

# SPACE FOR LEASE



## Hutton Building

9 S. Washington Street  
Spokane, WA 99201

### AVAILABLE SUITES

**SUITE 310** | ±1,479 RSF | \$17.00 PSF

**SUITE 405** | ±3,346 RSF | \$17.00 PSF

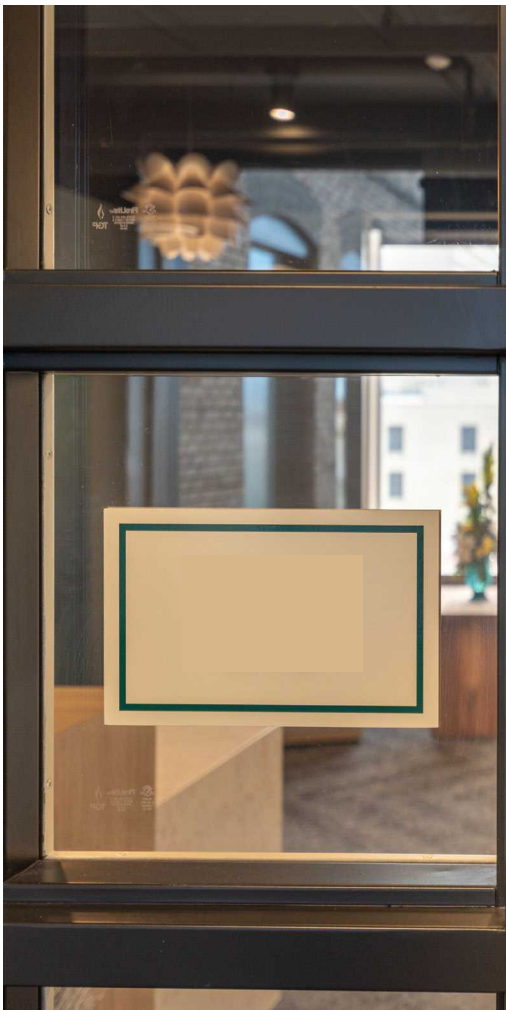
**SUITE 515** | ±3,152 RSF | \$25.37 PSF

*\*(Demisable to ±600 RSF)*

**CODY GEORGE**  
BROKER  
509.755.7529

[cody.george@kiemlehaood.com](mailto:cody.george@kiemlehaood.com)

**KIEMLE  
HAGOOD**



## THE HUTTON BUILDING

A premier landmark of downtown Spokane, the Hutton Building has been home to many of the region's top companies for over a century. Its historic elegance and modern amenities make the Hutton Building a desirable option to provide everything your company wants and needs from its office space. The myriad of services offered to tenants includes:

- State-of-the-Art Technology
- Prime Downtown Location
- Flexible Floor Plans
- On-Site Coffee House
- Basement Storage
- Easy Freeway Access



[View Location](#)



