



OFFICE BUILDING FOR SALE

# GLADISH COMMUNITY CENTER

115 NW State St, Pullman, WA 99163

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COMMERCIAL

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### PROPERTY DESCRIPTION

Gladish presents a rare opportunity to acquire a large-scale downtown Pullman building that is now 100% vacant and ready for its next chapter. Located at 115 NW State Street, this historic property offers approximately 73,109 square feet on 3.16 acres with on-site parking, strong visibility, and immediate proximity to Washington State University, downtown services, and the broader Pullman market.

Unlike a partially occupied asset constrained by existing tenants, Gladish offers a true blank-slate opportunity for an investor, developer, institution, or owner-user to reposition the property for redevelopment, phased re-tenanting, adaptive reuse, or a long-term strategic hold. The building’s size, layout, and central location create the potential for a wide variety of future concepts.

The property is zoned C3 General Commercial, which supports a broad commercial framework and may accommodate a range of redevelopment strategies, subject to buyer verification with the City of Pullman. Possible future directions may include mixed-use commercial redevelopment, office or administrative conversion, educational or training uses, lodging or hospitality-oriented concepts, community-serving services, residential-over-commercial components, or other adaptive reuse strategies that align with downtown Pullman’s evolving needs.

For buyers looking at Pullman’s long-term trajectory, Gladish offers the combination of scale, location, parking, and identity that is increasingly difficult to replicate. This is not simply a building to lease one suite at a time. It is an opportunity to reimagine a prominent downtown asset and create its next life.

### OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	128,381 SF
Building Size:	73,109 SF

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	10,528	11,536	12,060
Total Population	28,167	31,057	32,482
Average HH Income	\$71,762	\$72,683	\$74,513



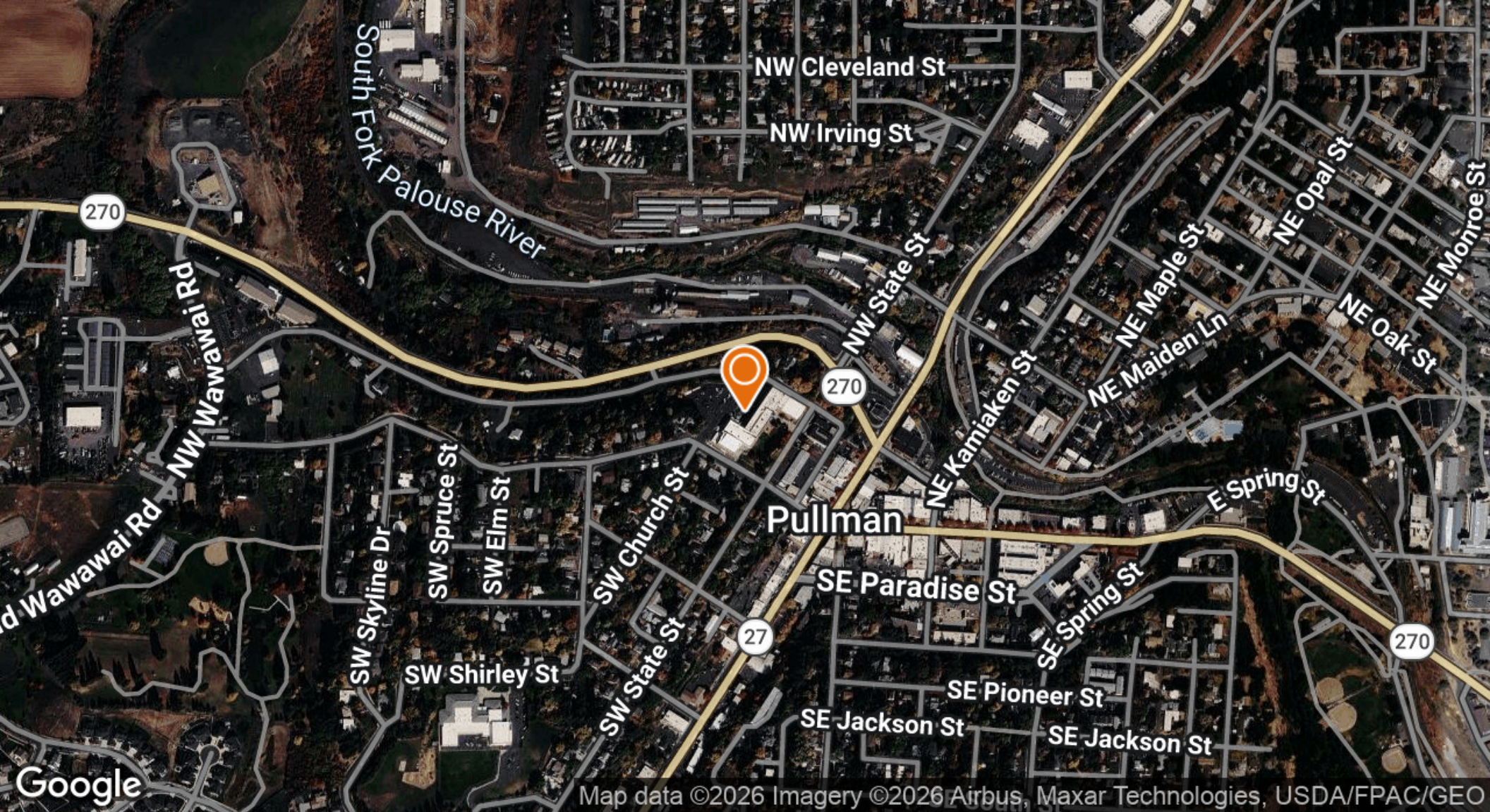
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Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.



