

Downtown University District Lease Opportunity

## // THE SOUTH LANDING BUILDING

429 E SPRAGUE AVE

SPOKANE, WA 99202



// PRESENTED BY:

STEPHEN BARBIERI

COMMERCIAL LEASING & SALES MANAGER

509.344.4919

SBARBIERI@G-B.COM



# // PROPERTY SUMMARY



## VIBRANT LOCATION

*Excellent single-tenant building in the heart of the University District, at the south landing of the \$15.4 million U-District Gateway Bridge and next to the \$60 million Catalyst Building and Scott Morris Center of Energy Innovation. Spokane's University District is a rapidly expanding education and innovation hub whose higher education institutions together enroll more than 20,000 undergraduates and grad students.*

## LOCATION INFORMATION

- Signalized Intersection with high visibility (11,641 VPD)
- Medical Corridor
- Bus Line
- Bike/Pedestrian plaza directly adjacent to building
- Gateway Bridge corridor to Gonzaga University, UW medical school, WSU medical school, and WSU, Whitworth, and EWU Riverpoint Campus
- On the periphery of the downtown core with ample free parking

SPACES	LEASE RATE	SPACE SIZE
429 E Sprague	\$19/SF/NNN	3,000 SF

## PROPERTY INFORMATION

- Free Parking for 15 vehicles
- Newer HVAC
- Updated Electrical
- Exposed Brick
- Natural Light
- High Ceilings
- Secure Storage/Utility Room w/ Wash Basin
- 2 bathrooms (1 ADA)
- Kitchen Area w/ Large Open Area
- Conference Room w/ Custom Reclaimed Wood
- Versatile mix of Office & Open Studio Space

**Available July 1, 2026.**

**Please Do Not Approach or Disturb Current Tenant.**

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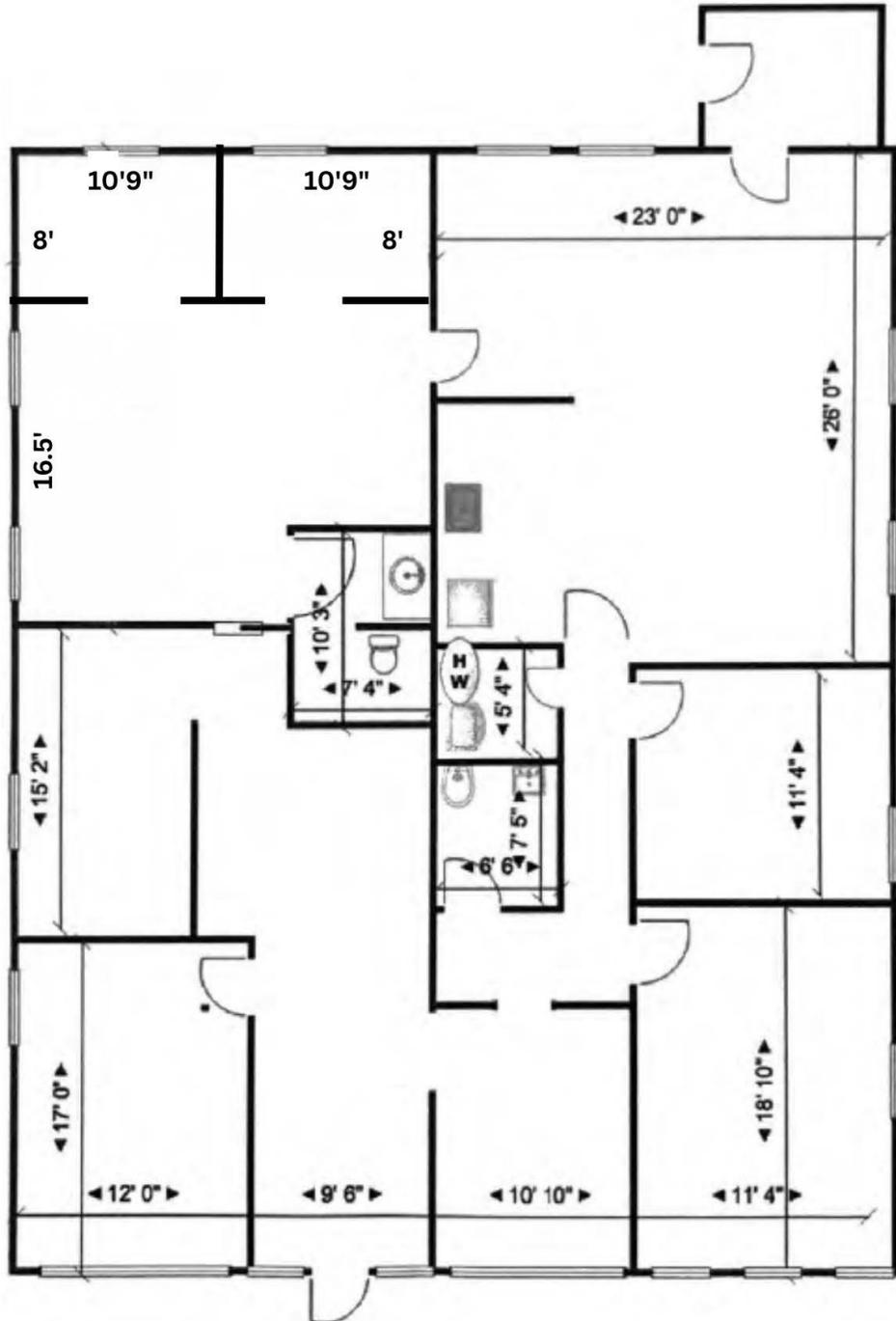
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# // FLOOR PLAN



