



OFFICE BUILDING FOR SALE

725 N. Stanley St.,
Medical Lake, WA 99022

LOCATION:

Located 13 miles west of City of Spokane's Central Business District in Medical Lake at the corner of SR 902 and Stanley Street.

SITE:

±49,264 SF; parcel #14076.4101

ZONING:

City of Medical Lake, C-1, Commercial

IMPROVEMENTS:

Total Building Area: ±12,484 SF on two floors per architectural plans available to qualified buyer

Heat & Power: Avista Utilities

Sewer & Water: Medical Lake Public Works Department

Construction Type: Concrete with new composite roof in 2024

Age: 2005

Parking: Paved surface lot with ±42 car parks plus 4 handicapped

SALE PRICE:

\$2,300,000.00

LEASE INFO:

Suite A: ±3,600 SF leased to Halme Cascade General Contracting LLC through June 30, 2029 for \$3,600/Mo/NNN with 2.5% annual increases beginning July 1, 2026.

Suite B: 1,710 SF Vacant

Suite C: ±1,656 SF leased to Washington Eastern Railroad LLC through January 31, 2030 for \$1,751/Mo/NNN with 3% annual increases beginning February 1, 2027; Tenant has two (2) five-year options to extend.

Lower Level: 6,000 SF Vacant, formerly Rockwood Clinic

**View
Location**



MARK LUCAS, SIOR

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TRACY LUCAS

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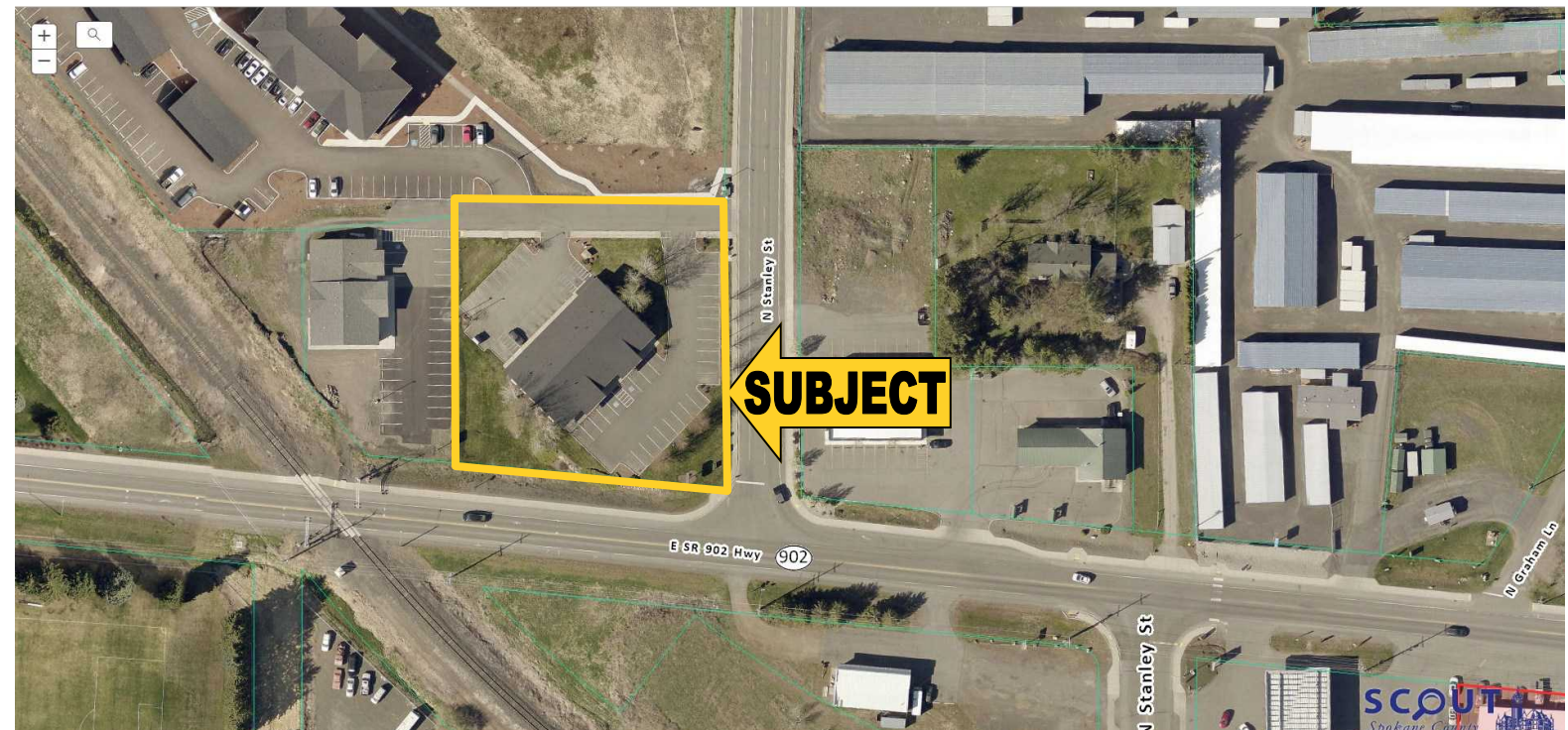
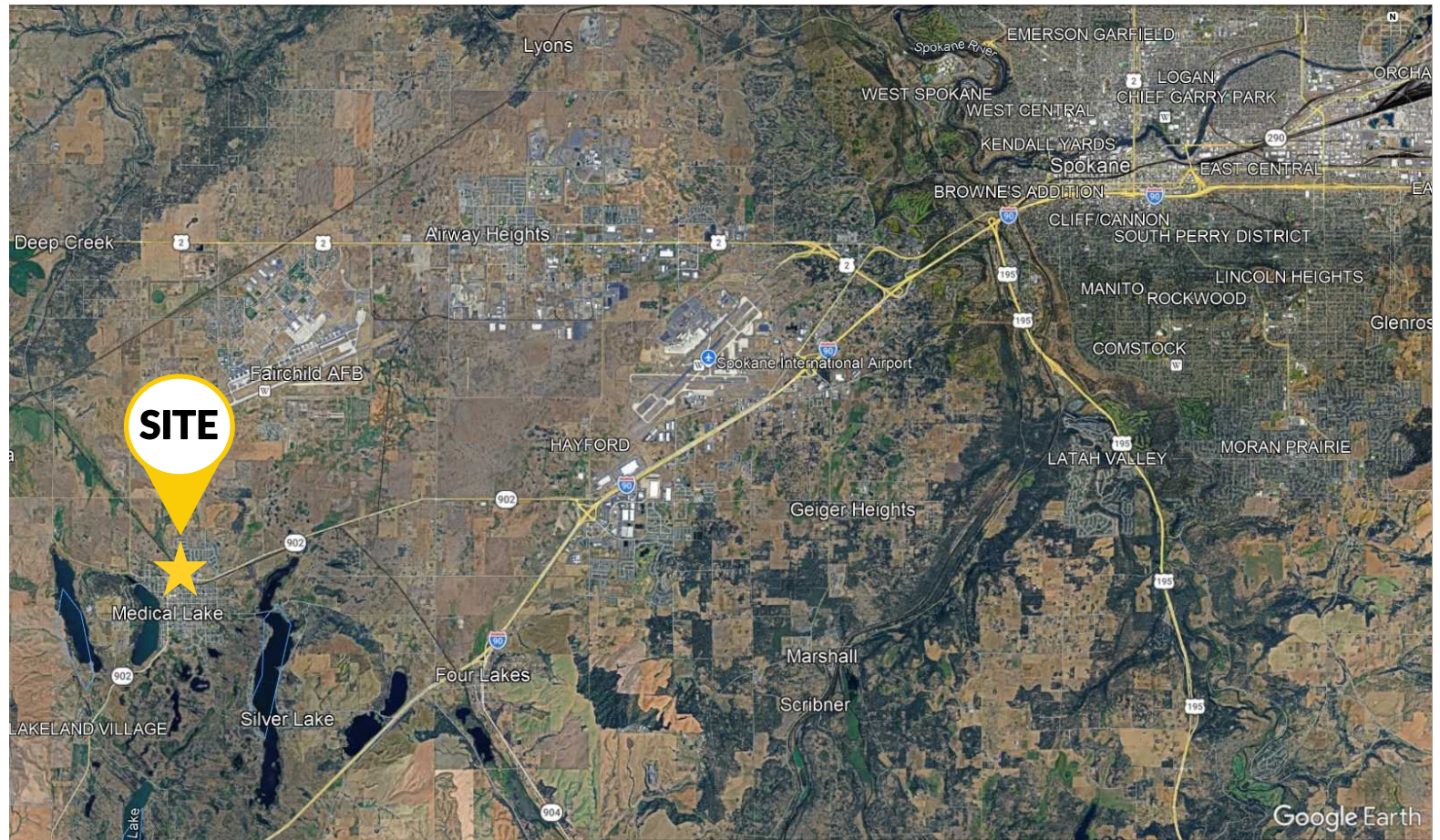
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725 N. Stanley St.
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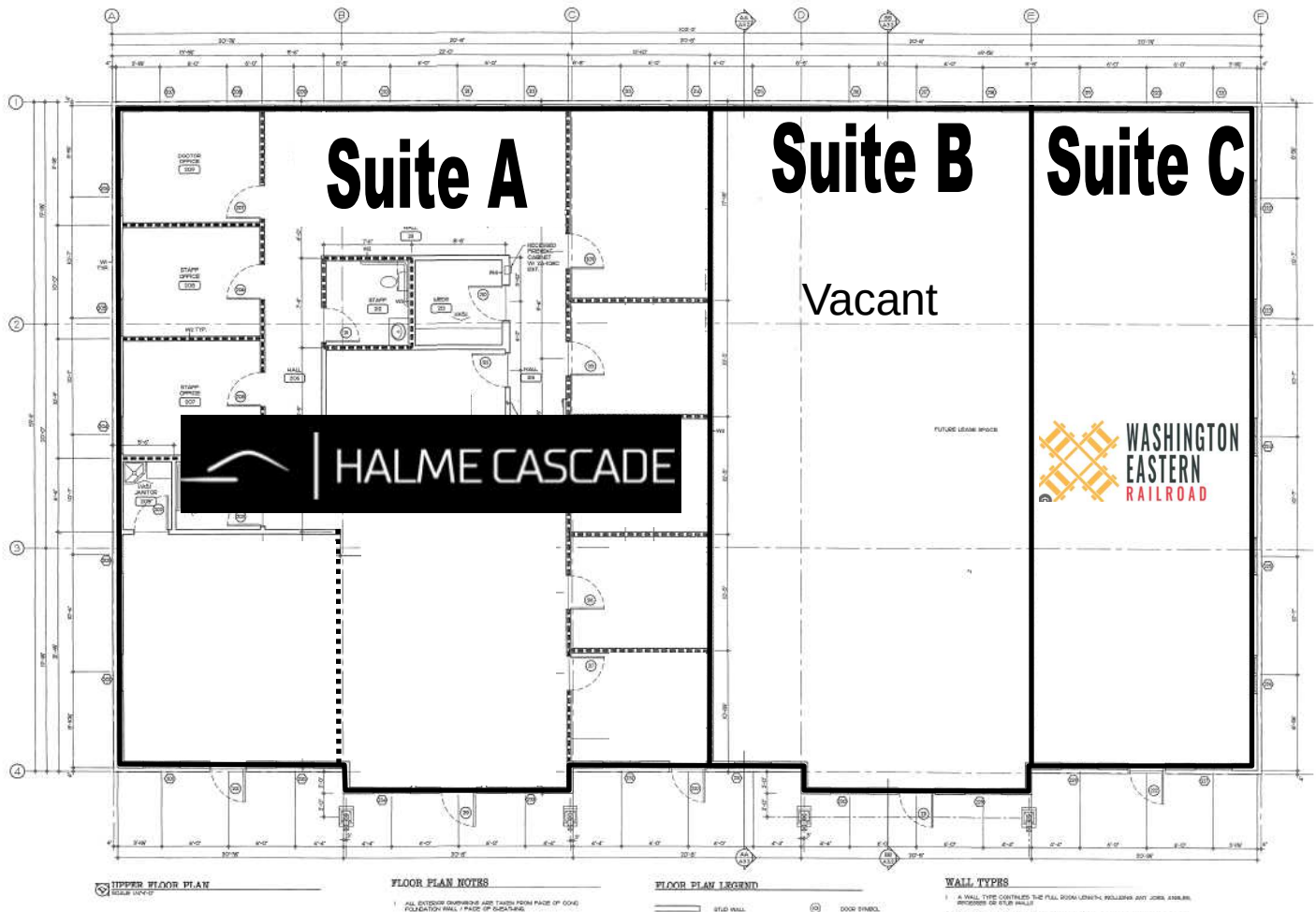
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FLOOR PLAN MAIN LEVEL