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### AVAILABLE SPACE

**SUITE 310**  
±1,479 RSF | \$17.00 PSF

**SUITE 405**  
±3,346 RSF | \$17.00 PSF

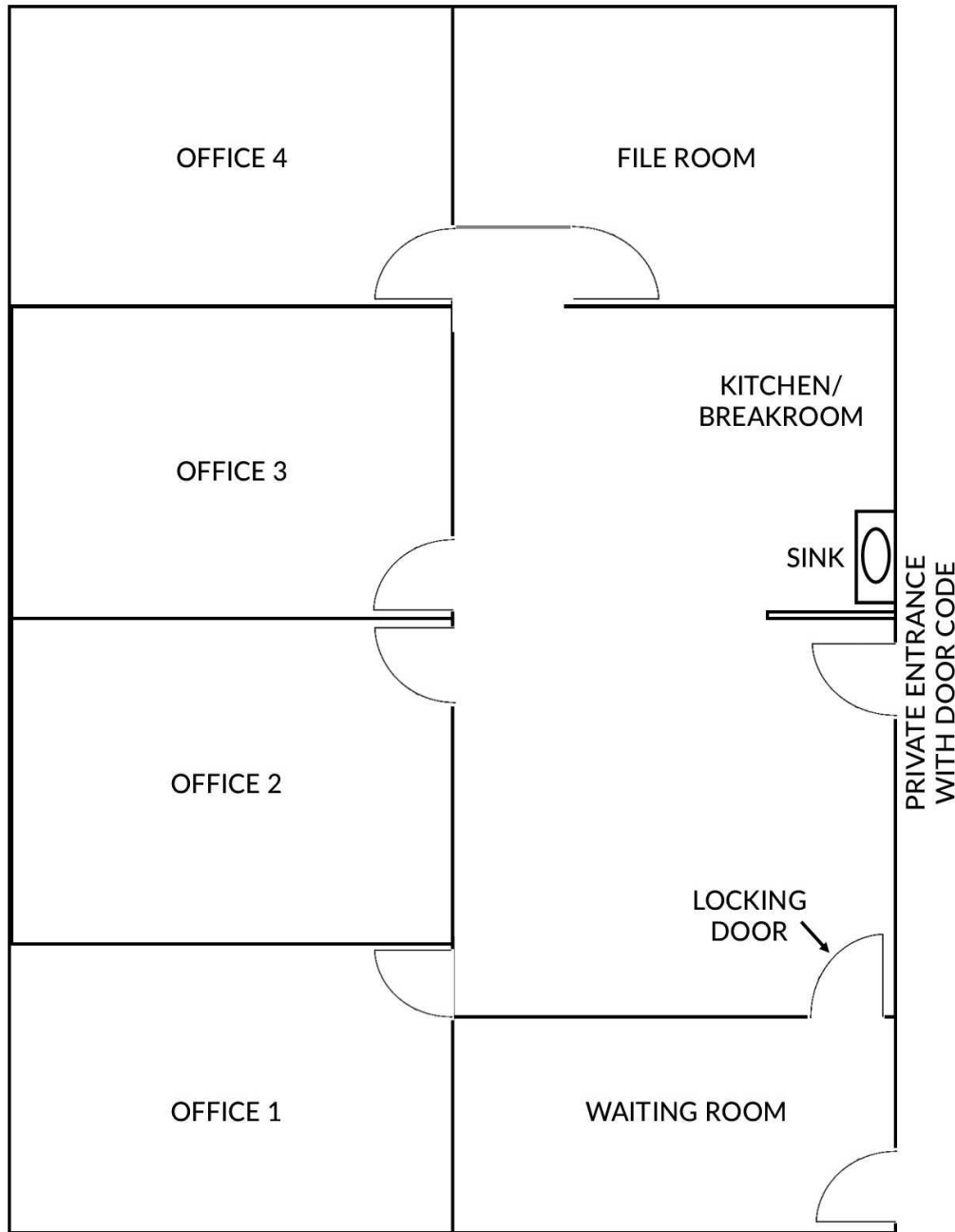
**SUITE 515**  
±3,152 RSF | \$25.37 PSF  
*\*(Demisable to ±600 RSF)*

**Building Size** | ±57,220 SF

**Parcel Number** | 35191.2201

| Historic Downtown Building

| On-Site Parking Negotiable



**Available**  
**Lease Rate** |  
\$17.00 / RSF  
**Suite 310** |  
±1,479 RSF

# Suite 310 Floor Plan

9 S. Washington Street | Spokane, WA 99201

NOT TO SCALE.  
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# Suite 310 Space Photos

