



244 W. Main Avenue  
Spokane, WA 99201

*Price Reduced from \$3.25M*

**\$2,950,000**

17,446 SF (\$169 SF) Divisible: CLA  
Lease Rate: \$18 SF/YR NNN

Vic Overholser  
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**SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.



**17,446 SF on three levels.**

**Perfect location: east side of the core, steps away from great amenities: coffee shops, restaurants, Centennial trail, and Riverfront park.**

**Impressive statement lobby with 2 story atrium.**

**Tech space layout with a great mix of open space and private offices.**

**4 larger meeting rooms for planning world domination.**

**North facing glass wall provides comfortable indirect natural light in the rear atrium.**

**Full commercial-like kitchen.**

**Locker room with two private shower rooms. Fitness facility.**

**Elevator access to all three levels.**

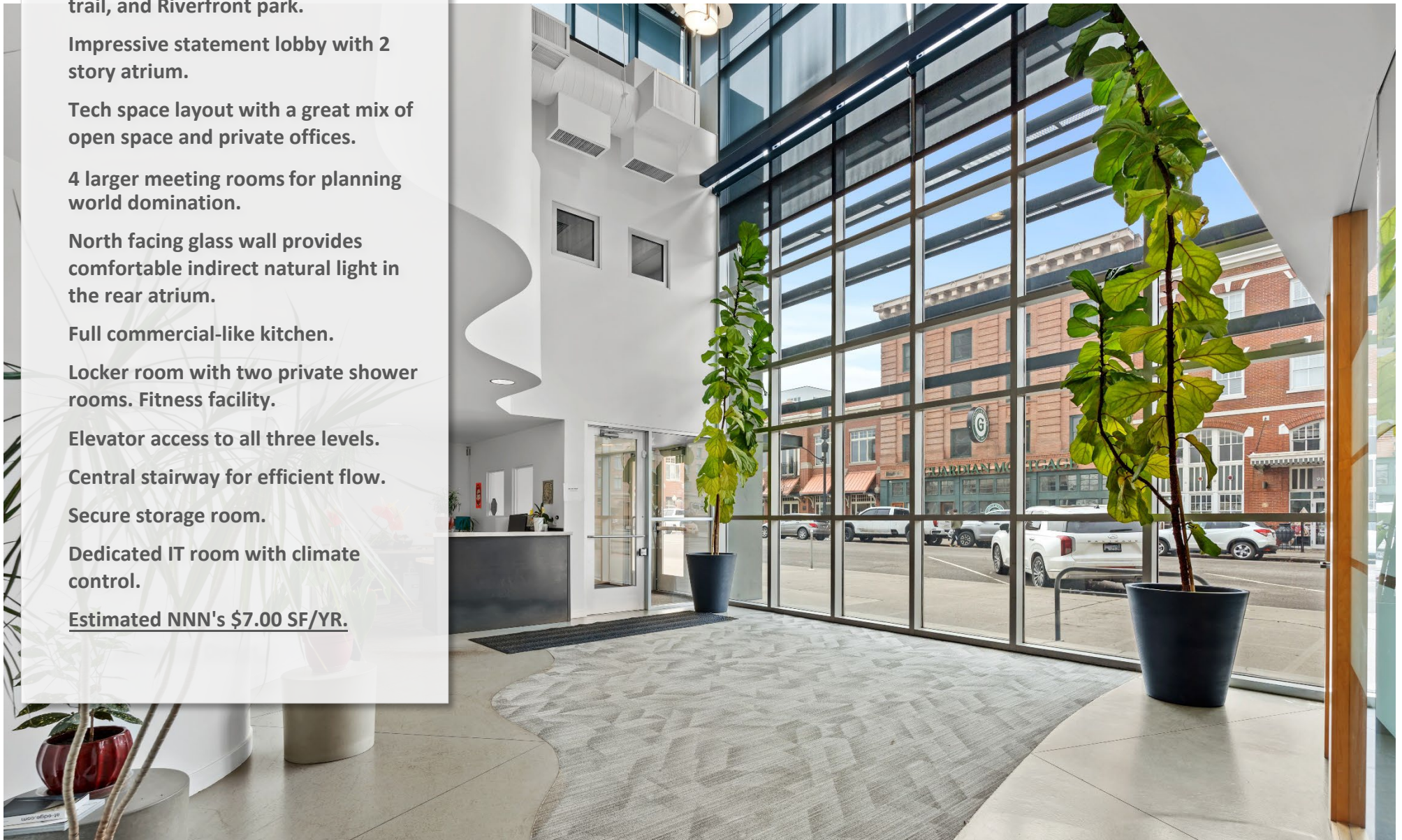
**Central stairway for efficient flow.**