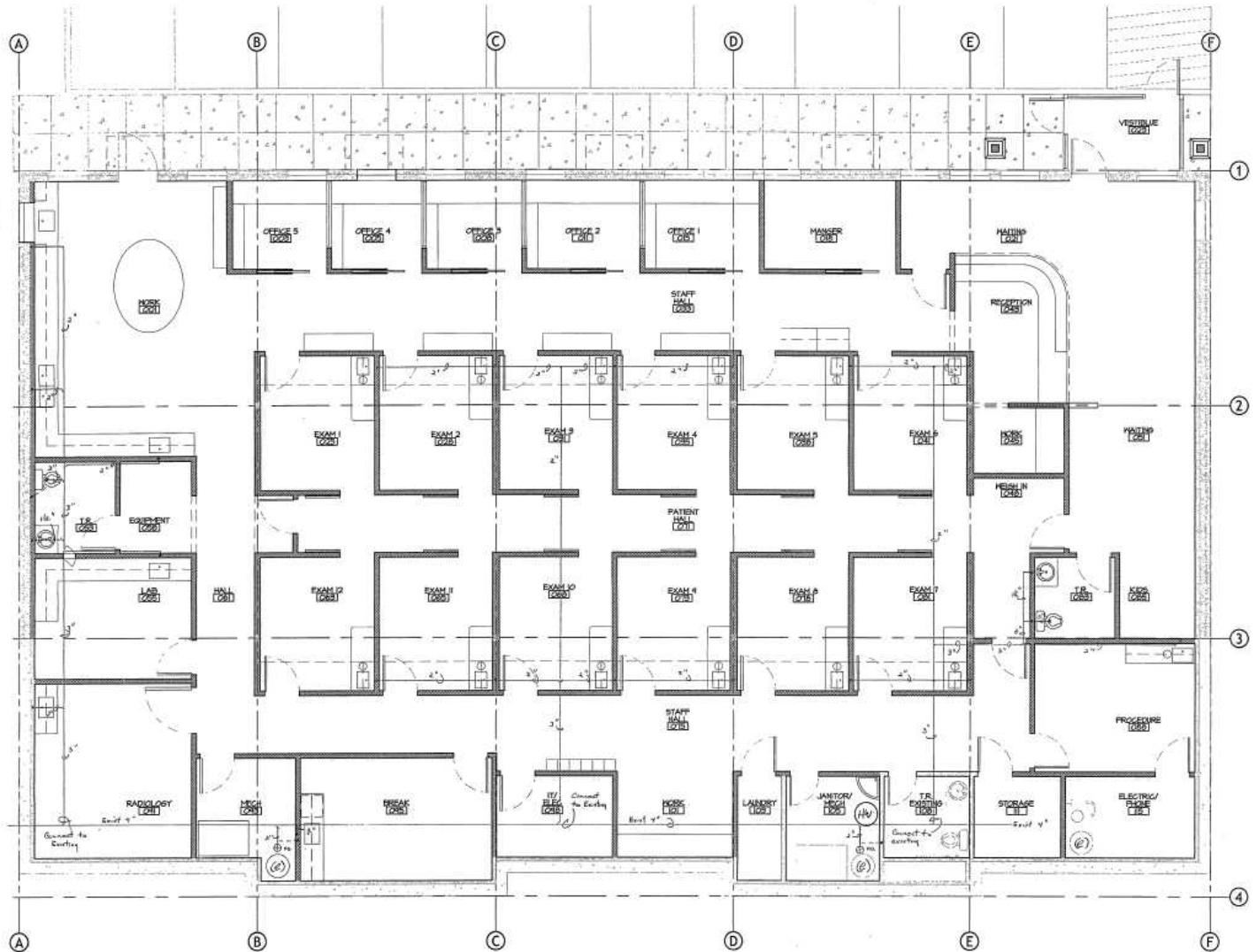
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THIS PLAN IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE