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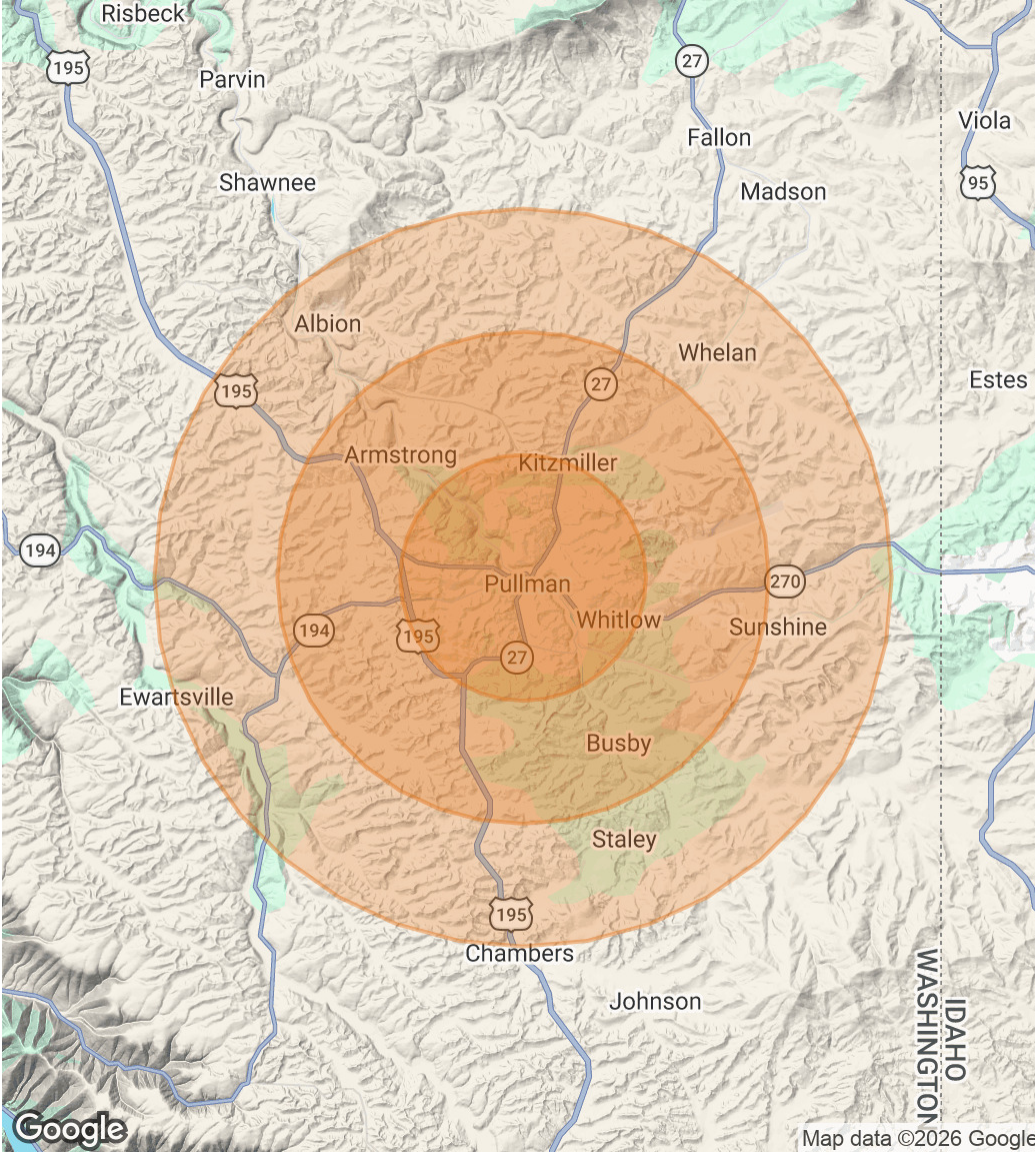
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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	28,167	31,057	32,482
Average Age	27.3	27.5	28.0
Average Age (Male)	27.8	27.8	28.3
Average Age (Female)	27.6	27.8	28.3
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	10,528	11,536	12,060
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$71,762	\$72,683	\$74,513
Average House Value	\$393,907	\$393,526	\$386,020