**Secure storage room.**

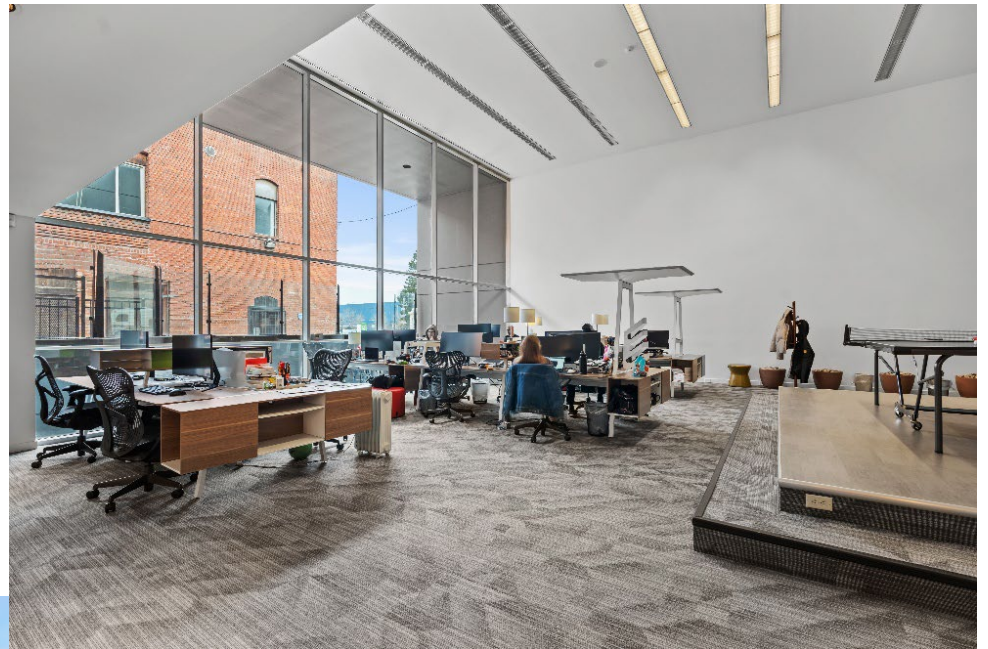
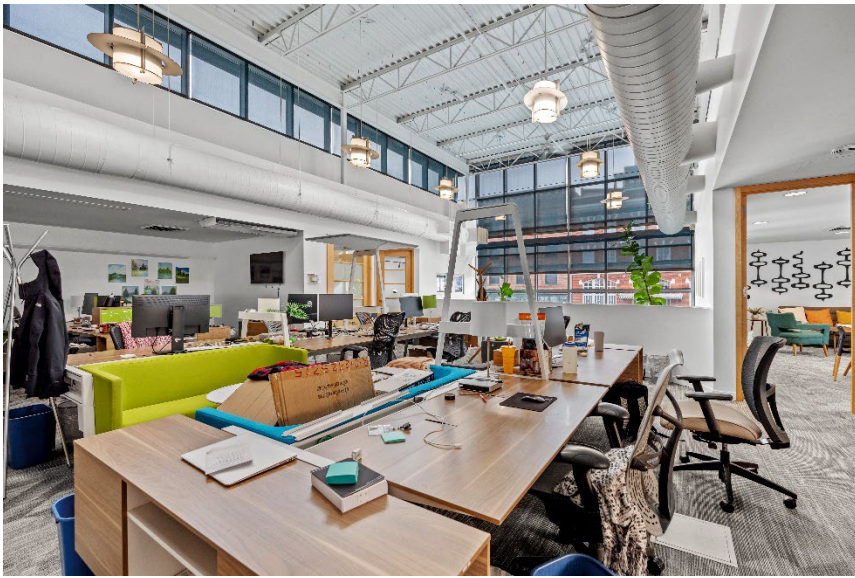
**Dedicated IT room with climate control.**

