

Retail/Office/Warehouse Space for Lease!

// 118 S DIVISION

Spokane, WA 99202



// PRESENTED BY:

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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rustic and charming retail, office, warehouse space available in a prime downtown location. Space is demisable and characterized by exposed brick and urban creative potential.

PROPERTY FEATURES

- NNN estimated at \$4.00/SF
- Free Rent with Qualified Lease
- 3 Phase Power Available!
- Rustic Retail/Office/Warehouse Space
- Prime Division Street Exposure with High Visibility
- Great Signage Opportunity
- University District Adjacent
- Free Parking
- Loading Dock Doors
- Tenant Improvements Negotiable

SPACES	LEASE RATE	SPACE SIZE
Unit 1 (Vanilla Shell Retail)	\$12.00 SF/yr	3,021 SF
Unit 2 (Vanilla Shell Retail)	\$12.00 SF/yr	3,756 SF
Unit 3 (Warehouse Storage)	\$12.00 SF/yr	1,150 SF
Unit 4 (Warehouse Storage)	\$12.00 SF/yr	882 SF
Total Space	\$12.00 SF/yr	8,809 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,770	52,375	111,434
Total Population	11,263	120,948	258,717
Average HH Income	\$44,088	\$51,291	\$52,001

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// ADDITIONAL PHOTOS



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// RENDERINGS



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// RETAILER MAP



Google

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