

# FOR LEASE



## MUSE ON MAIN RETAIL SPACE

455 E Main St, Pullman, WA 99163



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## PROPERTY OVERVIEW

<b>AVAILABLE SPACE</b>	<b>±4,338 SF</b>
<b>TOTAL BUILDING SIZE</b>	<b>±174,624 SF</b>
<b>AVAILABLE SUITES</b>	<b>SUITE 2, SUITE 4, SUITE 5</b>
<b>SUITE 2 SIZE</b>	<b>±1,324 SF</b>
<b>SUITE 4 SIZE</b>	<b>±2,012 SF</b>
<b>SUITE 5 SIZE</b>	<b>±1,002 SF</b>
<b>SUITE 4 + 5 SIZE</b>	<b>±3,014 SF</b>
<i>Suite 4 + 5 can be combined or seperated</i>	
<b>LEASE RATE</b>	<b>\$18.00 PSF</b>
<b>FREE RENT</b>	<b>NEGOTIABLE</b>
<b>ZONING</b>	<b>C2   Central Business District</b>

## EXISTING TENANTS *Suite 1 + 3*



## MUSE ON MAIN RETAIL OPPORTUNITY

### IDEAL USES

Convenience Store  
Restaurant  
Retail Sales  
Personal Care Services  
Brewery or Wine tasting  
Urgent Care or Medical Office

### MODERN LIVING

New mixed-use development with commercial space on the ground level & apartments above.

### CAMPUS COMMUNITY

Located near Washington State University's Campus  
Multi-family units within the project marketed towards current WSU students.

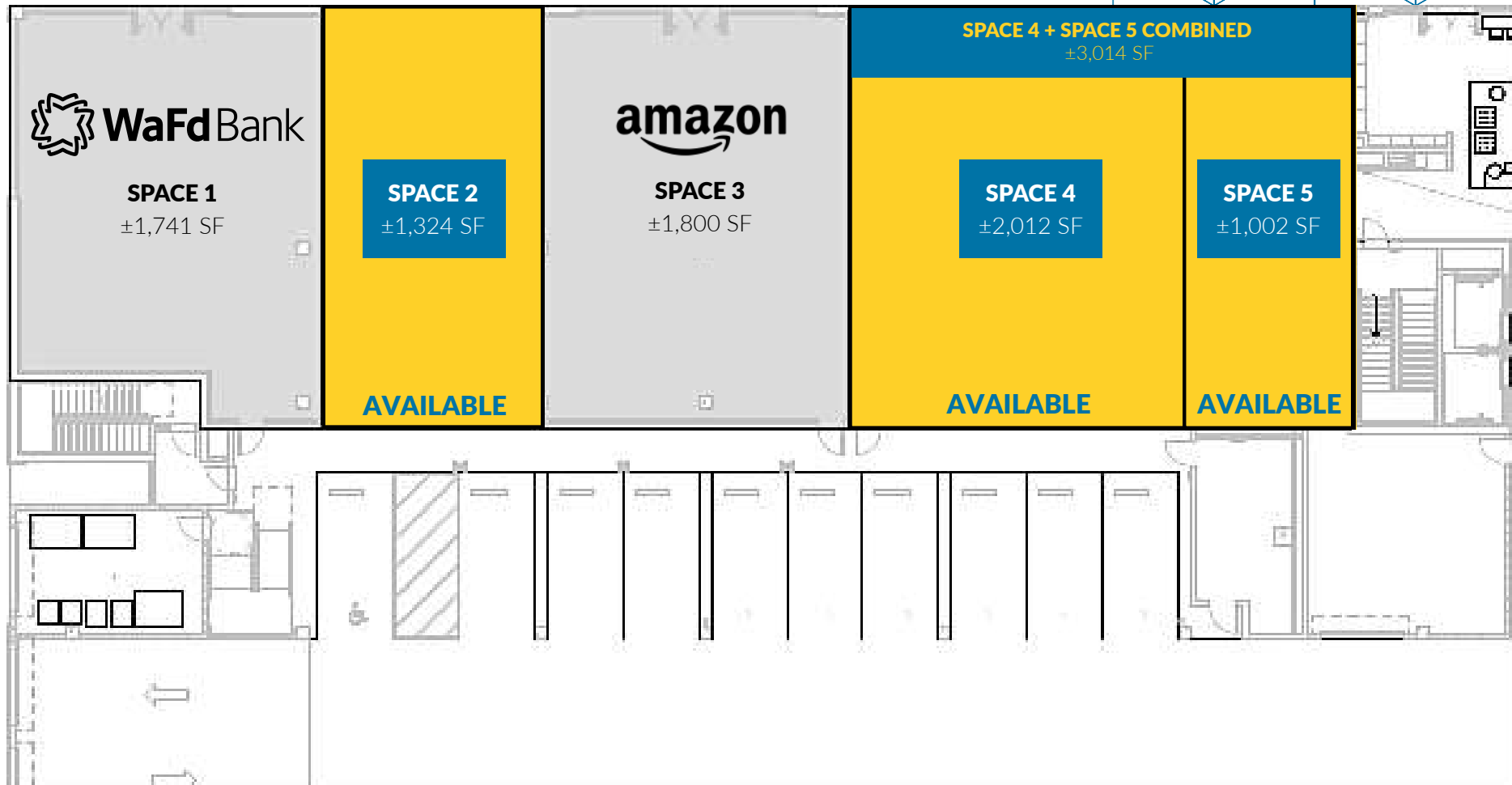
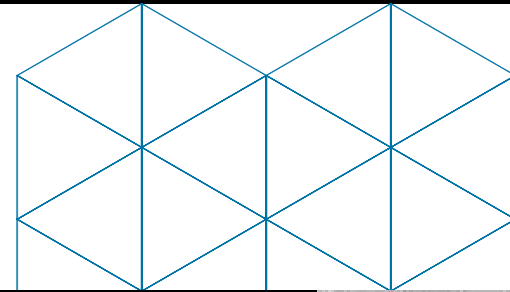
### DOWNTOWN LOCATION