**Estimated NNN's \$7.00 SF/YR.**

*"Amazing space in Spokane, likened to Google offices"*







**Parcel Number: 35184.0614**

**Year Built: 1979**

**Renovated: 1999, 2010**

**Roof: TPO**

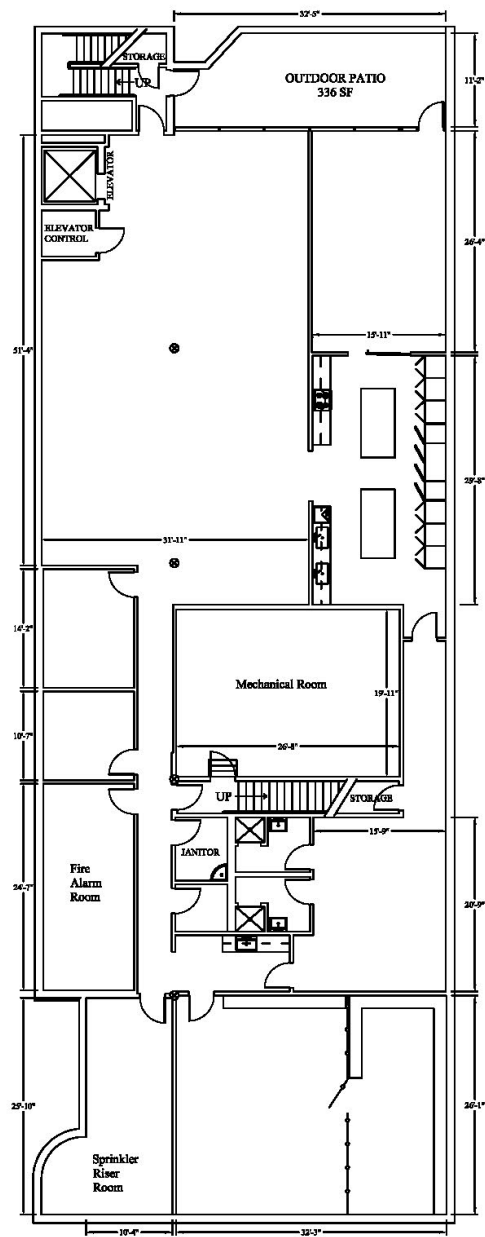
