### Office Building For Sublease

### // 227 W 3RD AVE

Spokane, WA 99201



// PRESENTED BY:

CLAYTON MCFARLAND COMMERCIAL & LEASING MANAGER 509.344.4929 CMCFARLAND@G-B.COM



# // PROPERTY SUMMARY



#### **PROPERTY FEATURES**

- Office building for sublease in Downtown Spokane!
- Free onsite parking
- Excellent Signage Opportunity
- Just one block from I-90 access
- Businesses Nearby Include: Arby's, Taco Time, Banner Bank, Dutch Bros, Subaru of Spokane, McDonald's
- Medical District Adjacent
- Recently Renovated Standalone Building
- NNN \$350/month
- Two Offices and a Conference Room

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SPACES	LEASE RATE		SPACE SIZE	
227 W 3rd Avenue	\$3,122 per month		2,379 SF	
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES	
Total Households	8,614	97,043	166,271	
Total Population	14,500	211,250	381,791	
Average HH Income	\$46,914	\$66,433	\$72,471	



# // ADDITIONAL PHOTOS







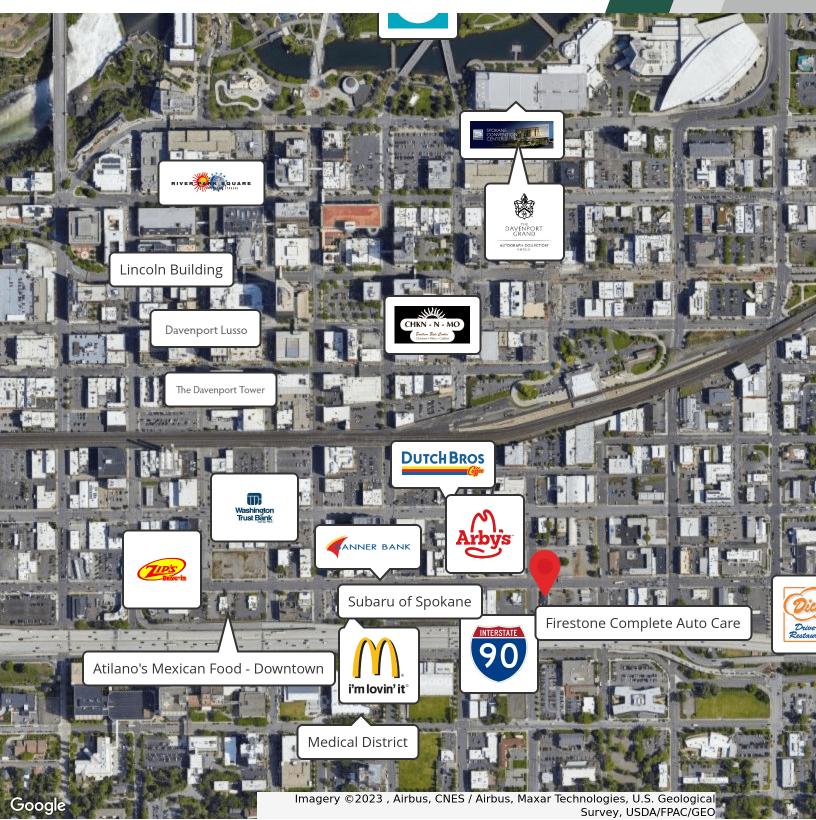


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## // RETAILER MAP



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