9 S. Washington Street | Spokane, WA 99201



**Available**

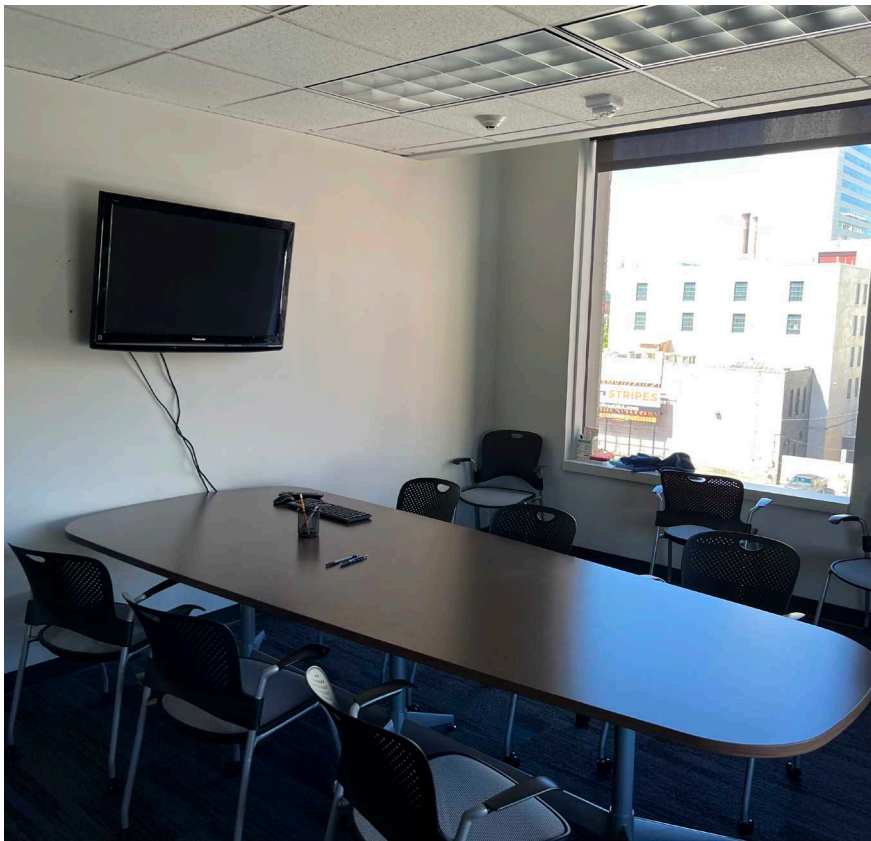
**Lease Rate** |  
\$17.00 / RSF

**Suite 405** |  
±3,346 RSF