FLOOR PLAN LOWER LEVEL

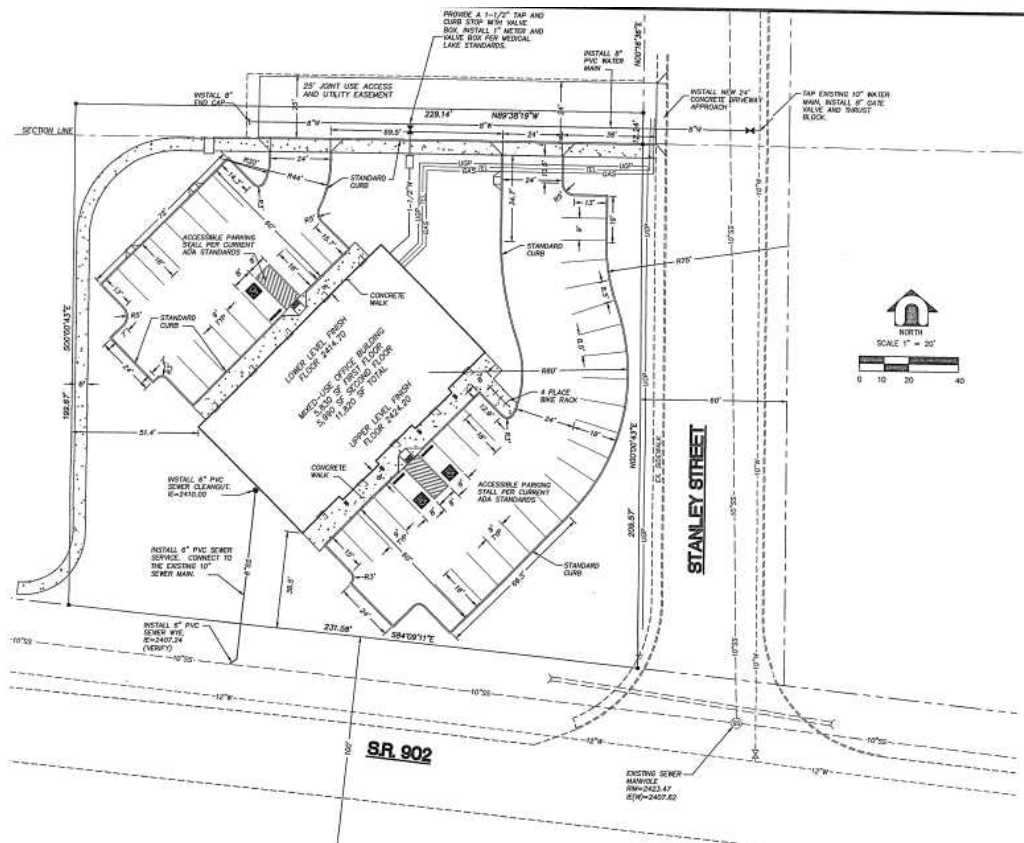
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SITE PLAN

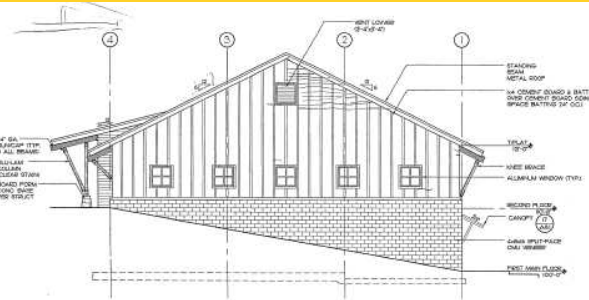
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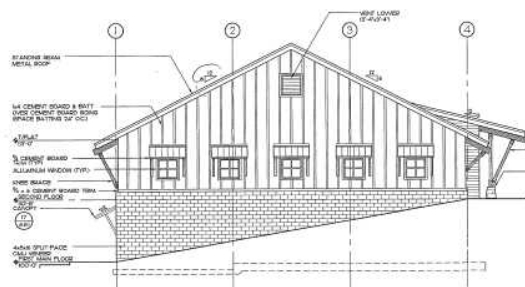
BUILDING ELEVATION PLAN



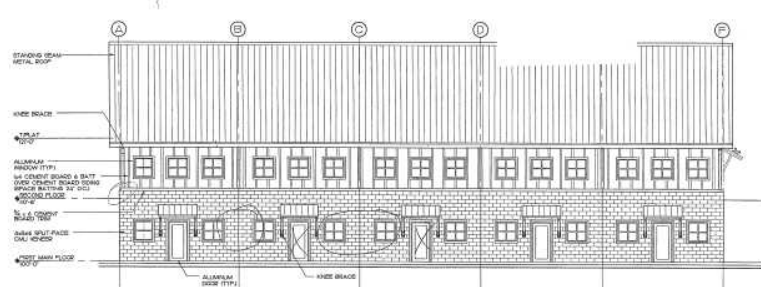
SOUTHWEST ELEVATION
SCALE 1/8" = 1'-0"



NORTHEAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTHWEST ELEVATION
SCALE 1/8" = 1'-0"



NORTHWEST ELEVATION
SCALE 1/8" = 1'-0"

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SUITE B

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LOWER LEVEL OFFICE SUITE

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