

# FREEMAN CENTER CONDOS FOR SALE & LEASE

170 S LINCOLN ST  
SPOKANE, WA 99201



Lease Rate: \$18.00 SF/yr

**NAI Black**

**MARK MCLEES**

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**Sale Price \$525,000.00 per unit \$900,000.00 for both**



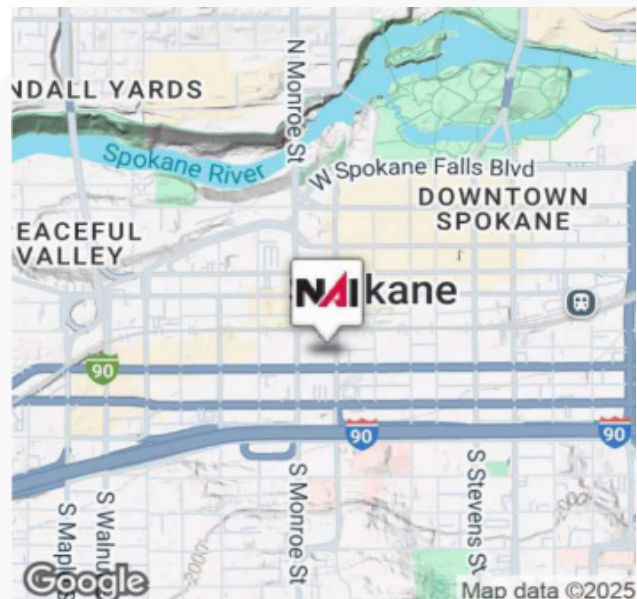
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## PROPERTY HIGHLIGHTS

- Condo Size: 4,200 - 8,400 SF total
- Available Units: 300 & 400 (each  $\pm$  4,200 SF)
- Zoning: Downtown General (DTG)
- Flexible Floor Plan: divisible, open work areas
- Building Amenities:
  - Secured Entry & Elevator
  - Four covered garage stalls
  - Direct elevator access
  - Nameplate signage
  - Residential living allowed
- Unit 300:
  - Parcel #:35192.1928
  - 16+ chair conference room
  - 3 executive offices
  - Kitchenette
  - ADA RR
  - Open Sales Floor
- Unit 400:
  - Parcel #: 35192.1928
  - 8-10 chair conference room
  - 3 executive offices
  - Kitchenette
  - 2 ADA RR's
  - Open Sales Floor



**Sale Price \$525,000 per unit \$900,000 for both**  
**LEASE RATE: \$18.00 SF/yr**



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**\$525,000**  
per unit



**DTG**  
Zoning

Positioned in the heart of Downtown Spokane's thriving business district, this fully modernized office opportunity offers flexible unit configurations, secure access, and premium finishes throughout. With exposed brick and beam interiors, private executive offices, and contemporary conference rooms, each unit blends historic character with modern design to support professional and creative operations alike.

Each 4,200 SF floor features generous open work areas, kitchenette amenities, and ADA-accessible restrooms — ideal for collaborative office environments or client-focused businesses. The building's secured entry and private garage parking add convenience and peace of mind, creating a best-in-class downtown workspace.

Conveniently located near Spokane's urban core, tenants enjoy immediate access to restaurants, retail, and professional services, all within walking distance of the city's primary commercial corridors.



