



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 in 2022
- NEW LED Interior Lighting
- ADA restrooms, Welcoming foyer
- Full Kitchen with Appliances
- Parking lot with re-sealed & striped
- LED parking lot lighting
- Drought tolerant landscaping

PROPERTY FACTS

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

CONTACT

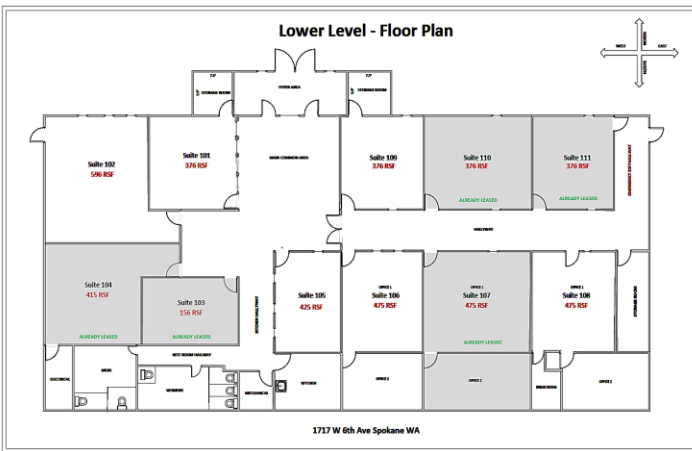
SURESH MUTHUSWAMY
Managing Member
 Direct: 425.442.6431
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 1 Lake Bellevue Dr Ste 209
 Bellevue, WA 98005
 Landlord is a WA Real Estate Agent



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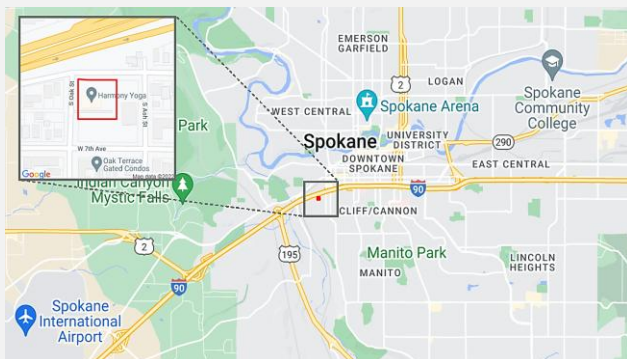
FLOOR PLAN - LOWER LEVEL



FLOOR PLAN - UPPER LEVEL



LOCATION



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ADDITIONAL PHOTOS & VIDEOS



VIDEO TOUR  <https://youtu.be/fhZqBQEYoe8>

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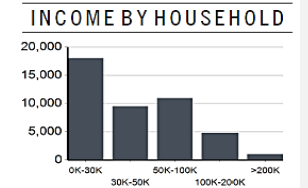
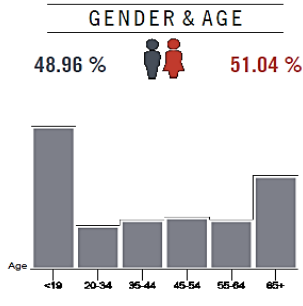
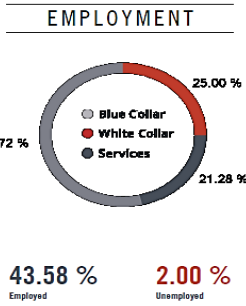
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Location Facts & Demographics

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

Catalist Research

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

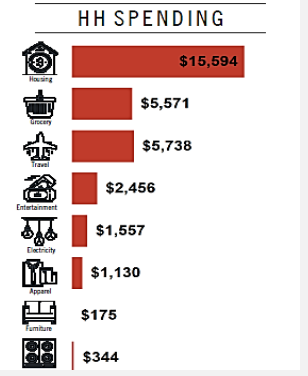


EDUCATION

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

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