## Suite 405 Floor Plan

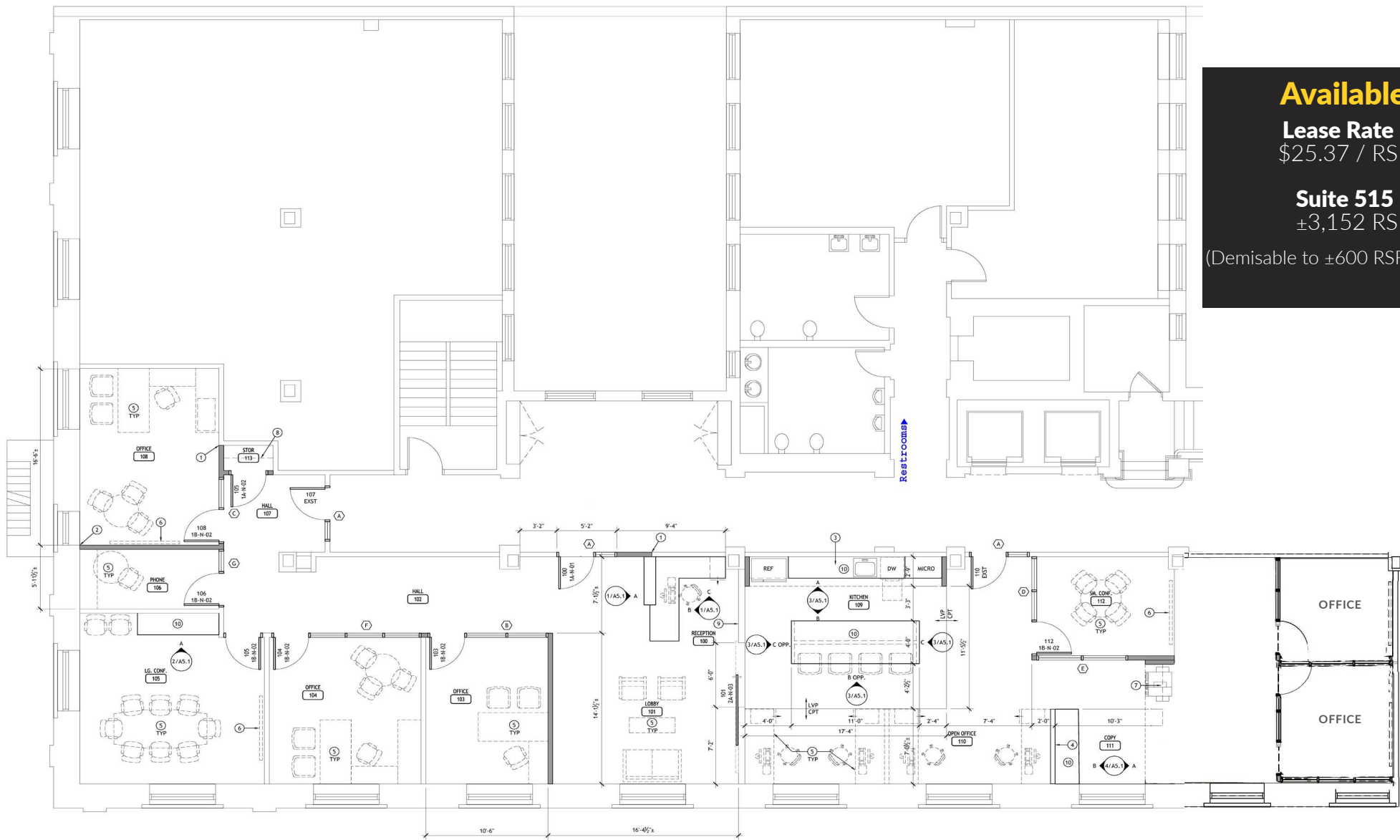
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# Suite 405 Space Photos

