

Office Building For Lease

// **201 W NORTH RIVER DR**

Spokane, WA 99201

LEASING INCENTIVE:

**4% COMMISSION TO COOPERATING
BROKER PLUS \$1.00 PER SQUARE
FOOT BONUS FOR NEW LEASES
THREE YEARS OR LONGER**



// PRESENTED BY:

DAVID PETERSON

Executive V.P and C.O.O
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DAVID.PETERSON@G-B.COM

BOB SPOONER

Commercial & Leasing Manager
509.999.1959
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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located on the North Bank of the Spokane River, this office building consists of beautiful class A office spaces with expansive views of Spokane and Riverfront Park.

PROPERTY HIGHLIGHTS

- Leasing Incentive: 4% Commission to Cooperating Broker Plus \$1.00 PSF Bonus For New Leases Three Years or Longer
- 24 Hour Tenant Access
- On-Site Maintenance Staff
- Tenant Controlled HVAC
- Dedicated Loading Area for Deliveries
- Cleaning Service
- Parking Garage
- Direct Access to Centennial Trail
- Close Proximity to Dining, Shopping, and Recreation

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SPACES	LEASE RATE	SPACE SIZE
Suite 510	\$26.50 SF/yr	2,293 SF
Suite 520	\$28.00 SF/yr	2,213 SF

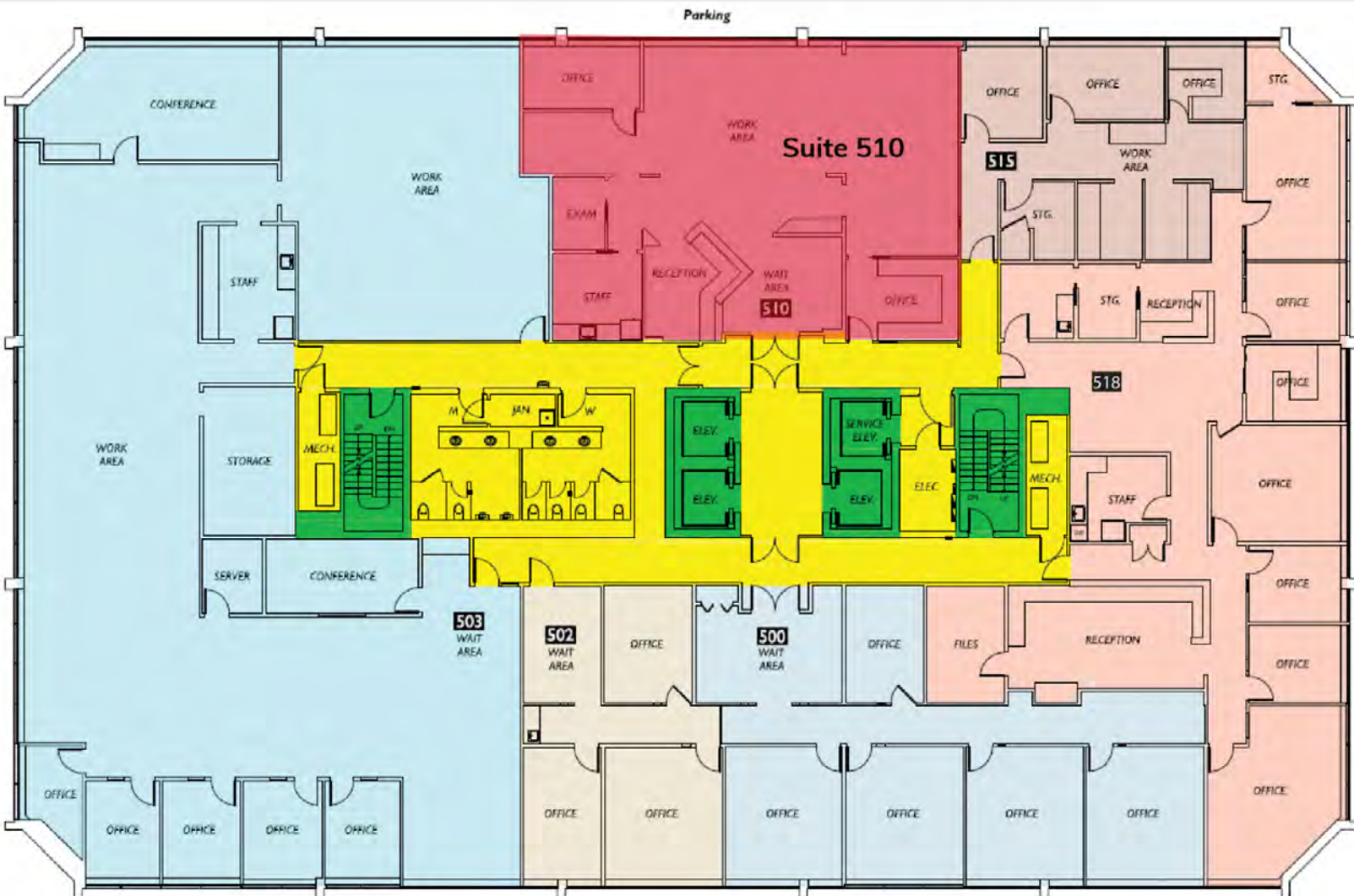
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,832	54,071	114,237
Total Population	10,623	125,069	266,312
Average HH Income	\$33,409	\$49,046	\$51,407