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429 E SPRAGUE AVE // SPOKANE, WA 99202

## // ADDITIONAL PHOTOS



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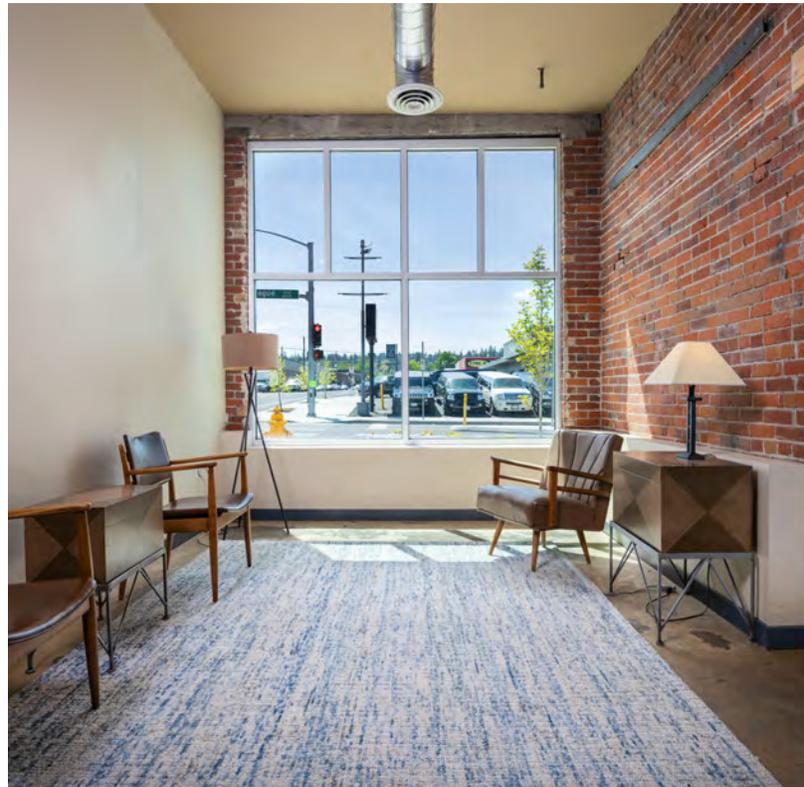
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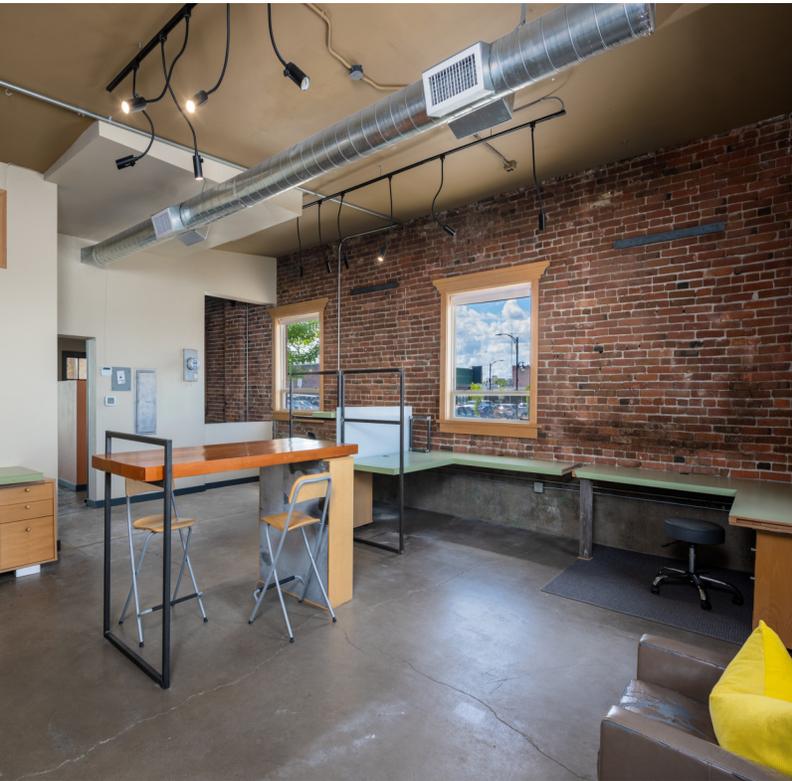