Project located on Main Street.

**BUILD YOUR VISION**  
**FREE RENT NEGOTIABLE**

**455 E MAIN ST**  
**PULLMAN, WA 99163**

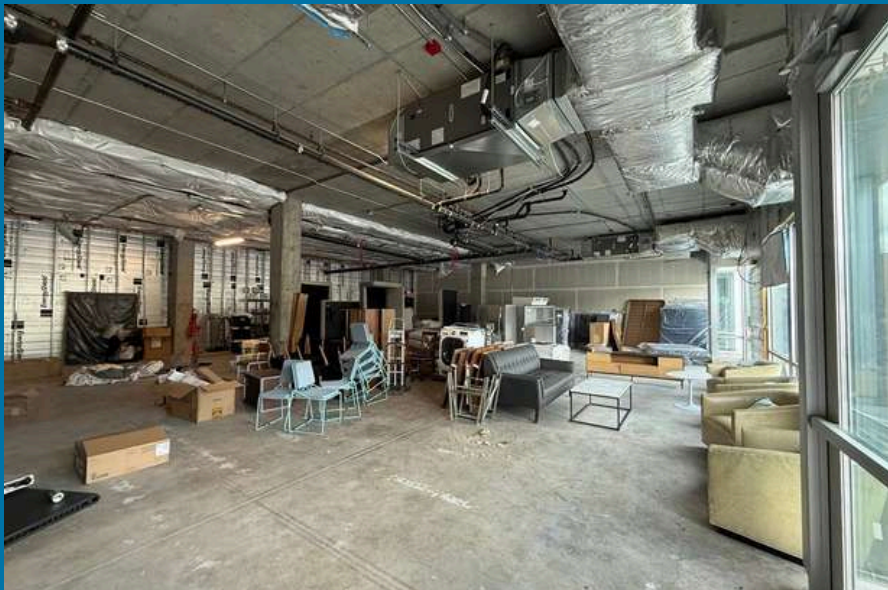
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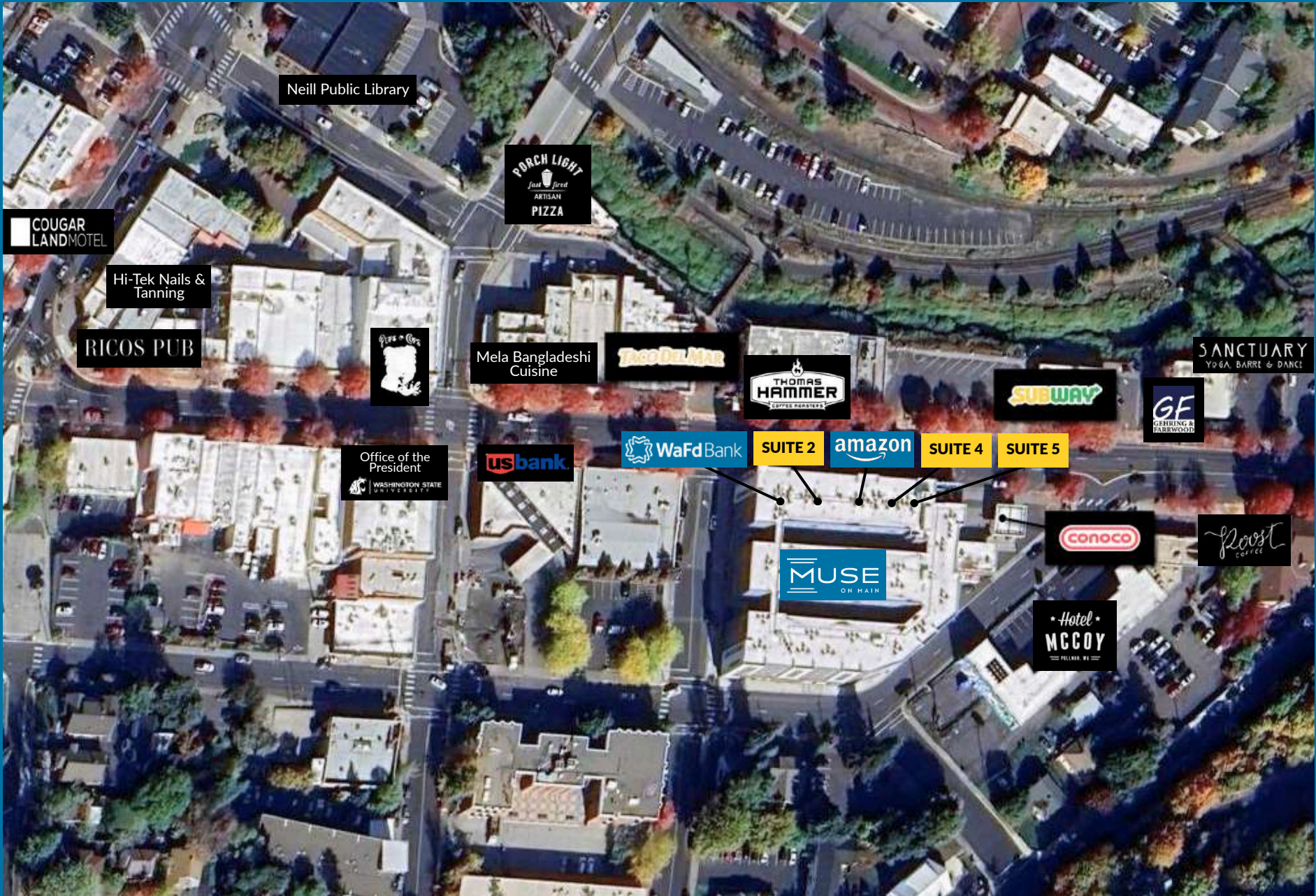


