

# SPACE FOR LEASE

811 West 2nd Avenue | Spokane, Washington



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## THE COOK BUILDING

### INQUIRIES:

**Tim Kestell**

509.755.7542 or [tim.kestell@kiemlehagood.com](mailto:tim.kestell@kiemlehagood.com)



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HAGOOD**



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## LEASING INFORMATION

FLOOR	RENTABLE SQUARE FEET	RATE / MONTH	RATE / RSF / YEAR	STATUS
First	±5,100	\$5,500*	±\$11.76 rsf	Available
Second	±325 to ± 340	\$500 - \$550	±\$17.65 - \$20.31 rsf	Available
Third	±2,300	\$2,500	±\$13.04 rsf	Available

## PROPERTY DETAILS

Parcel Number	35192.2304	Ceiling Heights	Basement: ±8 ft
Zoning	DTG (Downtown General)		Main floor: ±15 ft
Land Size	±7,100 sf (0.16 ac)		2nd floor: ±11 ft
Building Size	±22,400 sf		3rd floor: ±10ft
	<i>Above grade: ±16,900 sf</i>		
	<i>Below grade: ± 5,500 sf</i>		



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## FIRST FLOOR

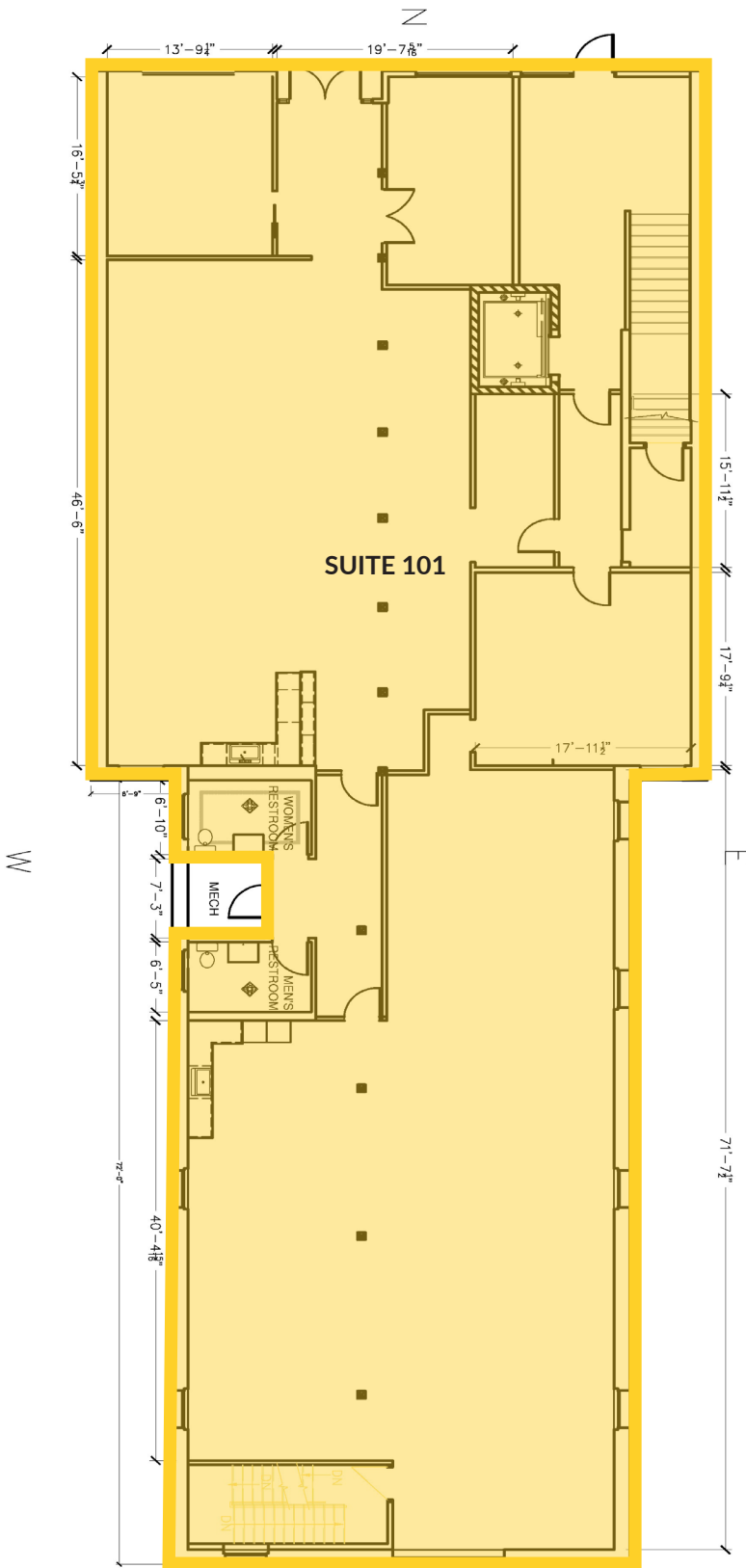
### SUITE 101

\$5,500 per month, Modified Gross  
±5,100 RSF

Open layout  
2 Private Offices  
1 Conference Room  
2 Kitchenettes

\*Includes 4 parking stalls in lot next door

\* Tenant pays their proportionate share of building utilities



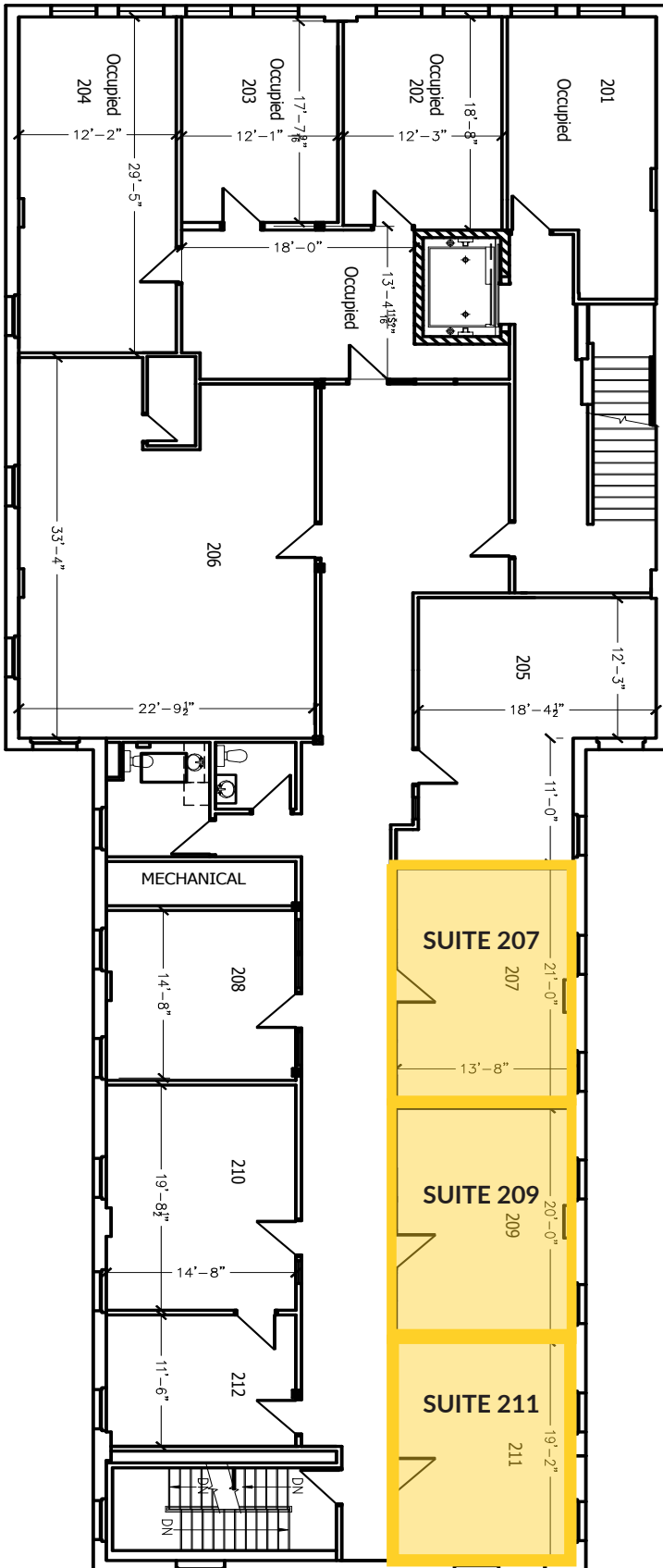
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## SECOND FLOOR