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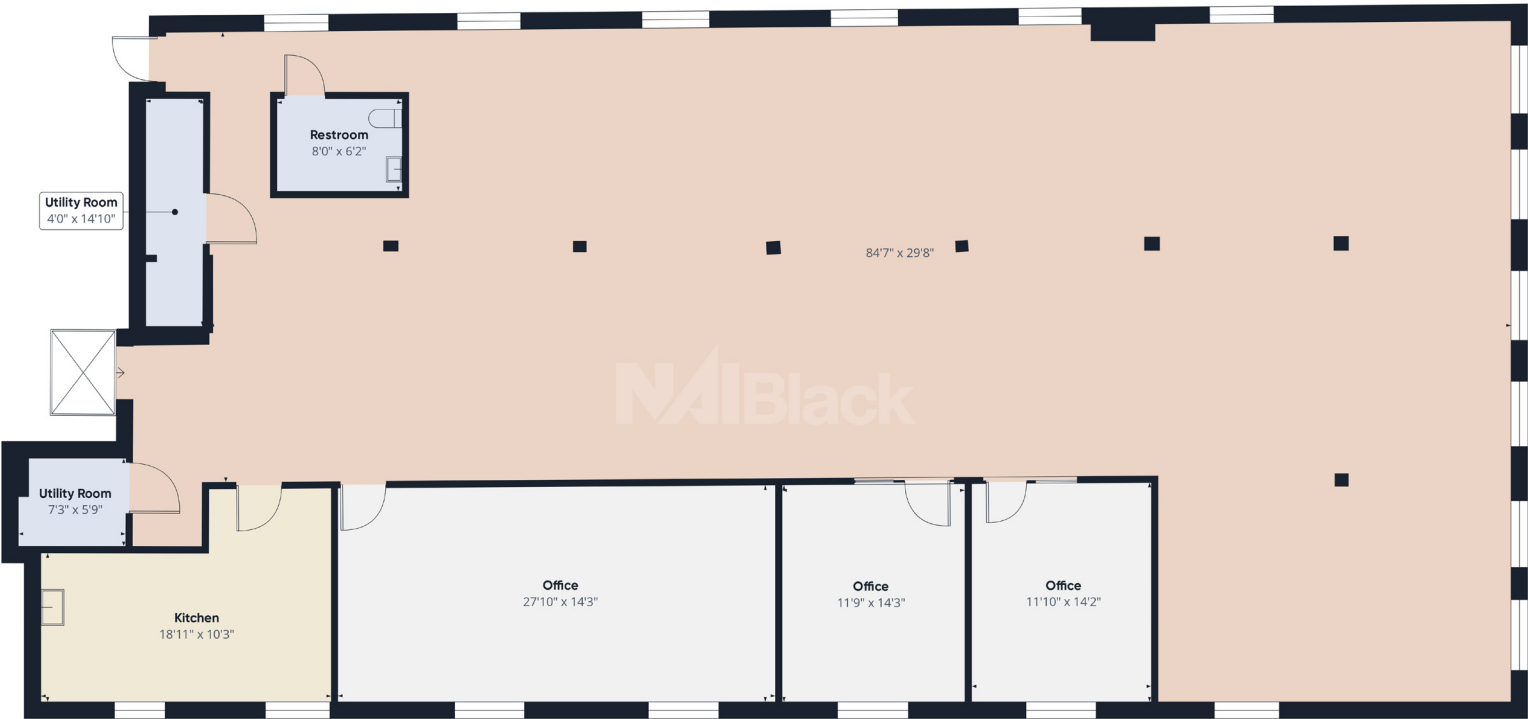
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THIRD FLOOR

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*\*Floorplans are for illustration purposes only\**



