

FOR LEASE



SUITE 106 | DETAILS

SPACE	Suite 106
TOTAL SF	±5,200 SF
OFFICE SF	±4,197 SF
WAREHOUSE SF	±1,002 SF
BASE RENT PSF	\$0.80 PSF NNN
NNN PSF	\$0.40 PSF

BUILDING | DETAILS

PARCEL NUMBER	25241.4624
ZONING	Downtown General (GTG)
BUILDING SIZE	±11,505 SF
LAND SIZE	±29,049 SF
YEAR BUILT	2005

- Professionally Managed
- Ideal Periphery Location
- Free Onsite & Street Parking
- Convenient Access to I-90
- Signage Available
- Freeway Visibility: ±94,182 ADT

FLEX SPACE AVAILABLE

1821 W 5th Avenue Spokane, WA 99201

VIEW LOCATION



RICHARD FOX, BROKER

509.755.7580

richard.fox@kiemleahagood.com

BRYAN DUNCAN, PROPERTY MANAGER

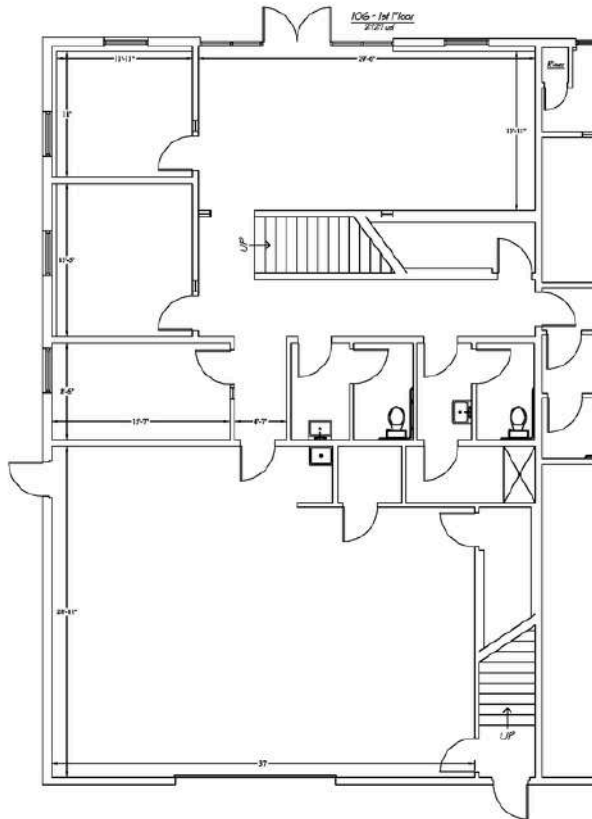
509.755.7584

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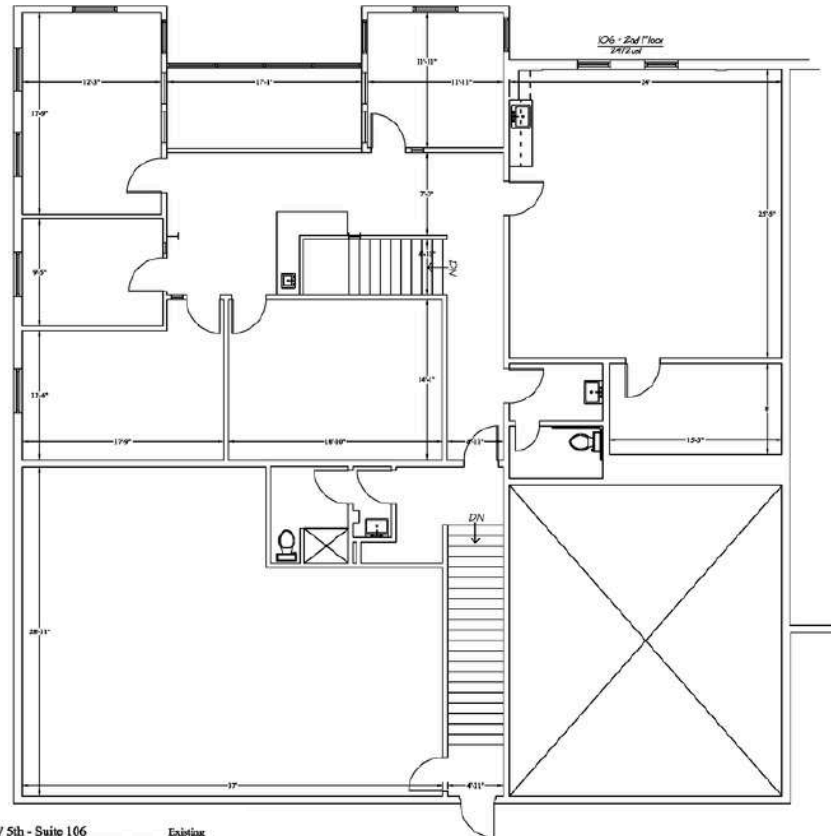
**KIEMLE
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FLOOR PLAN | Suite 106

