

FOR LEASE

**Suite A & Suite B**



**2 months FREE RENT with qualifying lease!**

**1009 N WASHINGTON ST**

Spokane, WA 99201

**Exclusively listed by:**

Katie Bohr  
Commercial Broker  
509.344.4906  
katie.bohr@g-b.com



# Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,248	54,369	110,283
TOTAL POPULATION	11,792	125,268	257,220
AVERAGE HH INCOME	\$34,057	\$47,806	\$51,240



## Available Spaces

SPACES	RATE	SIZE	AVAILABLE
SUITE A	\$2,703/MONTH	1,626 SF	NOW
SUITE B	\$2,273/MONTH	1,367 SF	NOW

## Highlights



Near the Spokane Arena, the Podium, One Stadium, Riverfront Park and more



Off Street  
Parking

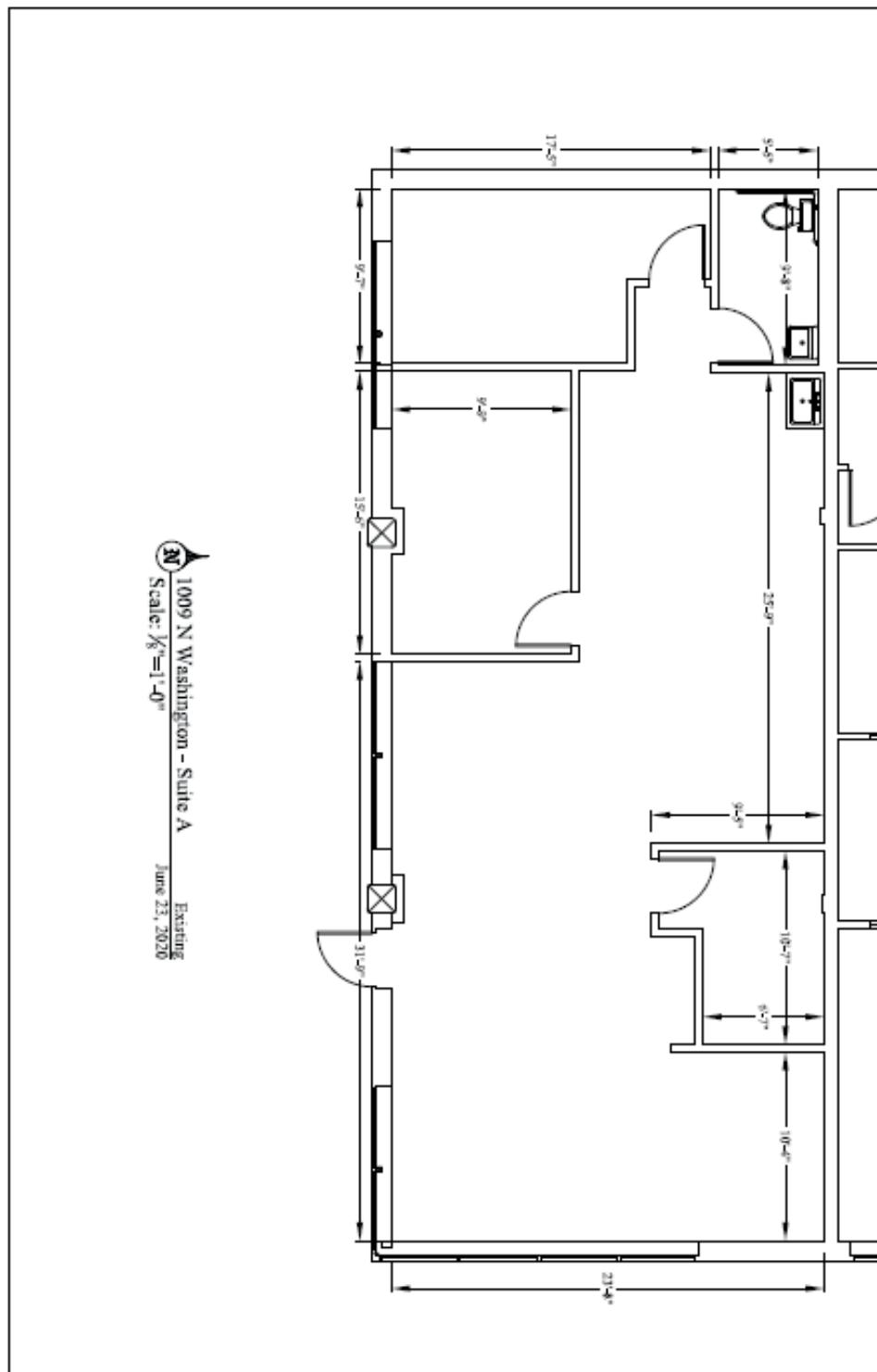


Maintenance & Utilities  
are Included



High Traffic  
Location