### SUITE 207

\$500 per month, Modified Gross  
±340 rentable square feet

11' ceilings

### SUITE 209

\$525 per month, Modified Gross  
±320 rentable square feet

11' ceilings

### SUITE 211

\$550 per month, Modified Gross  
±325 rentable square feet

11' ceilings

\* Tenant pays their proportionate share of building utilities

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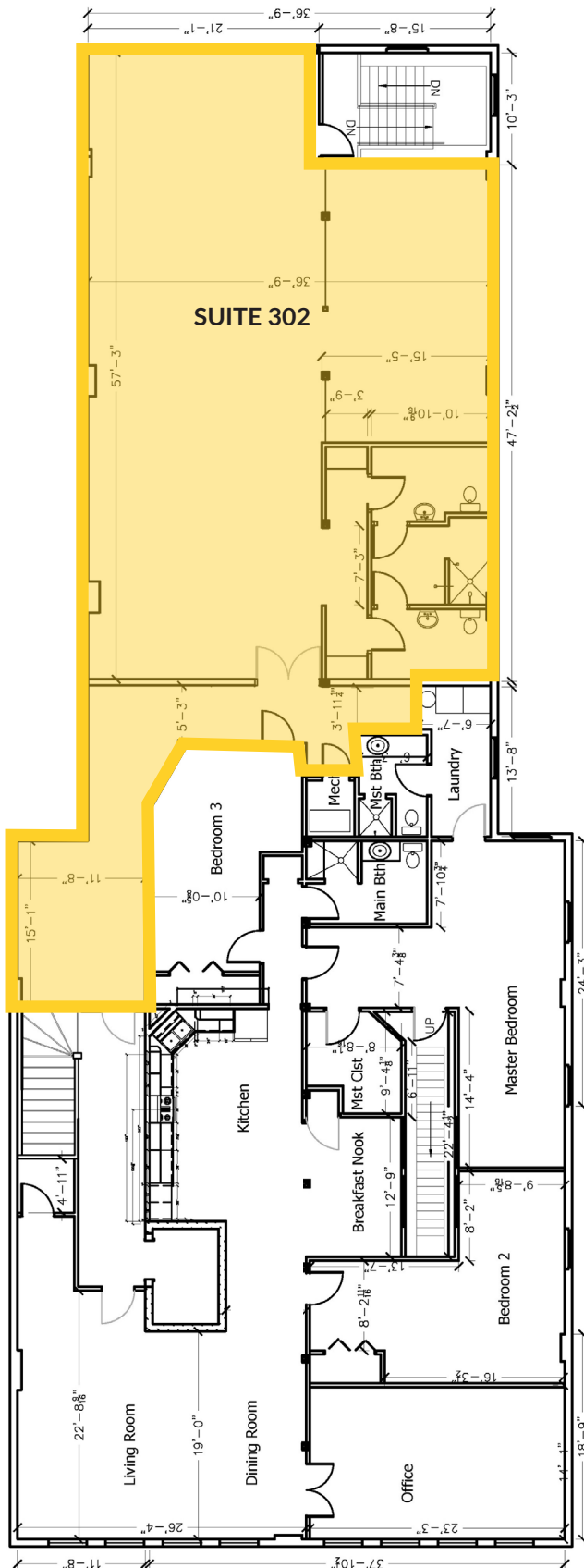
## THIRD FLOOR

### SUITE 302

\$2,500 per month, Modified Gross  
±2,300 rentable square feet

- 2 Private Restrooms
- 1 Shower
- Open & quiet setting
- Perfect for Yoga studio
- Excellent Natural Lighting with 3 sides of Large Windows

\* Tenant pays their proportionate share of building utilities



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## BUILDING HIGHLIGHTS

- Newly remodeled flexible loft spaces
- ADA accessible
- Exposed brick and high ceilings
- Ideal for open floor plan concepts
- Great opportunity for growing companies

## BUILDING UPGRADES

- New elevator (access to all floors)
- Upgraded water main
- Fire sprinkler system throughout building
- New alarm system to entire building
- New roof with clearstory & skylights
- Complete 3,500 SF apartment buildout





# THE COOK BUILDING

811 West 2nd Avenue | Spokane, Washington



North



Northeast



West

ROOFTOP  
VIEWS



South



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## OUTSTANDING DOWNTOWN LOCATION

- Close to numerous restaurants, lodging, shopping and entertainment venues.
- Easy access to I-90
- Close to Medical Centers

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