## INTERIOR PHOTOS

## MUSE ON MAIN RETAIL OPPORTUNITY



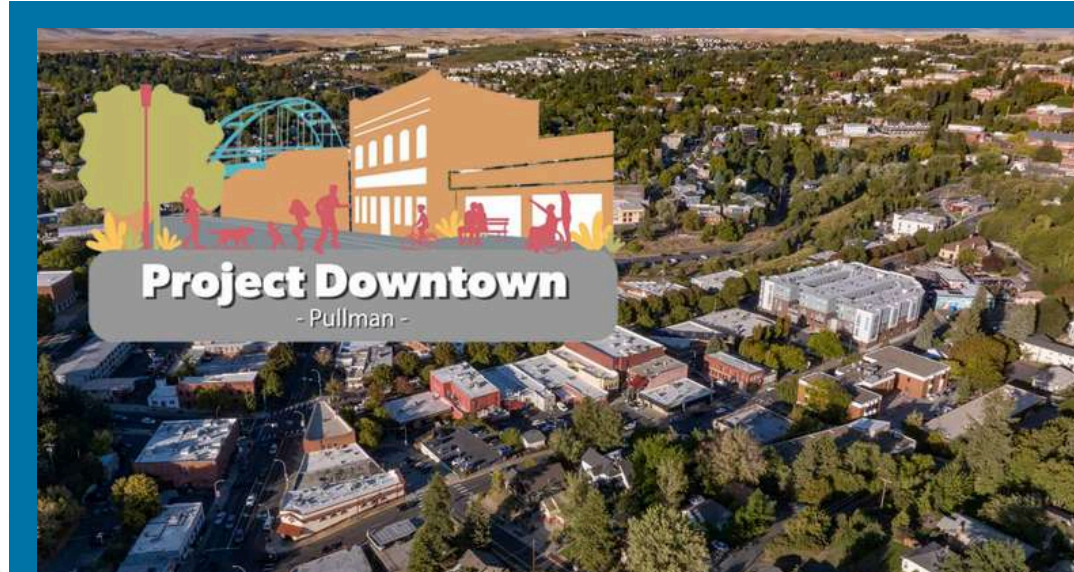




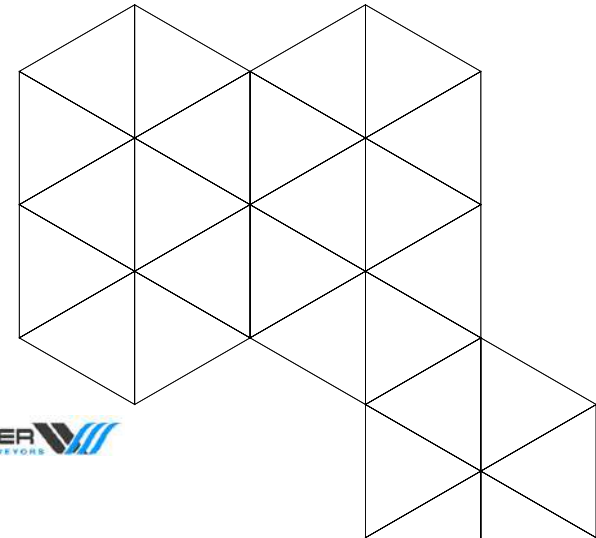


# COMPLETED SPRING 2025

Project Downtown Pullman is a transformative, multi-year initiative led by the City of Pullman to revitalize the heart of downtown. Focused on Main Street, this effort aims to enhance community engagement, enrich public experiences, and stimulate economic growth through comprehensive infrastructure and streetscape improvements.



[LINK TO PROJECT DOWNTOWN PULLMAN](#)







Position your business in the heart of Pullman. Just steps from Washington State University, home to over 26,000 students in total across campuses, and nestled along Main Street's thriving corridor of shops, cafés, and community activity. Located in one of the city's most walkable and high-traffic zones, Muse on Main offers direct access to a constant stream of foot traffic from students, faculty, and locals alike.

The surrounding area buzzes with energy year-round, driven by university events, game day crowds, and a strong local economy fueled by campus life. An ideal setting for businesses looking to tap into a dynamic customer base in a tightly knit college town.



↑ **2.4%**  
INCREASE IN FIRST YEAR  
STUDENTS FALL 2024



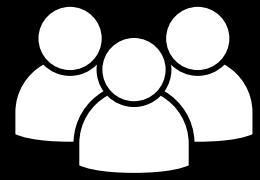
**16,449**

STUDENTS ENROLLED  
FALL 2024 (PULLMAN CAMPUS)



**6,386**

AVERAGE DAILY TRAFFIC  
COUNT (E MAIN ST)



**23,183**

AVERAGE DAILY DEMOGRAPHICS  
IN 5 MILE RADIUS OF  
455 E MAIN ST





**VIEW LOCATION**



MUSE ON MAIN **RETAIL OPPORTUNITY**



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