9 S. Washington Street | Spokane, WA 99201



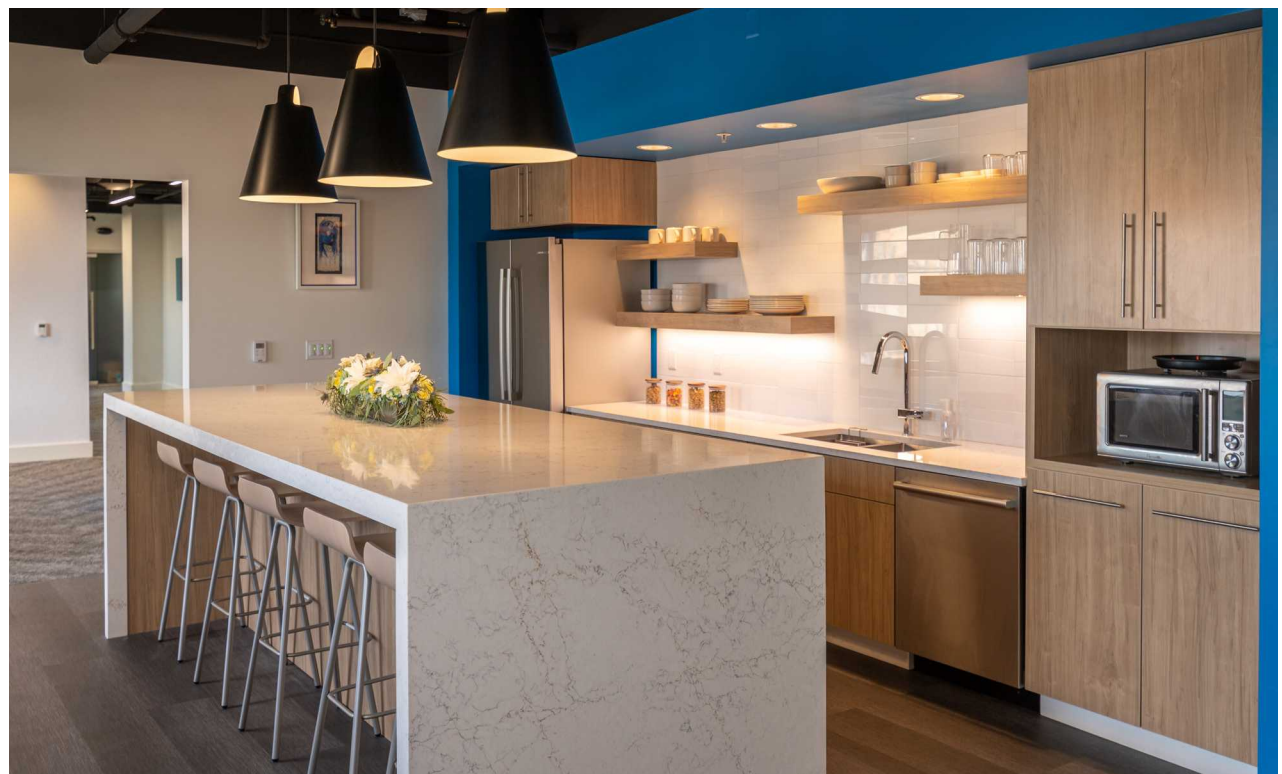
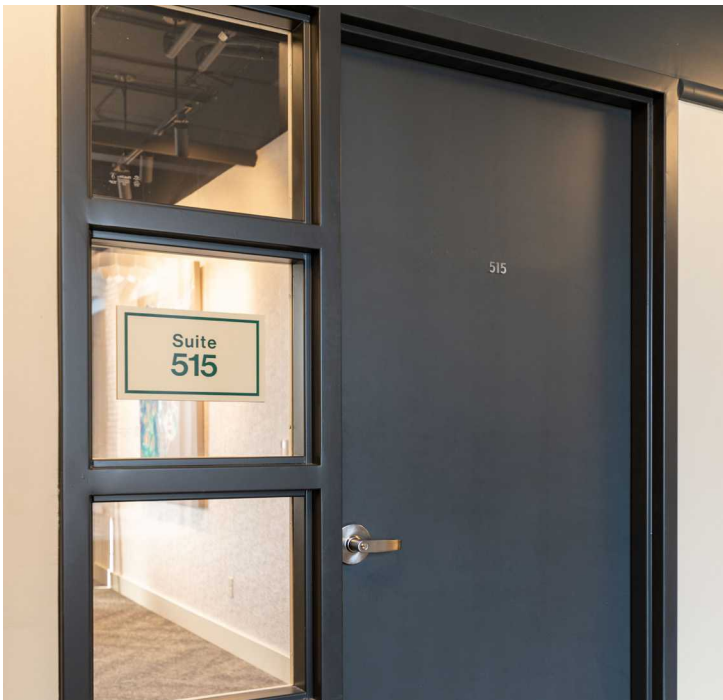
**Available**  
**Lease Rate |**  
 \$25.37 / RSF  
**Suite 515 |**  
 ±3,152 RSF  
 (Demisable to ±600 RSF)