2023 American Community Survey (ACS)

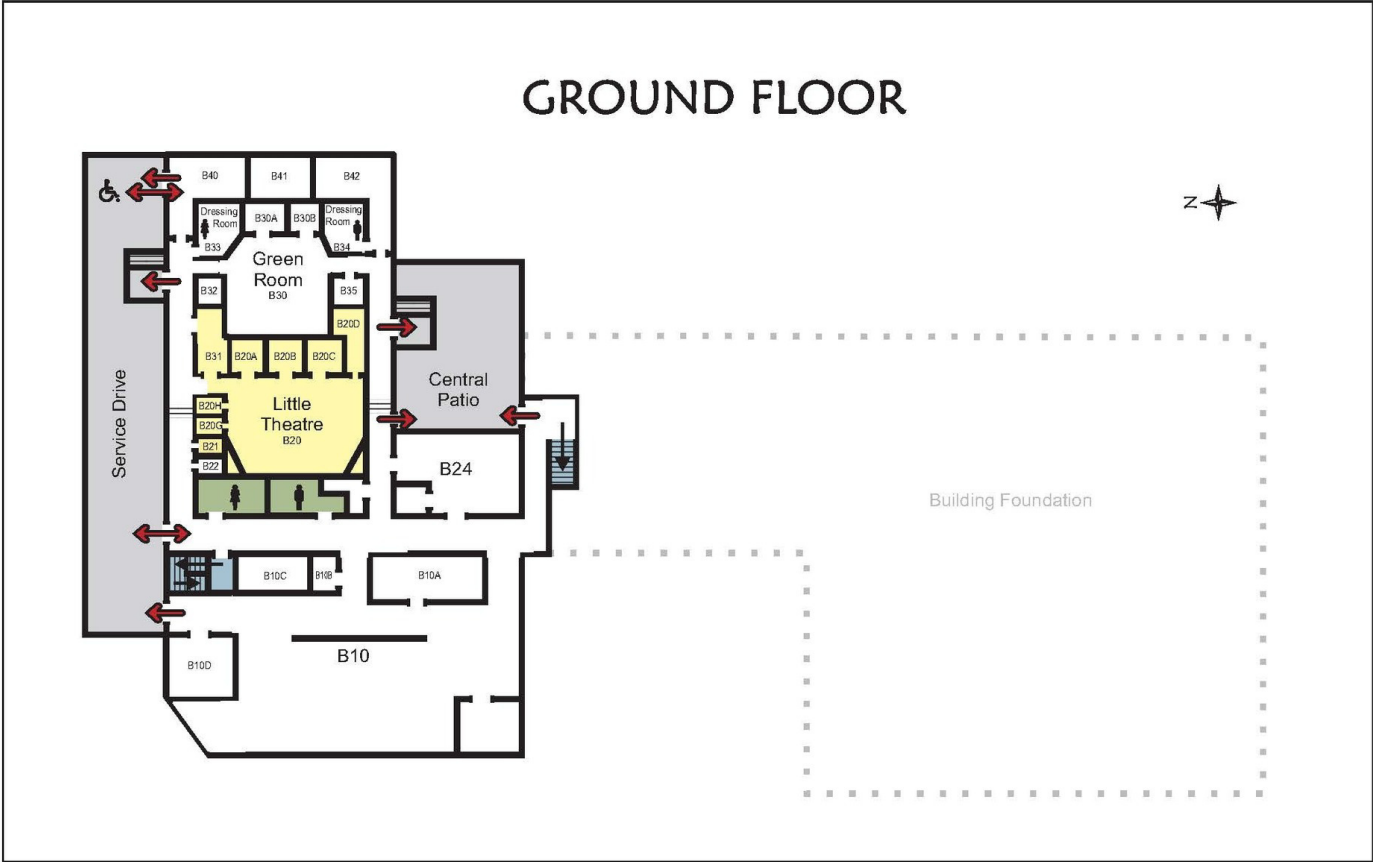


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