**HVAC: Forced Air Gas**

**New Carpet: 2022**

**Zoning: DTG**

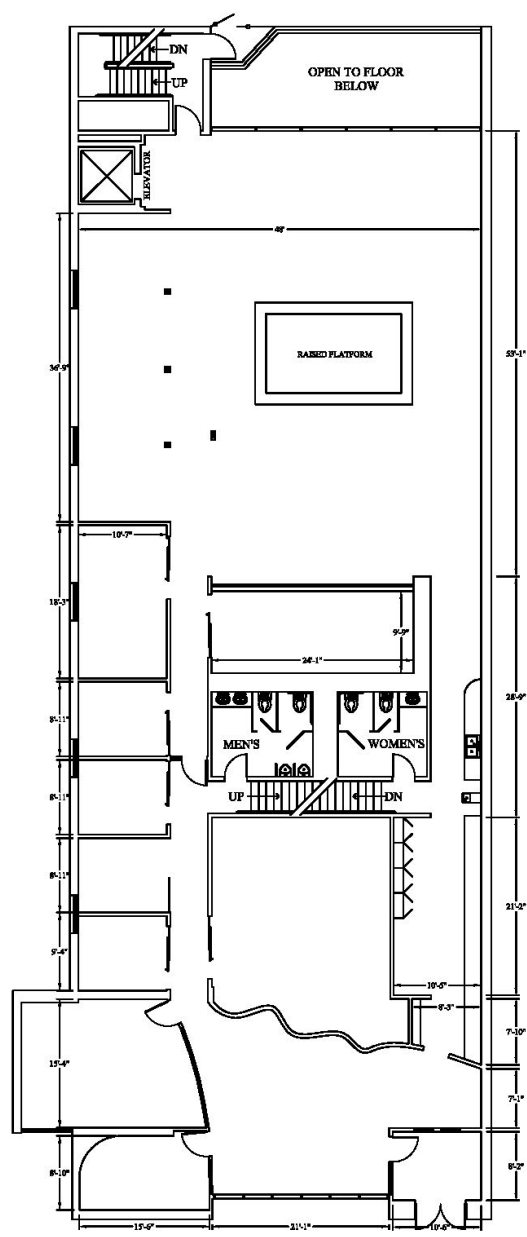
**Parking: Paid adjacent**

**Taxes: \$26,786/yr.**

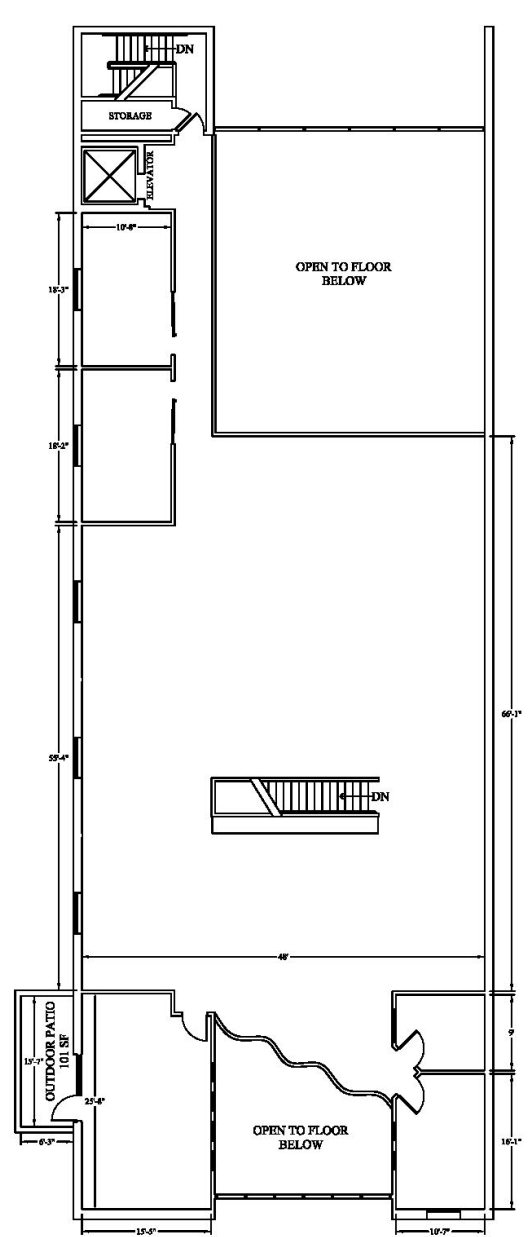


**BASEMENT**  
6298 SF

**244 W Main**  
Scale: NTS



**MAIN FLOOR**  
6394 SF



**MEZZANINE**  
4754 SF







