



FOR LEASE

1717 W 6TH AVE, SPOKANE, WA 99204



**PROPERTY HIGHLIGHTS**

- 1000 SF - 5200 SF
- Rate: \$14.00 + NNN (\$5.50) or \$24
- New HVAC System
- NEW LED Interior Lighting
- Welcoming Foyer, ADA restrooms
- Break room with Appliances
- Parking lot with re-sealed & striped
- LED parking lot lighting
- Drought tolerant landscaping

**PROPERTY FACTS**

<b>BUILDING TYPE</b>	Office
<b>YEAR BUILT</b>	1999
<b>BUILDING HEIGHT</b>	2 Stories
<b>BUILDING SIZE</b>	10,400 SF
<b>BUILDING CLASS</b>	B
<b>FLOOR SIZE</b>	5,200 SF
<b>PARKING</b>	52 Surface Parking

**CONTACT**

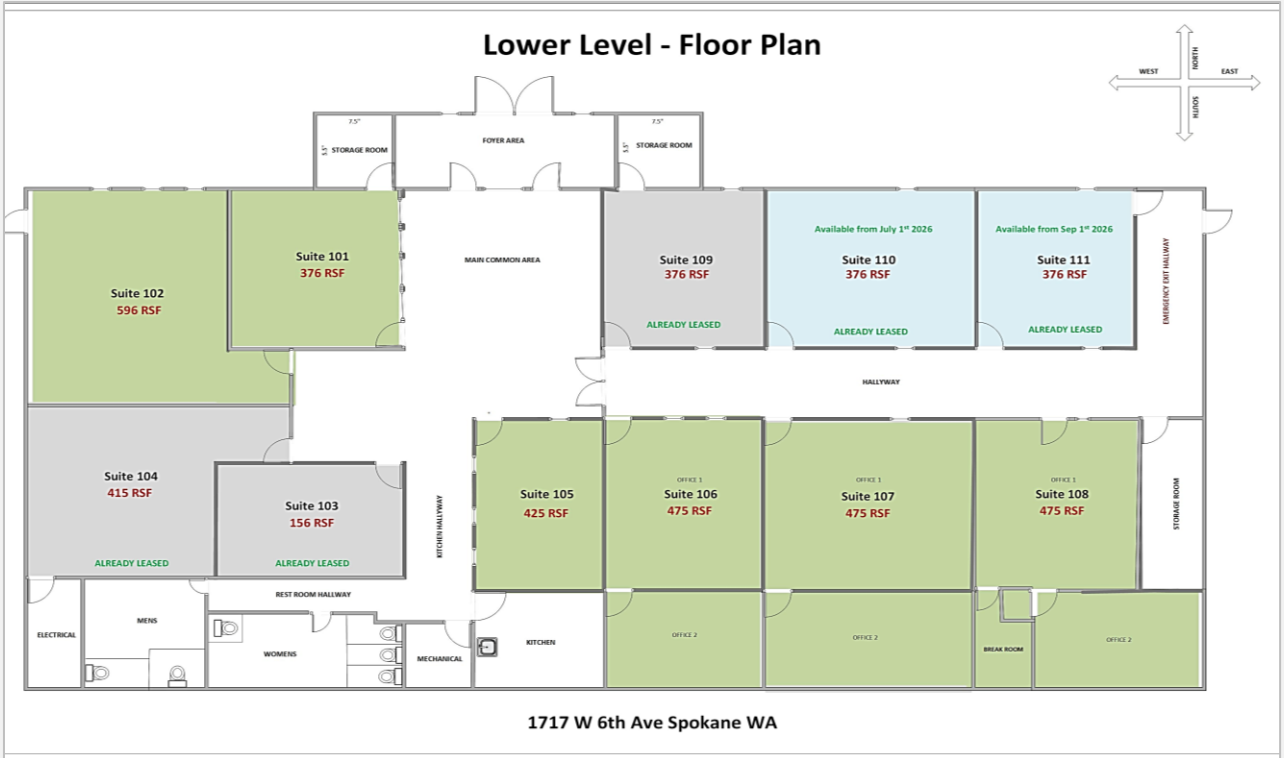
**SURESH MUTHUSWAMY**  
**Managing Member**  
 Direct: 425.442.6431  
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 Landlord is a WA Real Estate Agent



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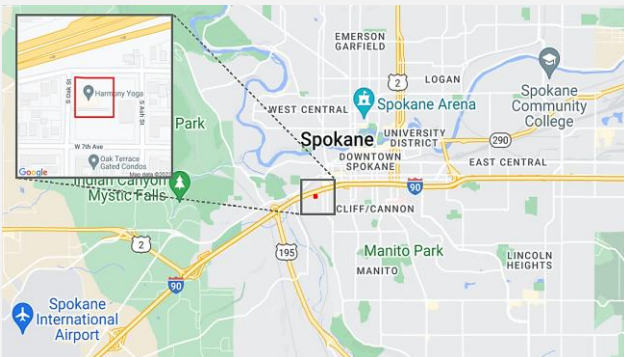
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FLOOR PLAN - LOWER LEVEL



LOCATION

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ADDITIONAL PHOTOS & VIDEOS



VIDEO TOUR  [1717 W 6th Ave Spokane](#)

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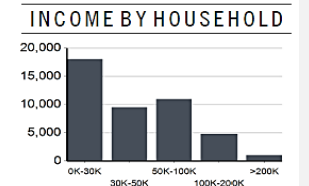
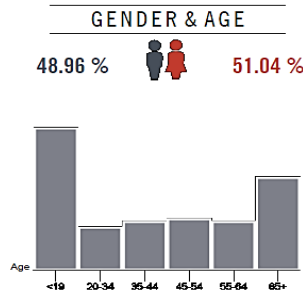
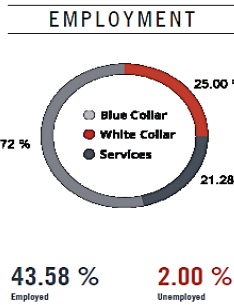
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1717 W 6th Ave, Spokane, WA 99204

Catylist Research

CITY, STATE	<b>Spokane, WA</b>
POPULATION	<b>94,358</b>
AVG. HHSIZE	<b>2.25</b>
MEDIAN HH INCOME	<b>\$43,705</b>
HOME OWNERSHIP	
Renters:	<b>19,395</b>
Owners:	<b>20,909</b>

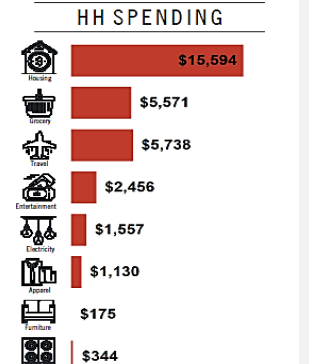


EDUCATION

High School Grad:	23.80 %
Some College:	25.43 %
Associates:	8.93 %
Bachelors:	33.35 %

RACE & ETHNICITY

White:	89.71 %
Asian:	0.83 %
Native American:	0.59 %
Pacific Islanders:	0.17 %
African-American:	1.49 %
Hispanic:	2.85 %
Two or More Races:	4.36 %



1717 W 6th Avenue

Population

Distance	Male	Female	Total
3- Minute	2,807	2,950	5,758
5- Minute	8,298	8,431	16,729
10 Minute	46,193	48,165	94,358

LOCATION



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### LOCATION



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