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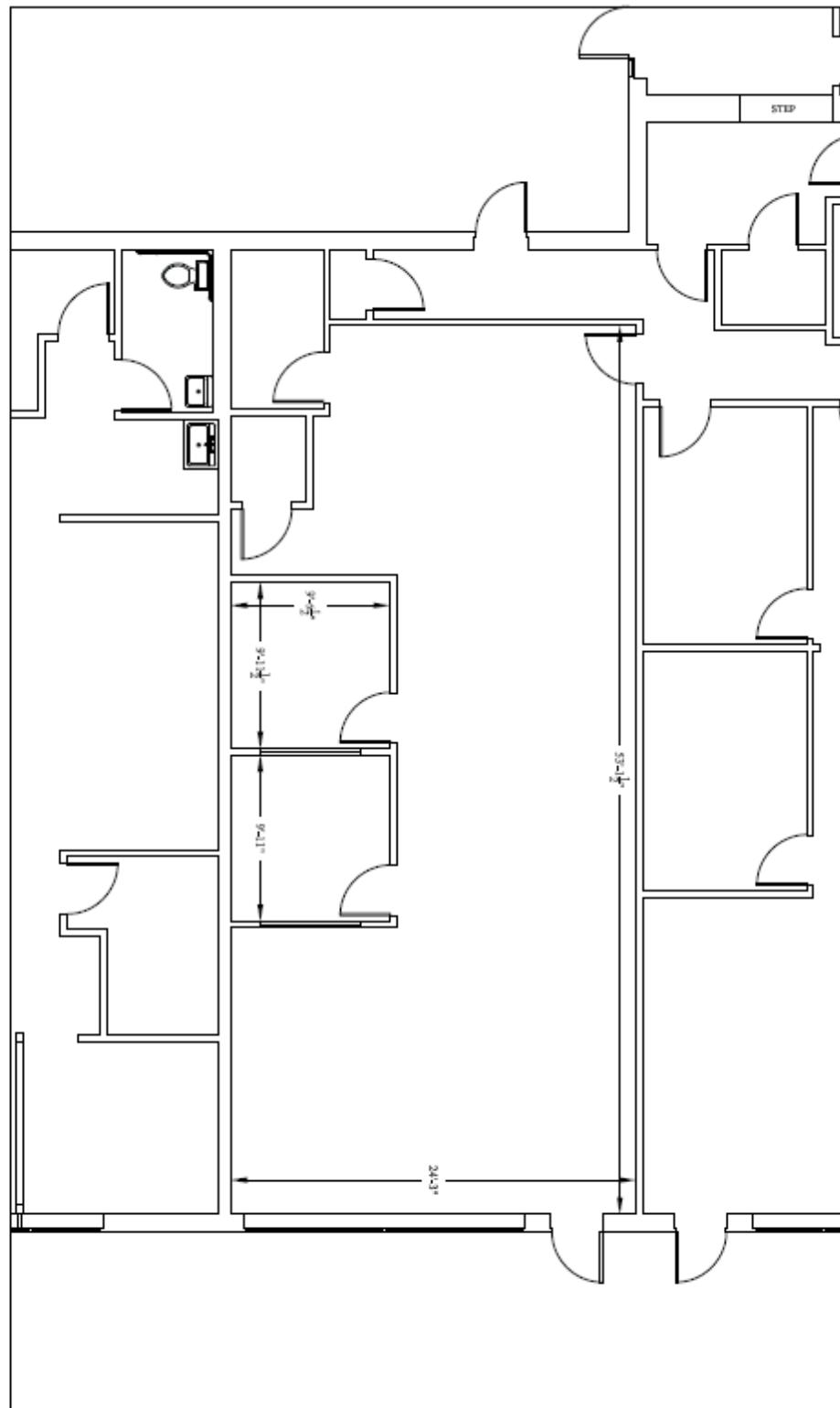
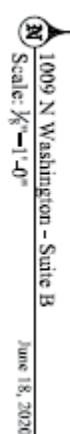


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& BARBIERI

## FLOOR PLAN - SUITE B

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# LOCATION OVERVIEW

Spokane, Washington



## International Events



**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



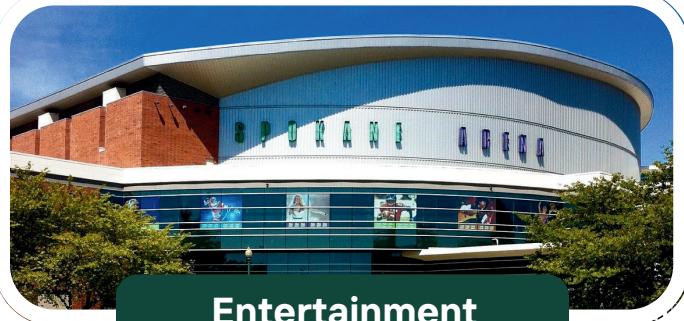
There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.



The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.



## Entertainment

Stephen Barbieri  
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## AERIAL MAP

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