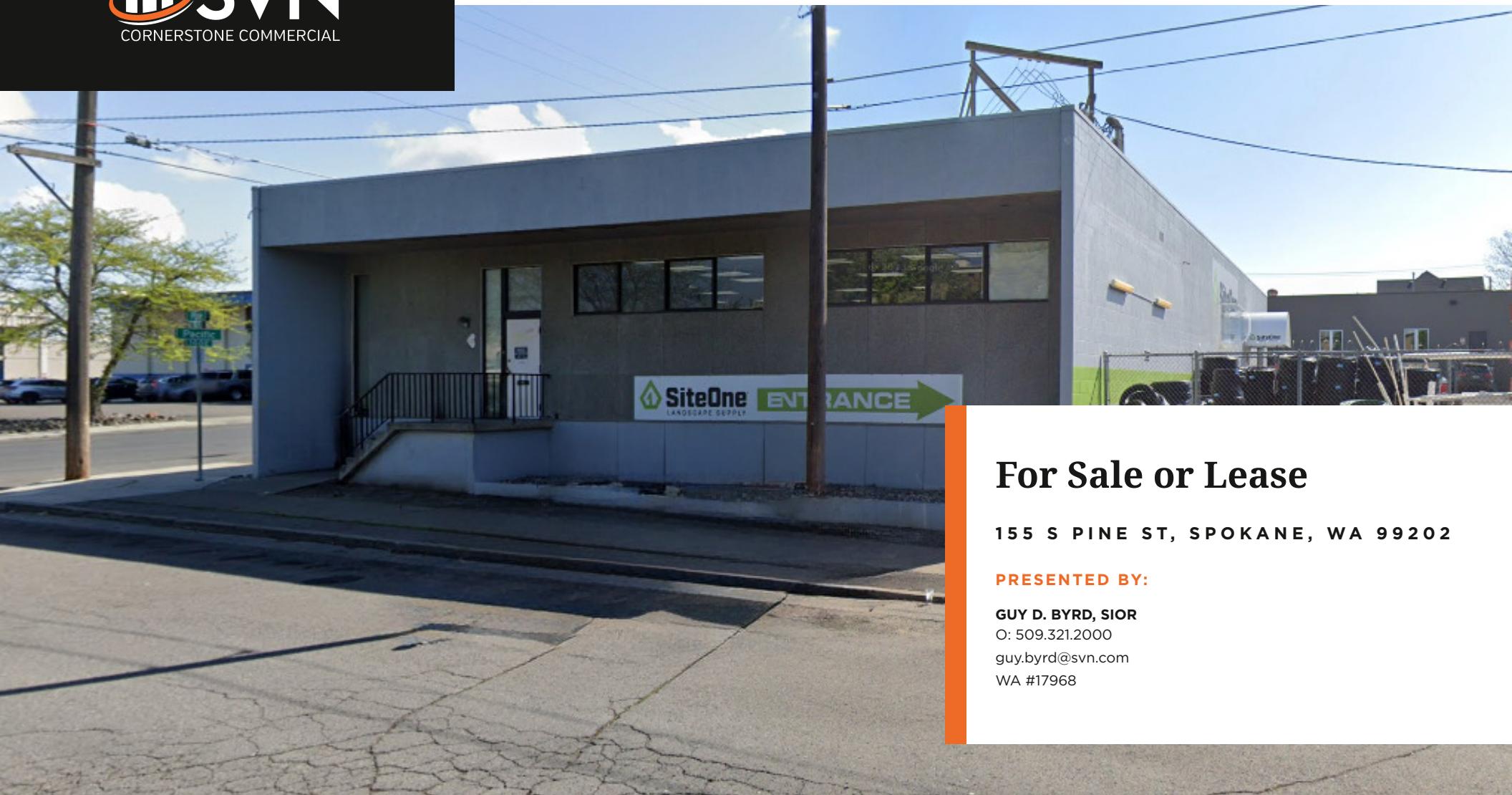




Offering Memorandum



For Sale or Lease

155 S PINE ST, SPOKANE, WA 99202

PRESENTED BY:

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WA #17968

PROPERTY SUMMARY

DOWNTOWN SPOKANE FLEX BUILDING

155 S PINE ST
SPOKANE, WA 99202

OFFERING SUMMARY

SALE PRICE:	\$990,000
PRICE / SF:	\$165.00
LEASE RATE:	\$6,000.00/MO (NNN) \$1.00/SF/MO (NNN)
BUILDING SIZE:	6,000 SF
LOT SIZE:	15,000 SF
CAP RATE:	7.90%

PROPERTY SUMMARY

This Downtown Spokane property offers approximately 6,000 SF of adaptable warehouse and commercial space suitable for retail, service, community service, contractor, or light industrial users. The building includes two 10' x 12' drive-thru grade-level doors for efficient access and workflow, along with on-site surface parking and a fenced yard area for equipment and material storage. Zoned GC-150, the site allows for a wide variety of commercial and community-oriented uses and benefits from strong arterial connectivity within Spokane's urban core.

