

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



**KIEMLE
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

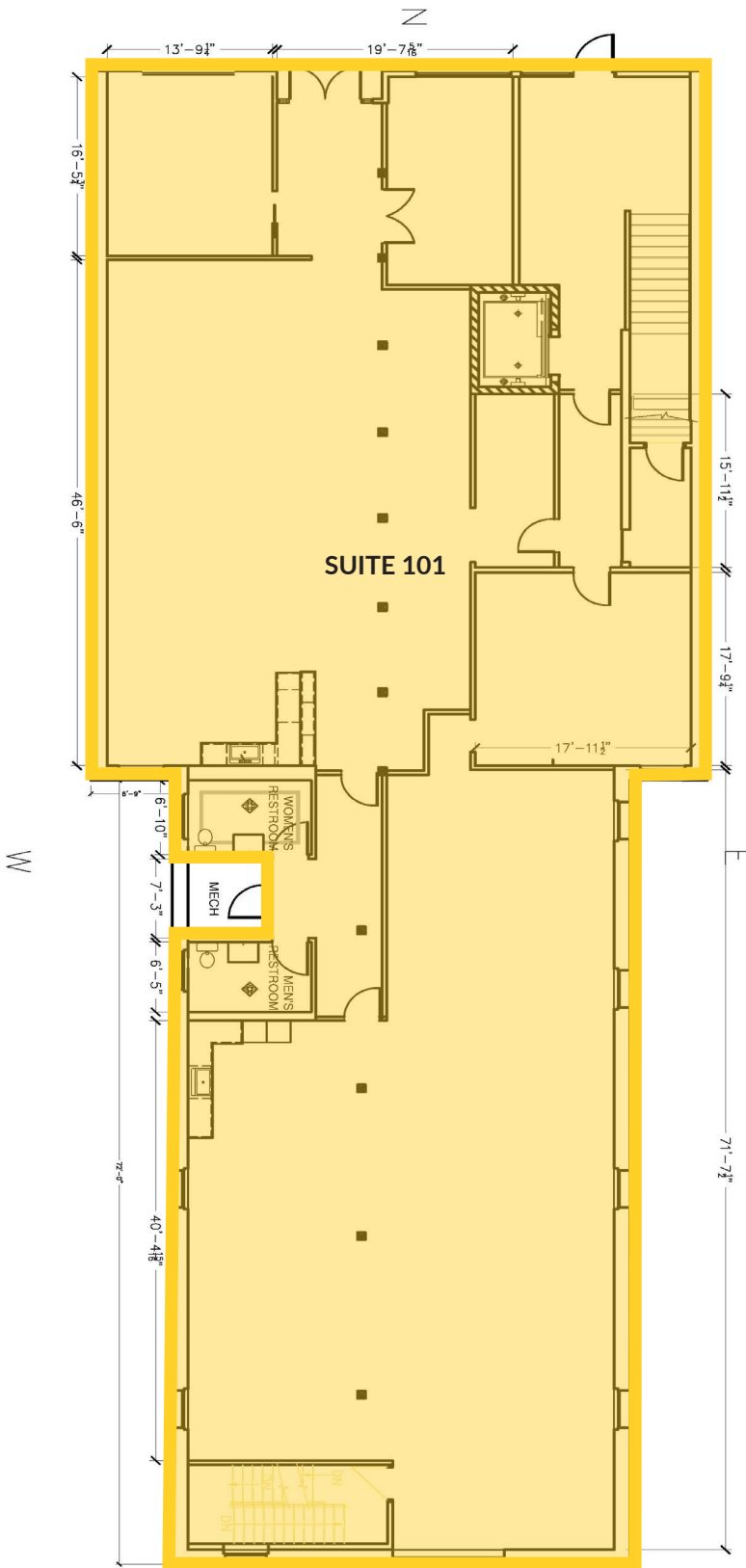
SUITE 101

\$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



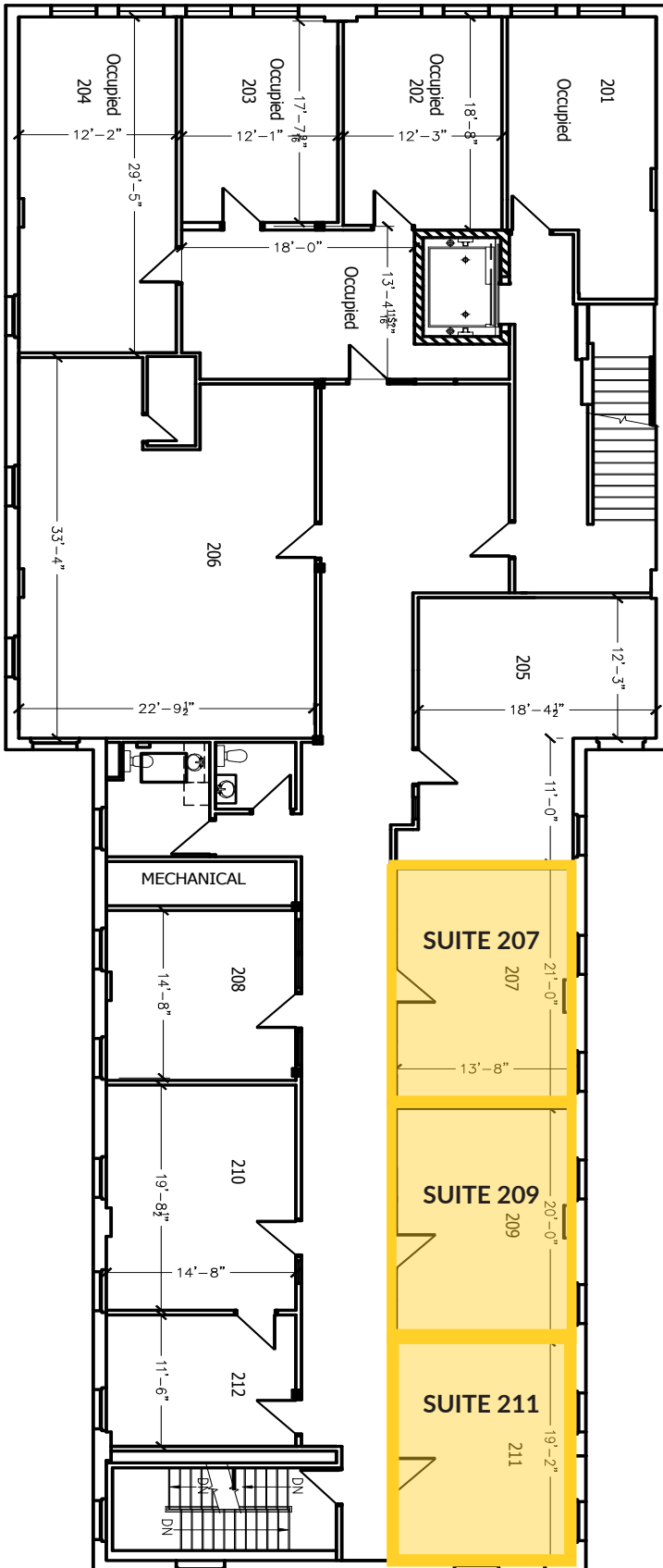
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SECOND FLOOR