106 | 1st Floor



106 | 2nd Floor

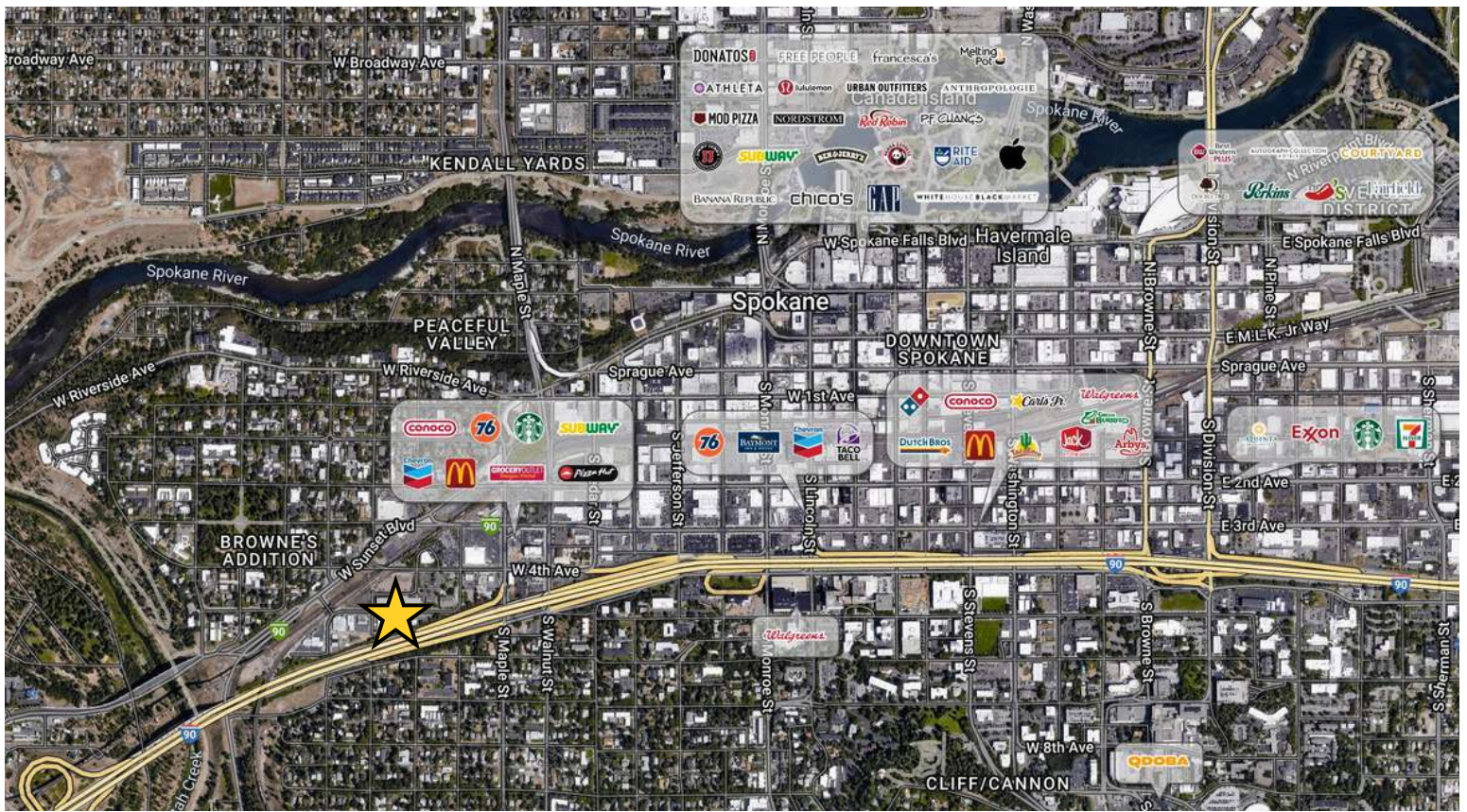


1821 W 5th - Suite 106 Existing
Scale: 1/8"=1'-0" December 3, 2024

- Eight (8) Private Offices
- Four (4) Restrooms
- Large Breakroom
- Large Conference Room
- Storage







DEMOGRAPHICS

1 MI 3 MI 5 MI

Est Pop 2024	16,814	88,674	211,650
Projected Pop 2029	17,210	89,984	213,008
Proj Ann Growth (24-29)	0.47%	0.27%	0.13%
Est Daytime Pop	24,219	96,661	170,964
2024 Average HHI	\$81,341	\$95,284	\$99,386
2024 Median HHI	\$53,253	\$67,125	\$72,841

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201