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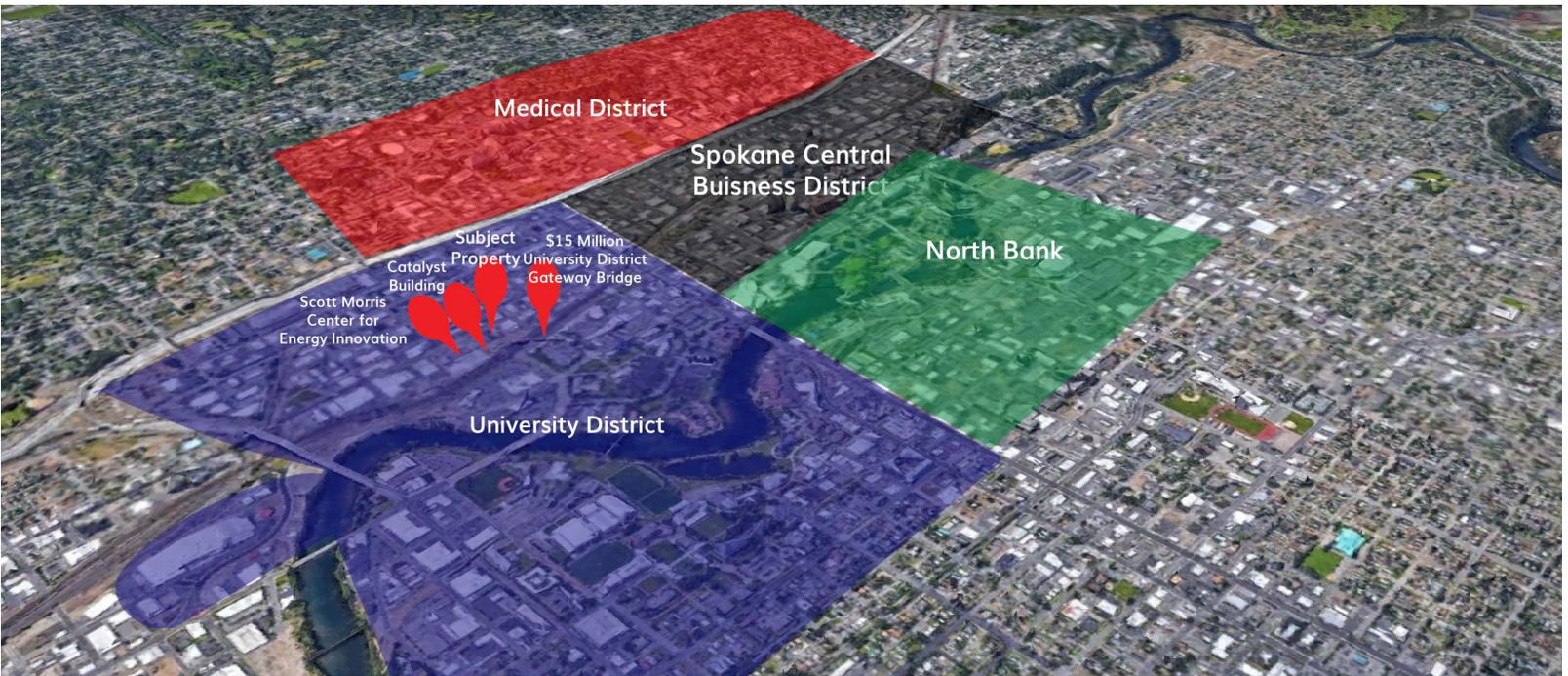
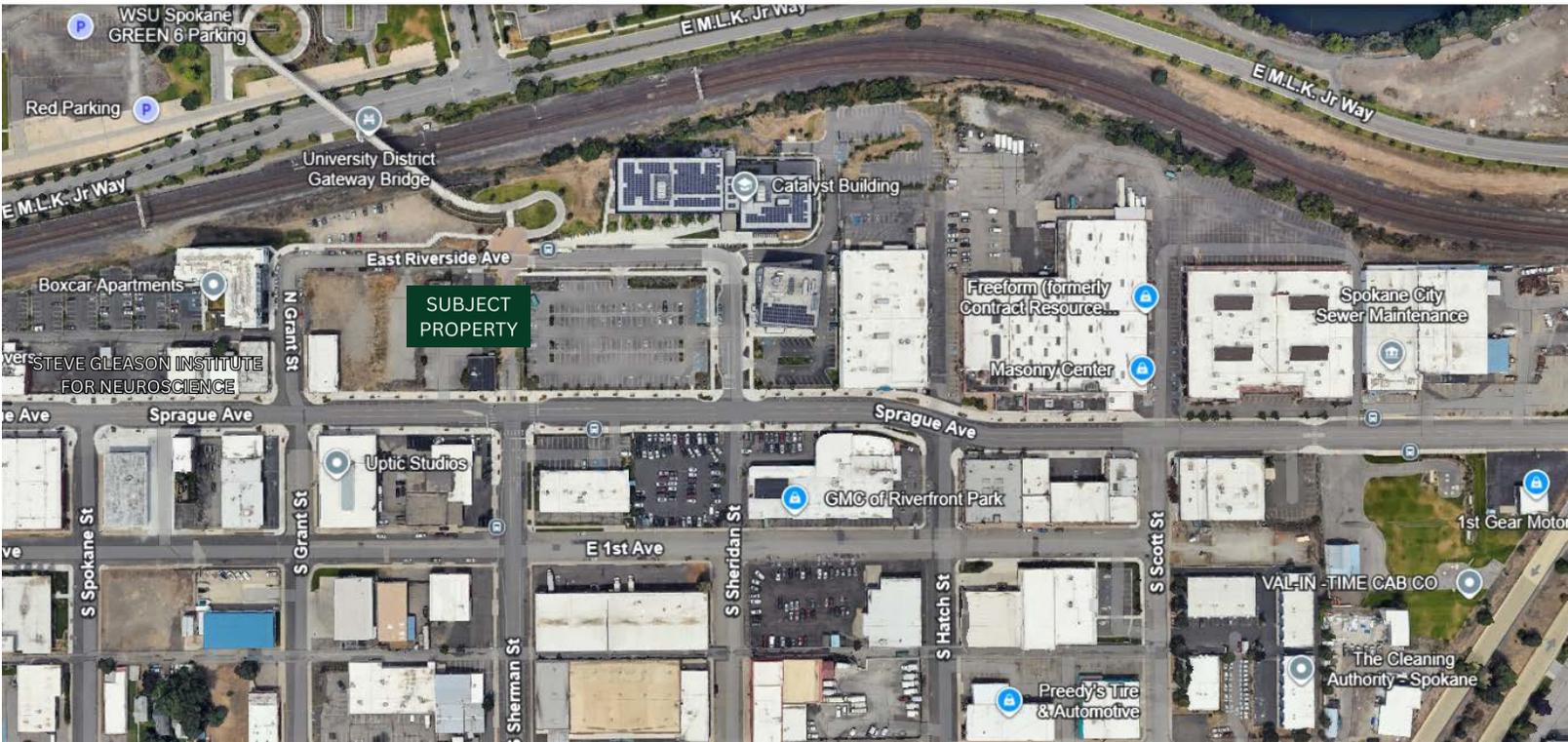
COMMERCIAL LEASING & SALES MANAGER