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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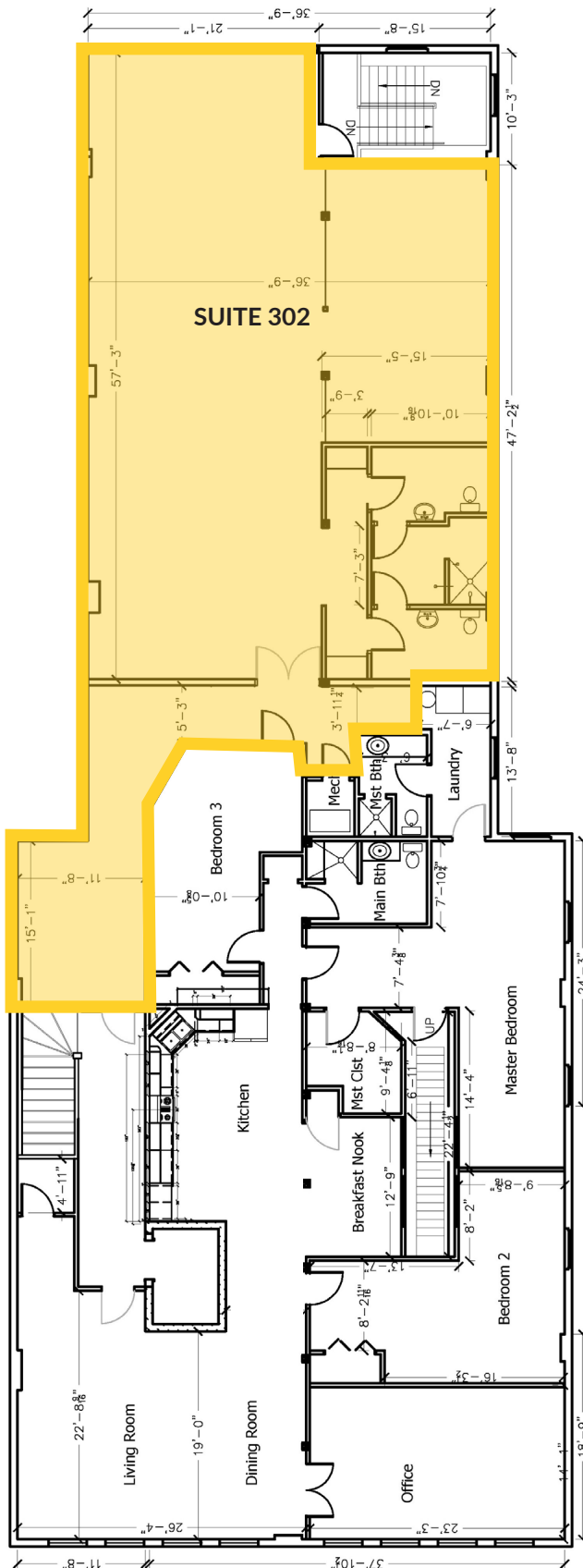
THIRD FLOOR

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

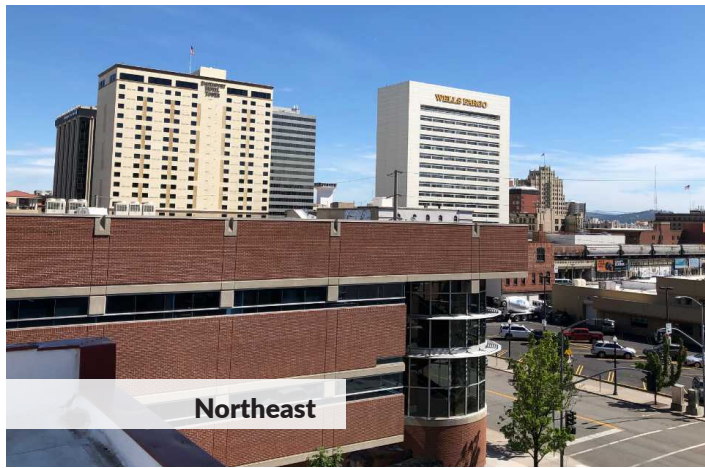


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North



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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