The property is currently leased through December 2027, providing in-place income for investors, while also offering potential flexibility for an owner-user, as the existing lease may allow for early termination subject to negotiated terms. For users seeking occupancy, the property presents a rare opportunity to secure a centrally located and adaptable commercial facility within the city core. Seller financing may be available for qualified buyers. Contact the listing agent for additional details regarding lease availability, potential early termination terms, and seller financing options.

PROPERTY HIGHLIGHTS

- ±6,000 SF warehouse space in Downtown Spokane
- Two 10' x 12' drive-thru grade-level doors
- Fenced yard area for equipment or storage
- On-site surface parking
- GC-150 zoning allowing broad commercial, retail, office & service uses
- Central location with convenient access to major arterials
- Currently leased through December 2027
- Potential owner-user flexibility with early termination option
- Seller financing available



Central Location



Flexible Zoning

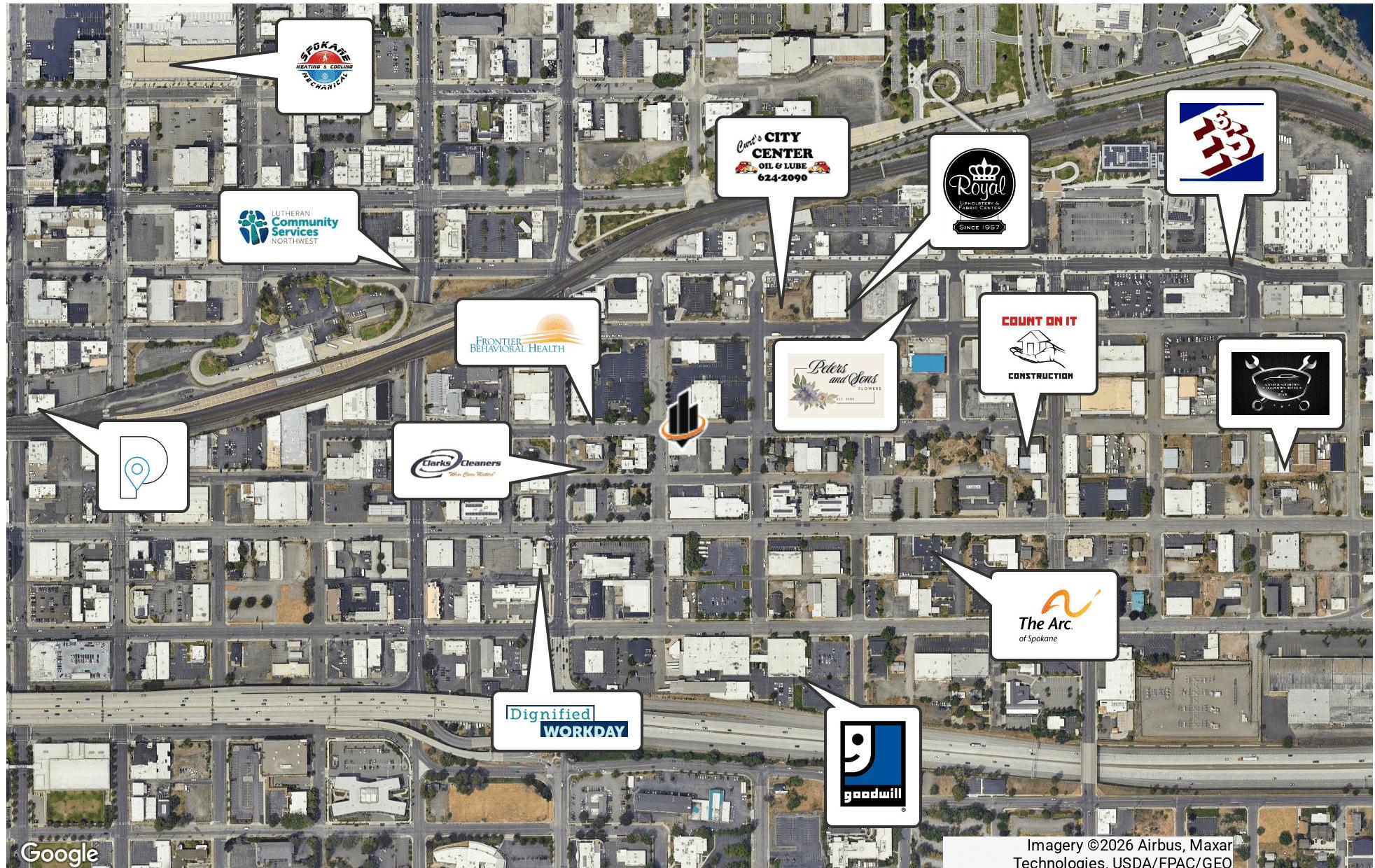


Seller Financing

PROPERTY PHOTOS



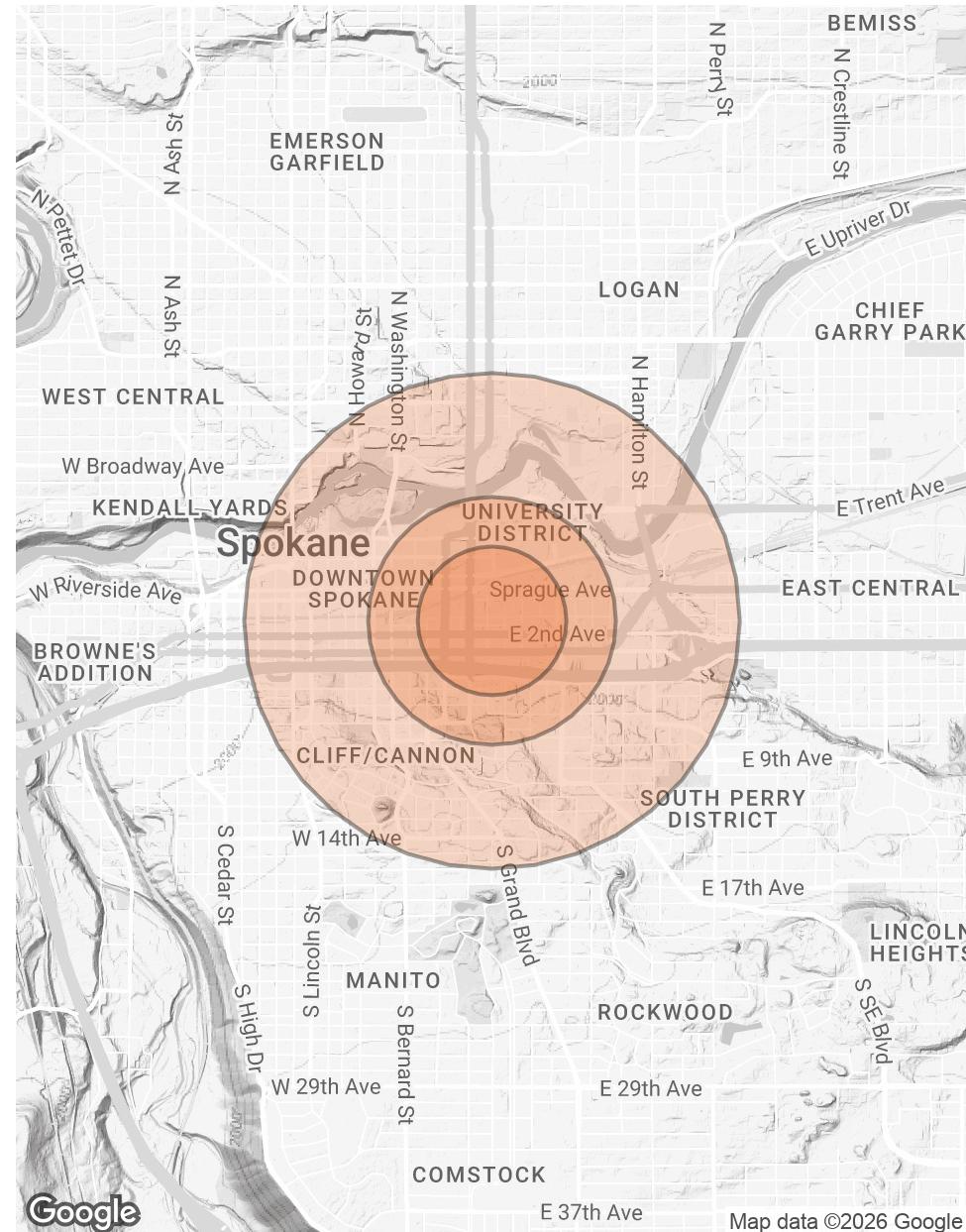
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,228	2,336	13,531
AVERAGE AGE	44	45	40
AVERAGE AGE (MALE)	44	45	40
AVERAGE AGE (FEMALE)	43	44	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	474	1,071	6,280
# OF PERSONS PER HH	2.6	2.2	2.2
AVERAGE HH INCOME	\$29,851	\$36,571	\$68,081
AVERAGE HOUSE VALUE	\$322,728	\$345,161	\$459,051

Demographics data derived from AlphaMap





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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