509.344.4919

SBARBIERI@G-B.COM



# // RETAILER MAP



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# 429 E Sprague Ave

## Spokane Overview

### **SPOKANE**

Set on the eastern edge of Washington, where the desert meets the Rockies, Spokane is large enough to have plenty going on year-round, yet small enough to be friendly, livable, and easy to explore. As the largest metropolitan area between Seattle and Minneapolis (208,000 residents in the city and 688,000 people in the metropolitan area), Spokane is the financial, cultural and retail center of the Inland Northwest, anchored by a vibrant urban downtown core. The city is home to premier dining and shopping, arts and entertainment, popular regional events, sports teams, historical landmarks and so much more. Over 43,000 thousand students are enrolled in higher education through four universities, two medical schools, and two community colleges.

Within minutes of downtown, you can paddle past moose on the Little Spokane River, climb 5 miles in Deep Creek Canyon, or hike the Spokane River Gorge. There are also five ski resorts within a two-hour drive and within a one-hour drive of 76 lakes. Spokane is the second largest city in the state of Washington and life in Spokane is heavily influenced by its climate and geographical location, with four true seasons. One of the best ways to see the natural sites of Spokane is by traveling the Spokane River Centennial Trail, which passes through the University District, just blocks from the Subject property, and features over 37 miles of paved rails from Spokane to Lake Coeur d'Alene in Coeur d'Alene, Idaho.

### **UNIVERSITY DISTRICT**

The Subject property is located in the South portion of Spokane's University District, which is a rapidly expanding education and innovation district whose higher education institutions enroll more than 20,000 undergraduate and graduate students. The district benefits from the presence of higher education institutions including Gonzaga University, Washington State University, Eastern Washington University, Whitworth University, Community Colleges of Spokane, and University of Washington. Focused on healthcare/technology industry development, the University District is spurring growth in the north bank and downtown business and housing sectors.

### **RIVERFRONT PARK**

The centerpiece of Spokane occupies 100 acres of land and water in the center of downtown and just short walk or Lyme scooter ride from the Subject property. Riverfront Park was developed for the 1974 World Fair and recently completed a \$64M renovation of the park. Adjacent to the park is a brand new \$53M Sports Plex, The Podium, and the new One Spokane Stadium.