1 NEW TENANT IMPROVEMENT PLAN  
 SCALE: 1/4"=1'-0"

# Suite 515 Floor Plan

9 S. Washington Street | Spokane, WA 99201

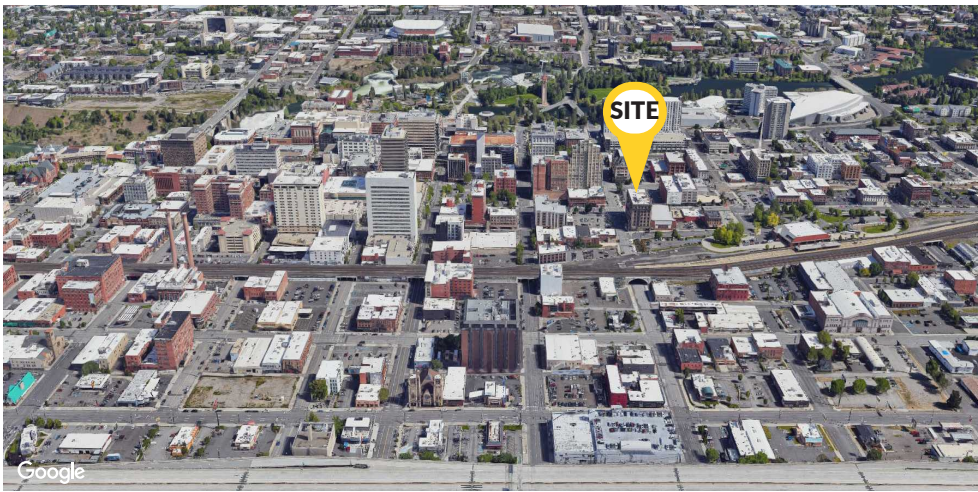
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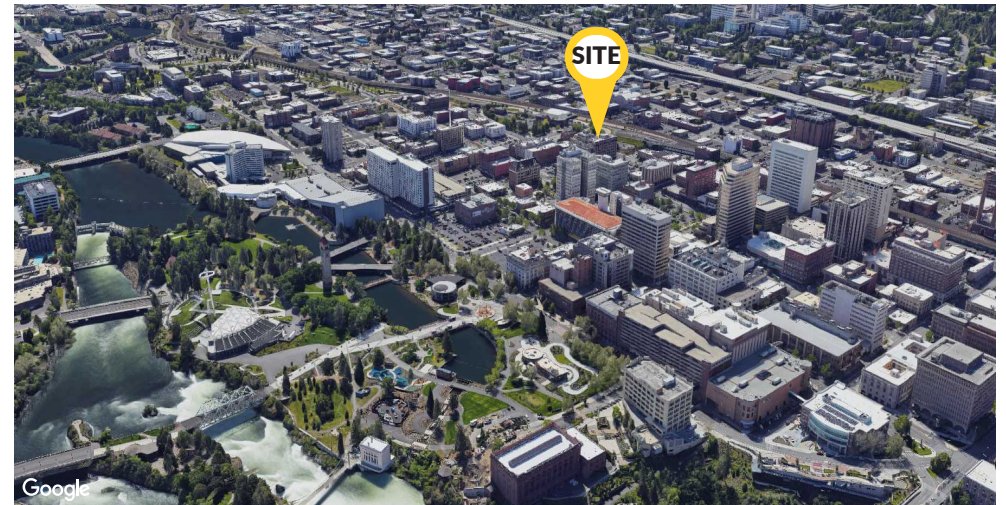
## Suite 515 Space Photos

