

FOR SUBLEASE



Office Space Sublease

1628 W Francis Avenue
Spokane WA 99205

| | |
|---------------------------------|------------------------------|
| AVAILABLE | SUITE A |
| SUBLEASE RATE | \$18.75 PSF/YR |
| Est NNN 2025 | \$5.23 SF |
| SUBLEASE TERM EXPIRATION | 3/31/2029 |
| SPACE SIZE | ±2,538 SF |
| PARCEL NO. | 26254.1502 |
| ZONING | CB-55 |
| YEAR BUILT | 2008 |
| PARKING | In front and behind premises |

**KIEMLE
HAGOOD**

CRAIG SOEHREN

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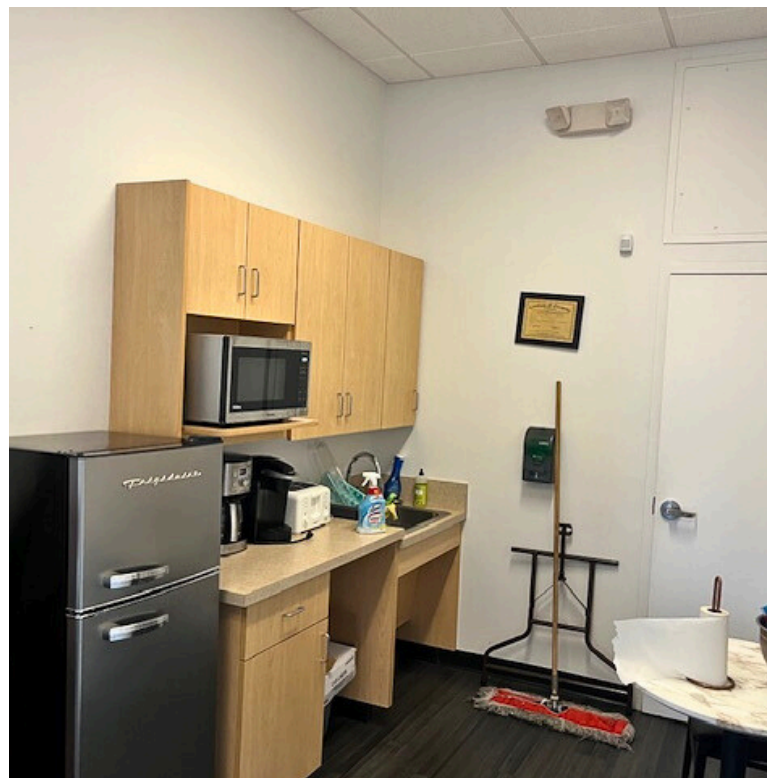
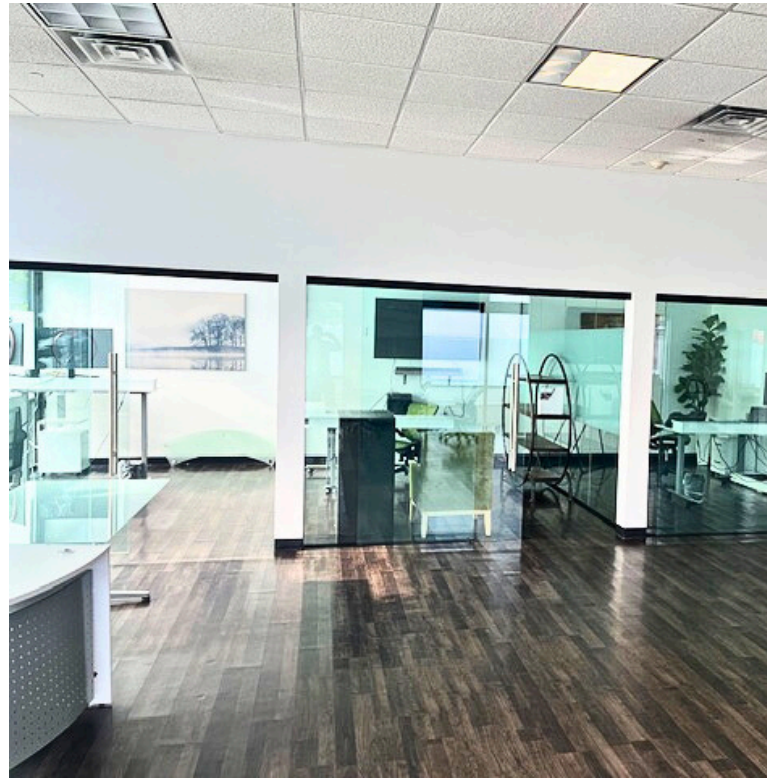
CHRISTIAN ALFARO

509.755.7505

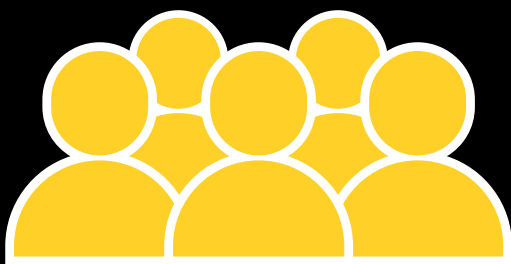
christian.alfaro@kiemlehagood.com

PRIME FRANCIS AVENUE LOCATION | SUITE A

Modern ±2,538 SF suite available in a 2008-built building, perfectly positioned for maximum exposure along busy Francis Avenue. Situated on a ±15,465 SF lot, this well-maintained property offers excellent visibility, strong traffic counts, and a professional presence for your business.