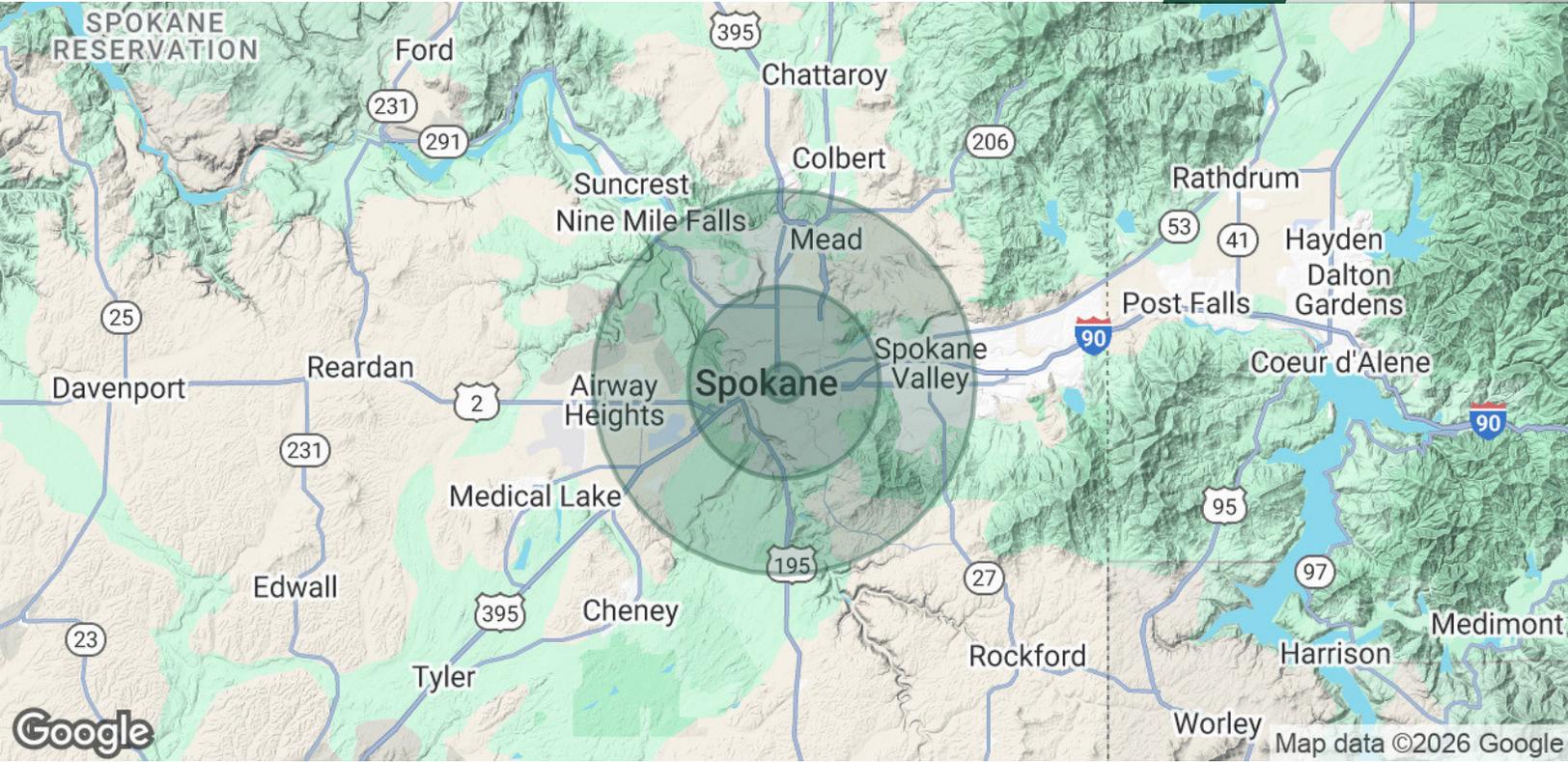
### **CENTRAL BUSINESS DISTRICT**

Spokane's Central Business District is home to eight of Spokane's top ten financial institutions and twenty-four of Spokane's largest law firm are located downtown. A vibrant core is home to retail, dining, and entertainment as well as Hoopfest, the world's largest 3-on-3 basketball tournament, and the Lilac Bloomsday Run, one of the world's largest timed running races.

**Stephen Barbieri**  
**Commercial Leasing and Sales Manager**  
**509.344.4919**  
**sbarbieri@g-b.com**



# // DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	13,480	229,367	411,082
<b>Average Age</b>	37	40	40
<b>Average Age (Male)</b>	37	39	39
<b>Average Age (Female)</b>	37	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	5,280	95,423	165,279
<b># of Persons per HH</b>	2.6	2.4	2.5
<b>Average HH Income</b>	\$68,686	\$87,921	\$93,502
<b>Average House Value</b>	\$425,549	\$419,403	\$442,434

Demographics data derived from AlphaMap

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