9 S. Washington Street | Spokane, WA 99201





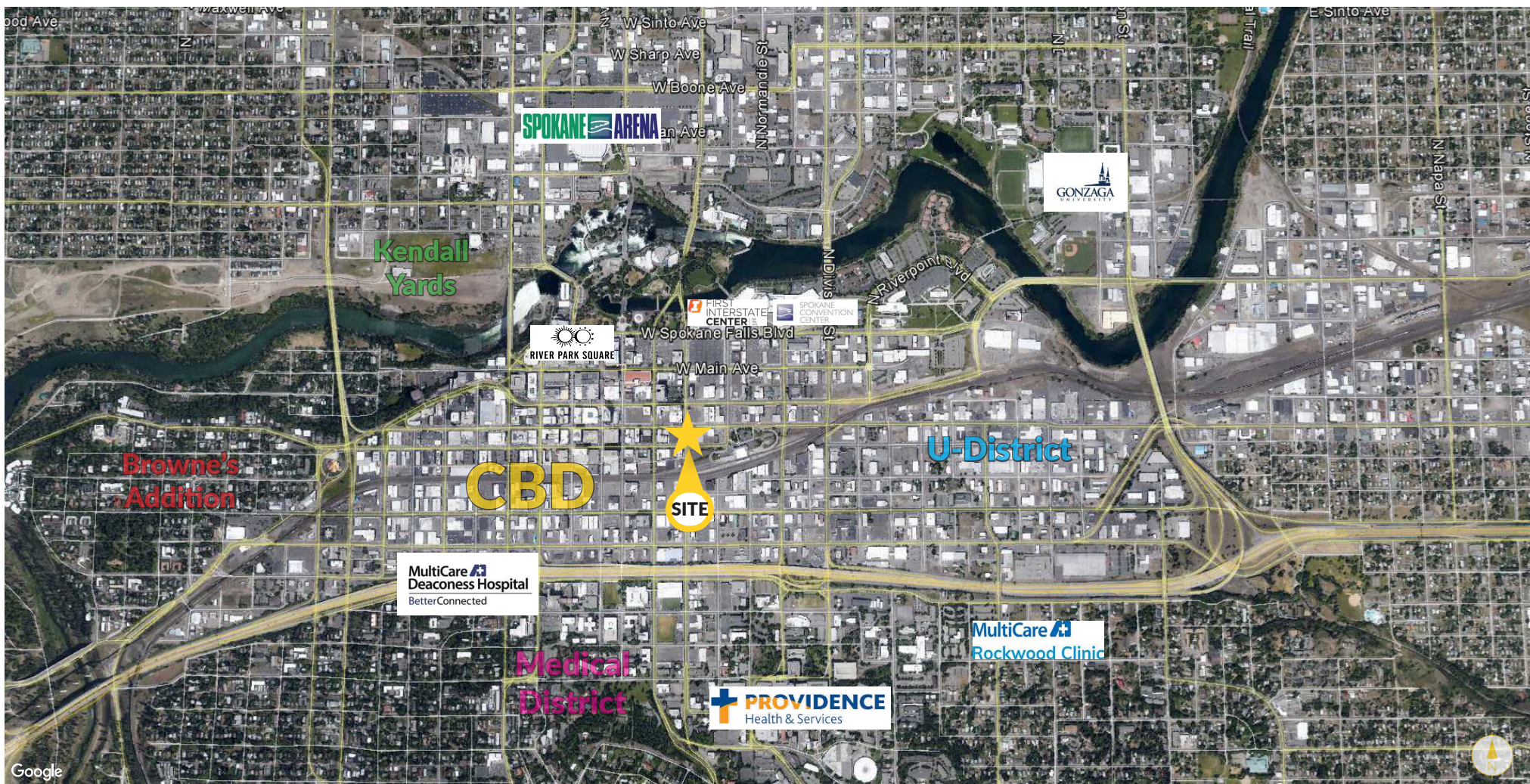
DEMOGRAPHIC 	1MI	3MI	5MI	10MI
Estimated Pop 2023	14,584	116,289	231,016	409,581
Projected Pop 2028	15,013	120,112	236,637	425,974
Proj Ann Growth (23-28)	0.6%	0.6%	0.5%	0.8%
Estimated Daytime Pop	2,742	16,072	29,048	251,572
2023 Average HHI	\$63,370	\$88,071	\$93,131	\$99,623
2023 Median HHI	\$44,003	\$63,447	\$68,960	\$74,522



**TRAFFIC**  **Average Daily Traffic**

Washington Street @ Site: ±10,518 ADT  
 Washington & Sprague: ±14,325 ADT  
 Washington & 1st: ±13,335 ADT

**Aerial Views & Demographics**  
 9 S. Washington Street | Spokane, WA 99201



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HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

### OFFICE LOCATIONS

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

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