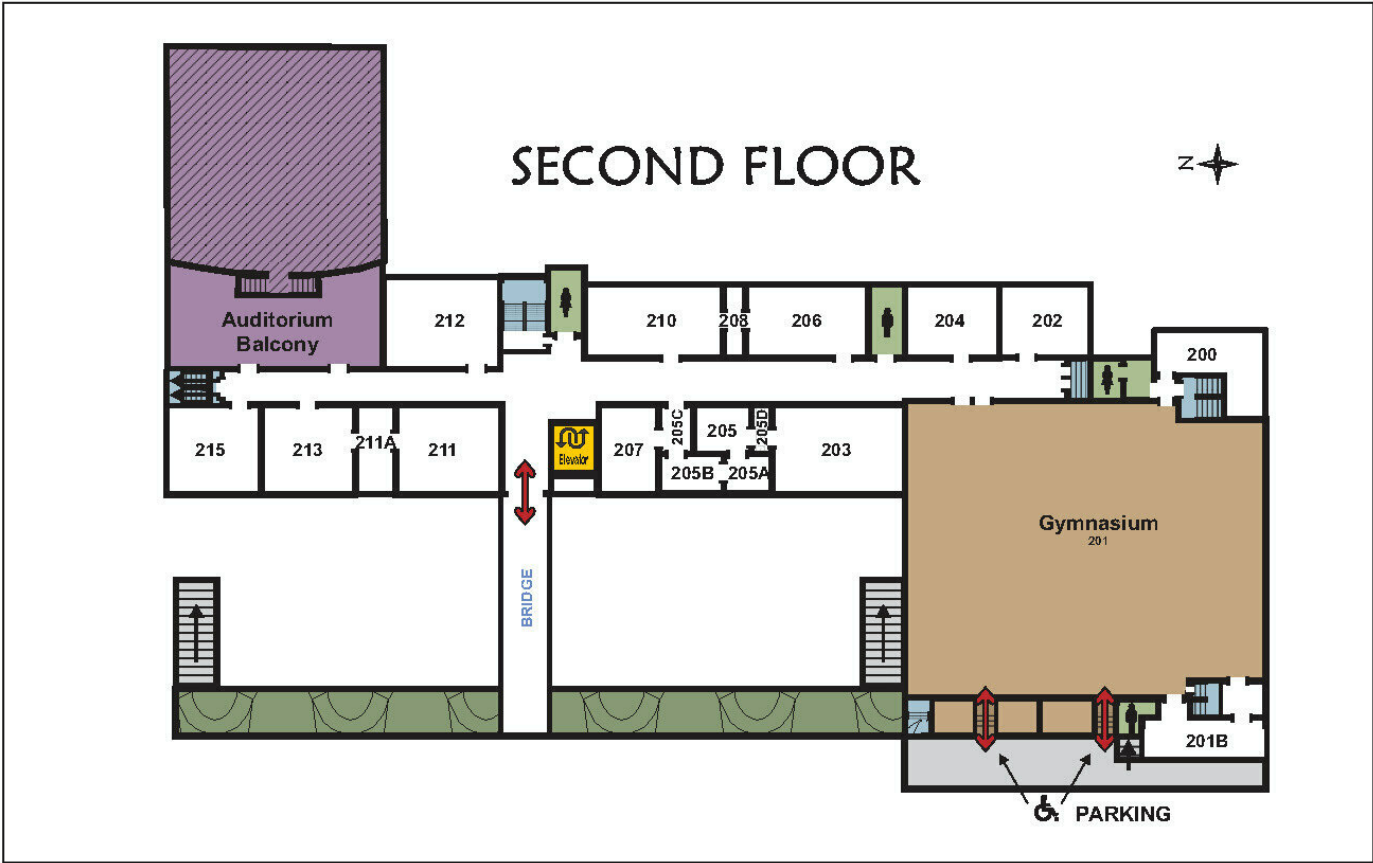


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