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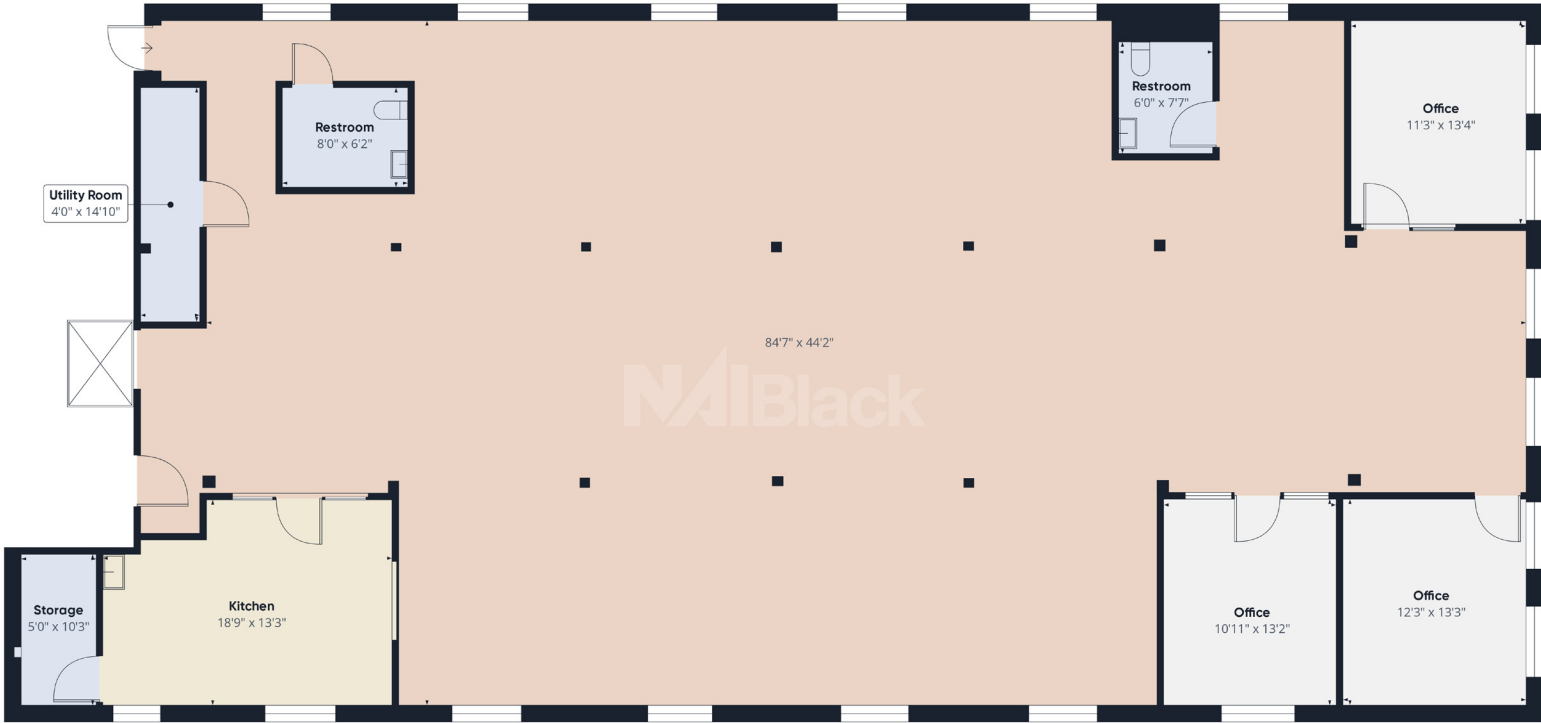
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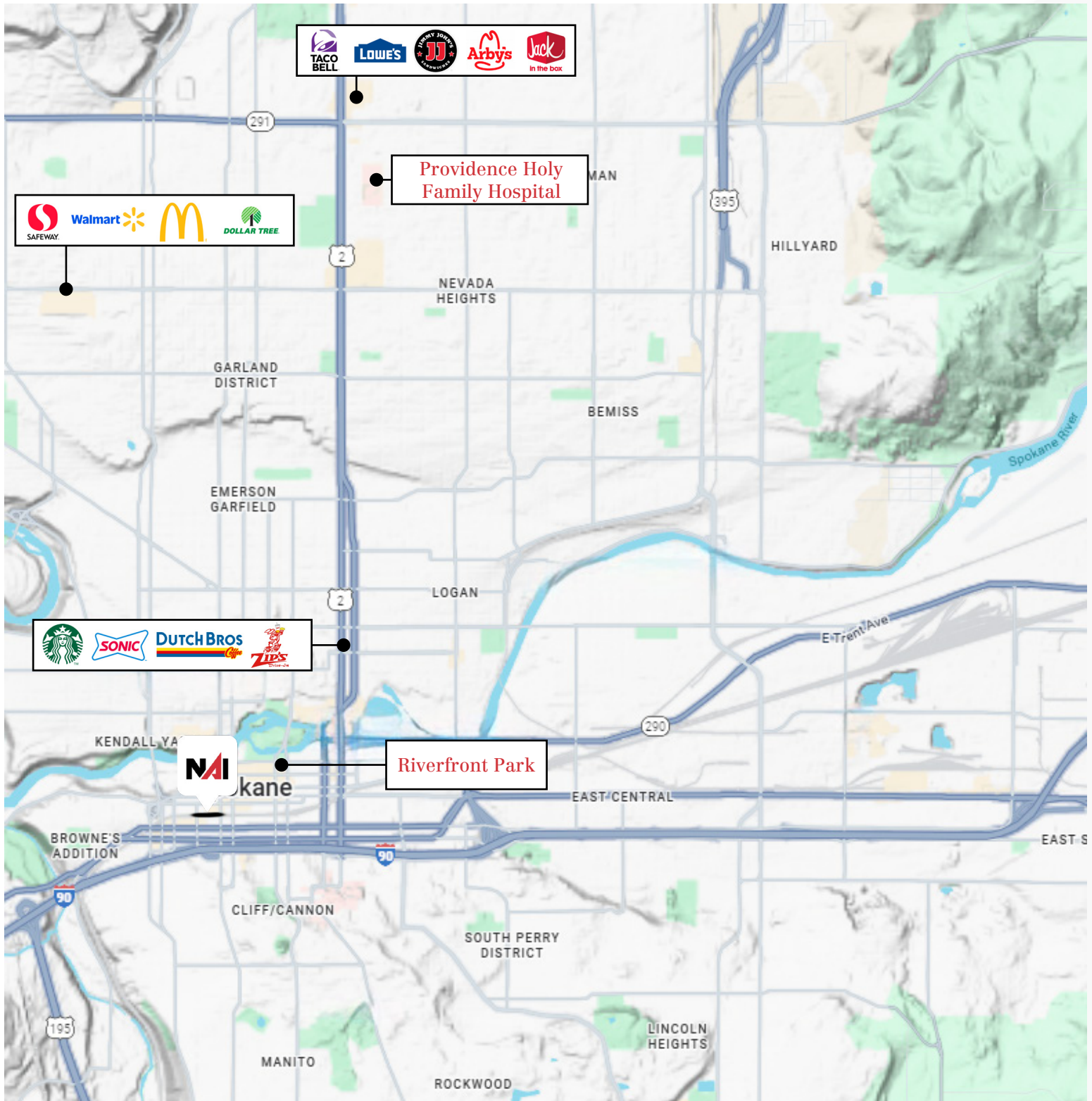
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