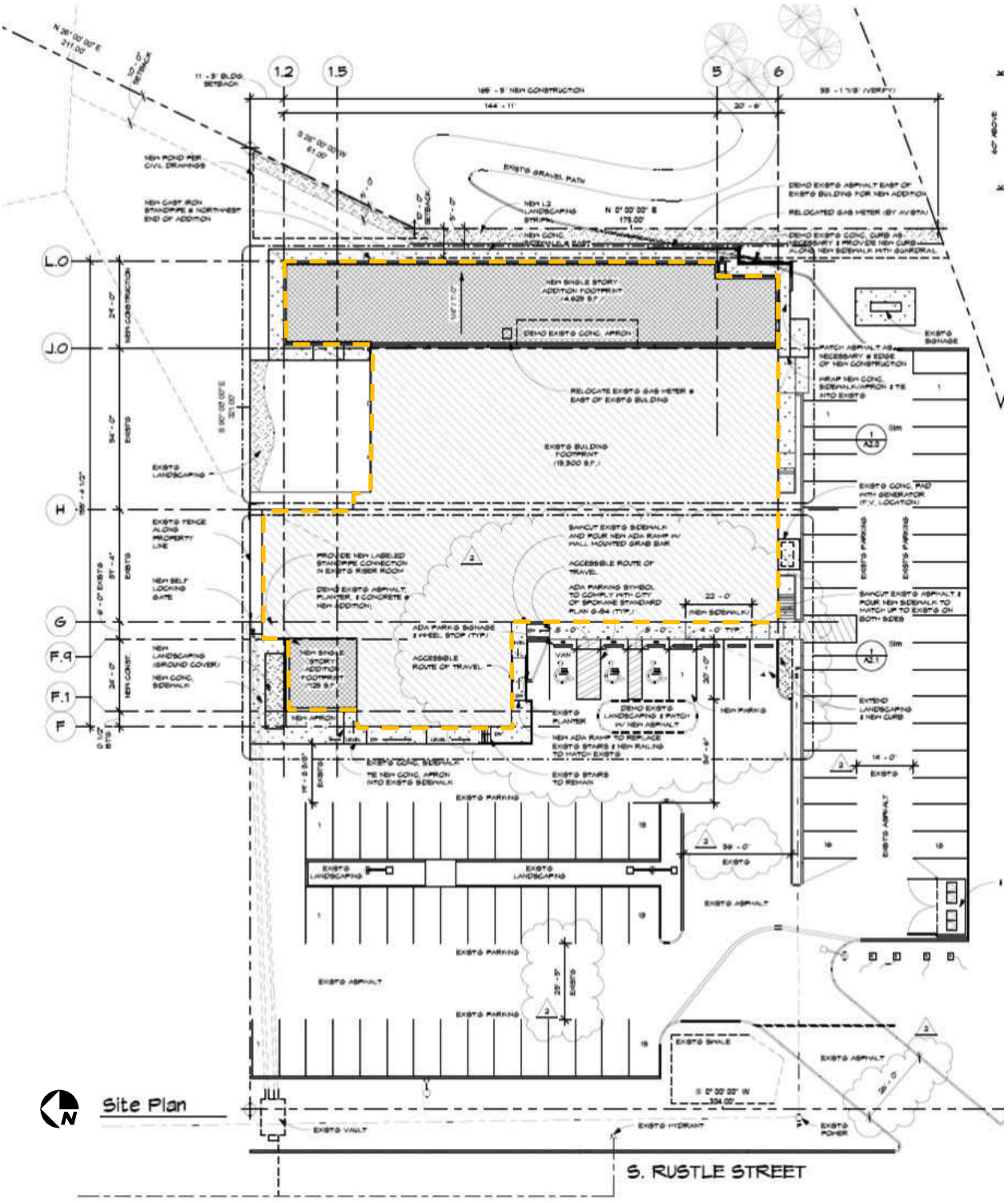
SITE PLAN W/2015 ADDITIONS

4212 W. Sunset Blvd.,
Spokane, WA 99224

Garco Construction plans dated 2008 and Addition plans dated 2015 available to qualified purchaser



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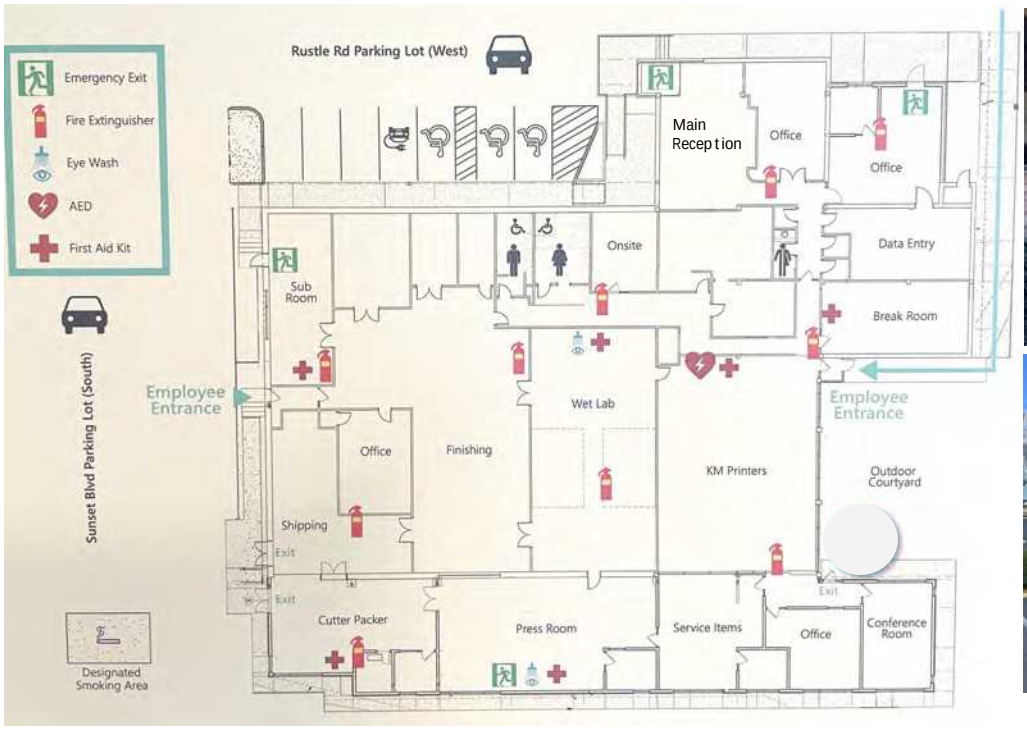
PHOTOS

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