

Office Building For Sublease

// **227 W 3RD AVE**

Spokane, WA 99201



// PRESENTED BY:

**CLAYTON MCFARLAND**

COMMERCIAL & LEASING MANAGER

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# // 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

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

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# // ADDITIONAL PHOTOS



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# // RETAILER MAP



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