

**98,000 sq. ft.
Crescent Building
For Sale**



10220 E. Sprague Ave

Spokane Valley, Washington 99206

The Crescent building offers a unique opportunity to acquire a building for fraction of the replacement cost. The two story 98,000 square foot concrete block building situated on approximately 5 acres was originally constructed to house the Crescent Department Store and since has been remodeled and leased to (past tenant) ICT Call Center on second floor and current Tenant, Group Photo on first floor. Recent improvements include a \$720,000 upgrade to the buildings HVAC System, complete exterior paint, seal coat and re-stripped parking lot.

Located next to the new \$14 Million dollar Spokane Valley City Hall with essential services surrounding the property. Additional land could be available with this Investment/Owner User Property.

Sale Price: \$5,500,000

For more information:

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com

Crescent Building
10220 E. Sprague Avenue, Spokane Valley, WA
Fact Sheet

Type: Office Space/Production

Location: Between Appleway and Sprague Avenue on Dartmouth

Transportation: Adjacent to Valley Transit Center, easy access via Sprague Avenue and Appleway

Total Building Size: Approximately 96,940 square feet, plus Penthouse Mechanical Room
First Floor 48,470 square feet – Second Floor 48,470 square feet

Sprinkler System: Sprinklered Throughout

Power: 800 Amp, 3 Phase, 480 Watt

Elevators: Two

Year Built: 1969

Zoning: Corridor Mixed Use (CMU)

Taxes: \$26,973 (subject to change)

Parcel #45201.0123 (subject to change)

Land Size: 5 acres (Owner in process of boundary line adjustment to create approx. 5 acre parcel)

Loading Dock High and Ground level truck doors

Lease: Existing Lease with Group Photo (first floor) expires on July 31, 2021

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Crescent Building **10220 E. Sprague Avenue, Spokane Valley, WA** **Second Floor Description** **Previous Tenant ICT Call Center**

Current Office Build-Out:

- Reception area
- 17 perimeter offices
- Executive conference room
- Multiple sets of restrooms
- 4 training rooms
- Temperature controlled server room
- Cafeteria

Data:

- Over 910 data ports in 10 racks (cat 5)
- Matching voice ports on 66 blocks on the wall
- There are a total of 18 (2 ports) racks in the data room with power to each, 6" vertical wire management and ladder rack connecting them all together
- There are 2-4 post enclosed racks
- Floor: There are coils of voice and data wires above the ceiling throughout the facility to support cubicles
- Data Room Feeds: 24 strand single mode fiber (Century Link), 84 T1 slots (Century Link), 1-12 strand multi-mode fiber feeding the training room in the basement, 1-100 pair feeding the training room in the basement

Power:

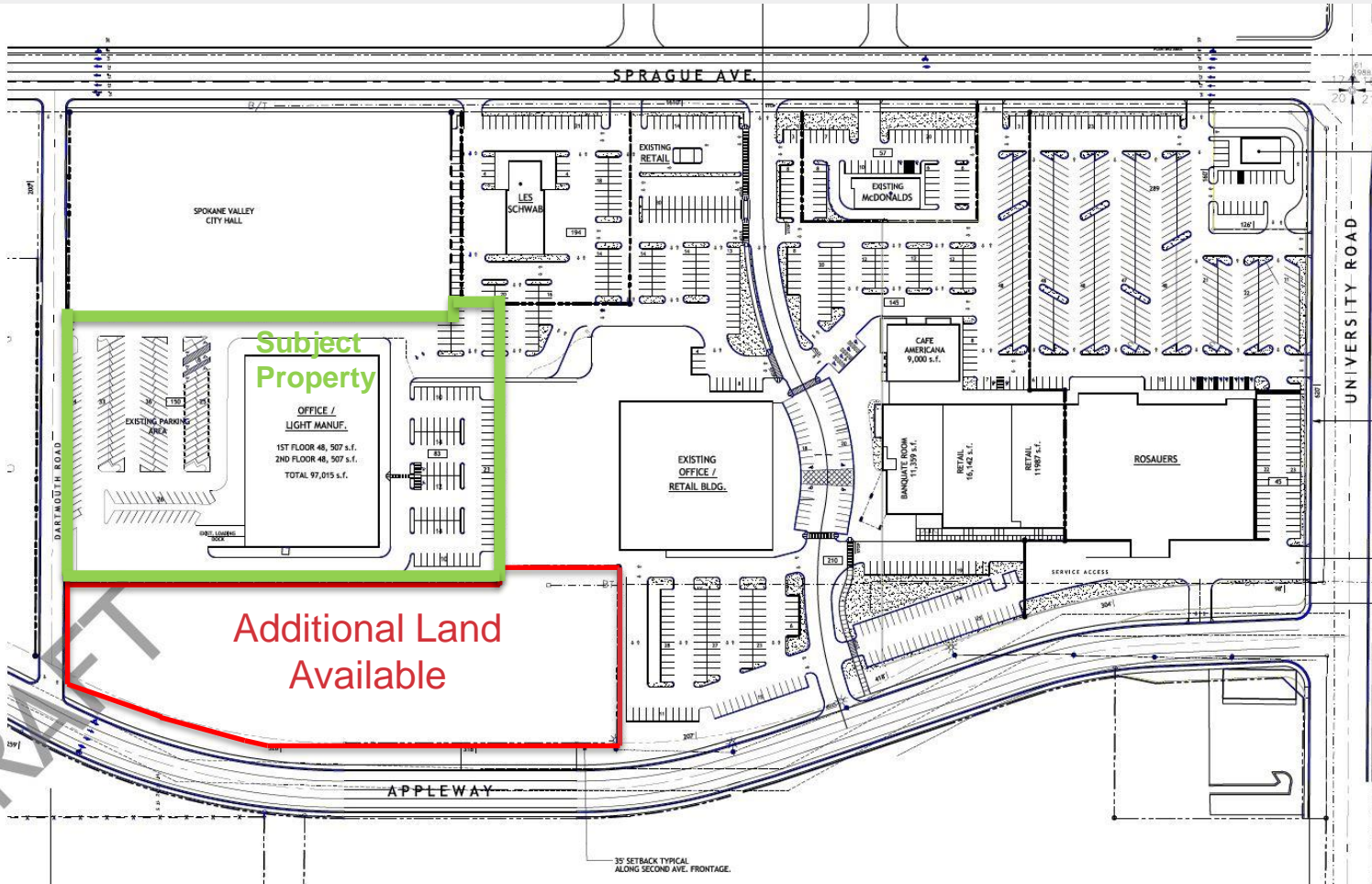
The existing service is a newer 800 amp three phase 277/480 volt. This service feeds HVAC equipment and one 300 kva Transformer, all for the second floor. The Transformer feeds one 800 amp 120/208 volt three phase main distribution panel. Five of the panels are 225 amp main breaker panels and two panels set for UPS System/Generator system. Five of the panels were set up for powering circuits to cubical furniture. Two panels for UPS/Generator are for server room equipment.

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Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com

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