// FLOOR PLANS

Suite 510 – 2,293 SF

- \$26.50 SF/yr
- Northern Views
- Direct Access from Elevator Lobby



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// FLOOR PLANS

Suite 520 – 2,213 SF

- \$28.00 SF/yr
- River views
- Reception area
- 4 private offices
- File room
- Kitchenette



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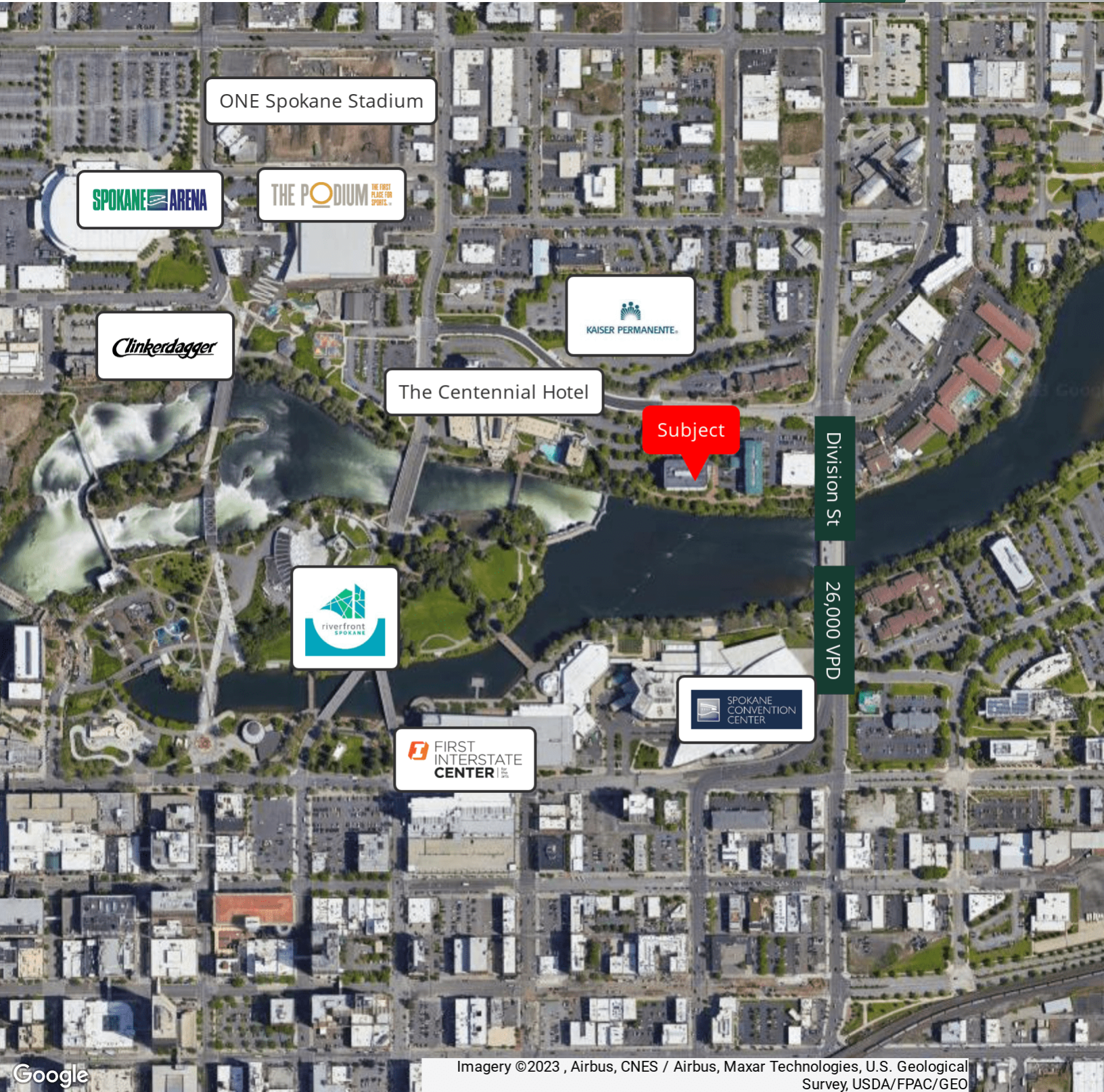
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// RETAILER MAP



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