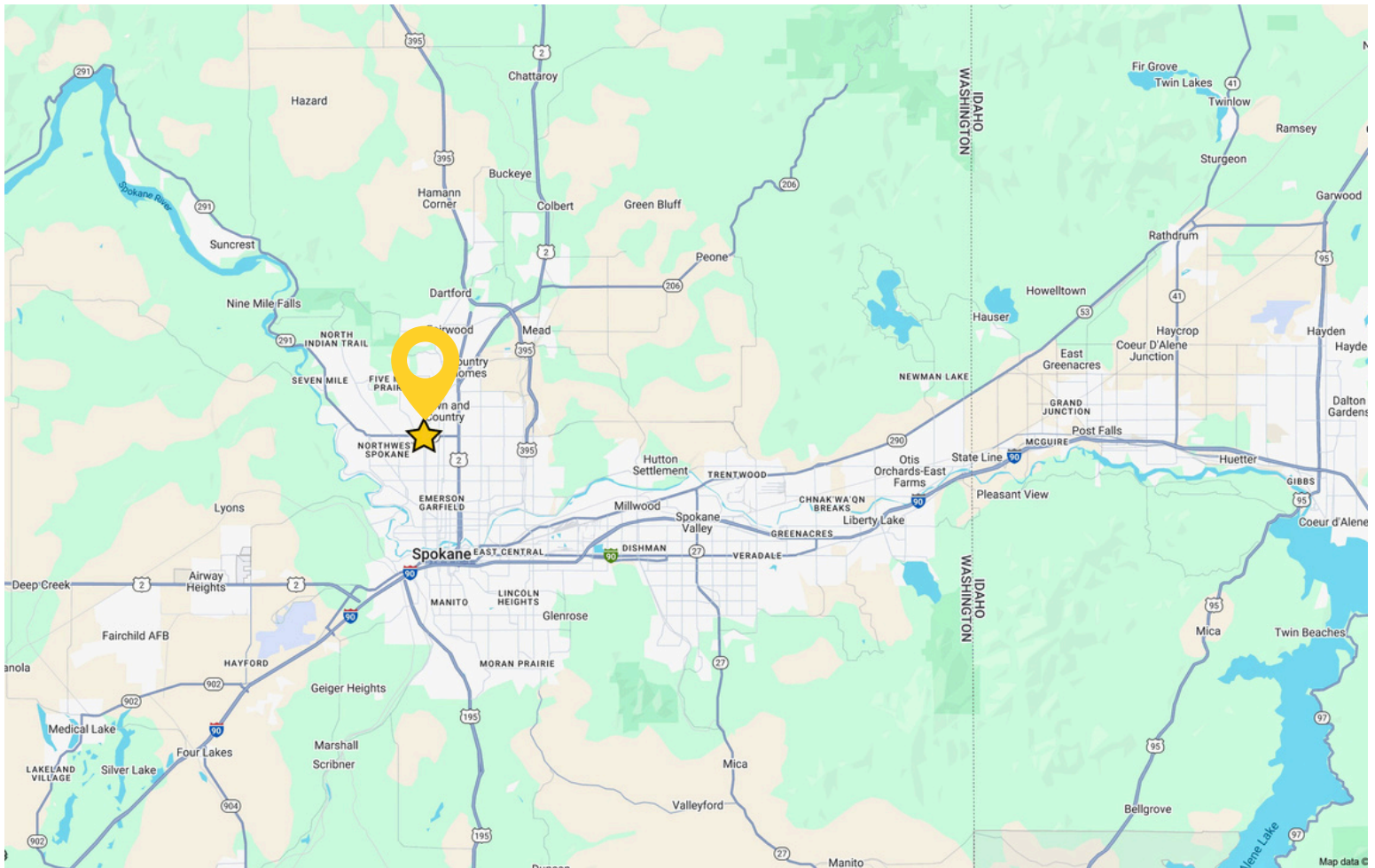


TRAFFIC | DEMOGRAPHICS



DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|-----------------------|-----------|----------|----------|
| EST POPULATION 2025 | 14,675 | 114,800 | 199,143 |
| PROJ. POPULATION 2030 | 14,263 | 113,528 | 198,644 |
| ADJ. DAYTIME DEMOS | 6,677 | 65,088 | 165,884 |
| 2025 AVERAGE HHI | \$101,460 | \$98,888 | \$94,471 |
| 2025 MEDIAN HHI | \$81,858 | \$76,377 | \$70,154 |



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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W Main Avenue, Suite 400
Spokane WA 99201