

FOR LEASE



LOCATED BETWEEN PROVIDENCE & MULTI-CARE HOSPITALS

SUITE 105

Lease Rate: \$35.00 PSF

Space Size: ±1,170 RSF

Lease Type: Full Service

*Full Service Lease: Tenant is responsible for janitorial services

BUILDING/PROPERTY DETAILS

Zoning: OR-150 (Office/Retail - 150')

Parcel #: 35194.2825

Year Built: 1971; Renovated 2003-2004

Extraordinary location

Ample parking

High-end finishes throughout, over built systems & fixtures

9TH AVENUE OFFICE/RETAIL SPACE

315 W 9th Avenue
Spokane, WA 99204

[View
Location](#)



TIM KESTELL, BROKER

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JOHN SHASKY, PROPERTY MANAGER

509.755.7528

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**KIEMLE
HAGOOD**



DOWNTOWN SPOKANE



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315 W 9th Avenue | Spokane, WA 99204



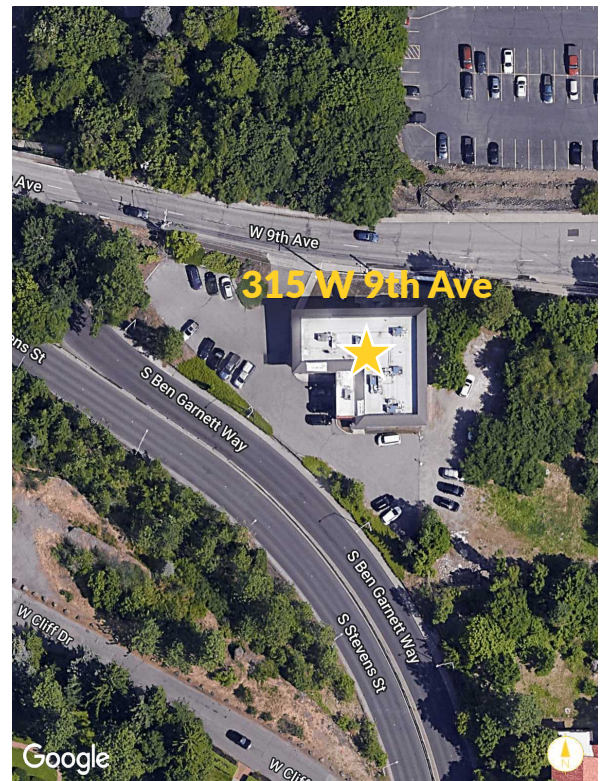
DEMOGRAPHICS

	1MI	3MI	5MI
Est Pop 2023	17,480	105,232	216,553
Projected Pop 2028	17,936	109,319	221,665
Proj Ann Growth (23-28)	0.5 %	0.8 %	0.5 %
Est Daytime Pop	38,905	109,319	179,533
2023 Average HHI	\$82,885	\$93,642	\$96,266
2023 Median HHI	\$58,771	\$67,327	\$70,445



AVERAGE DAILY TRAFFIC

W 9th Avenue - East Bound: ±9,478 ADT
 S Ben Garrett Way - North & South Bound: ±9,506 ADT



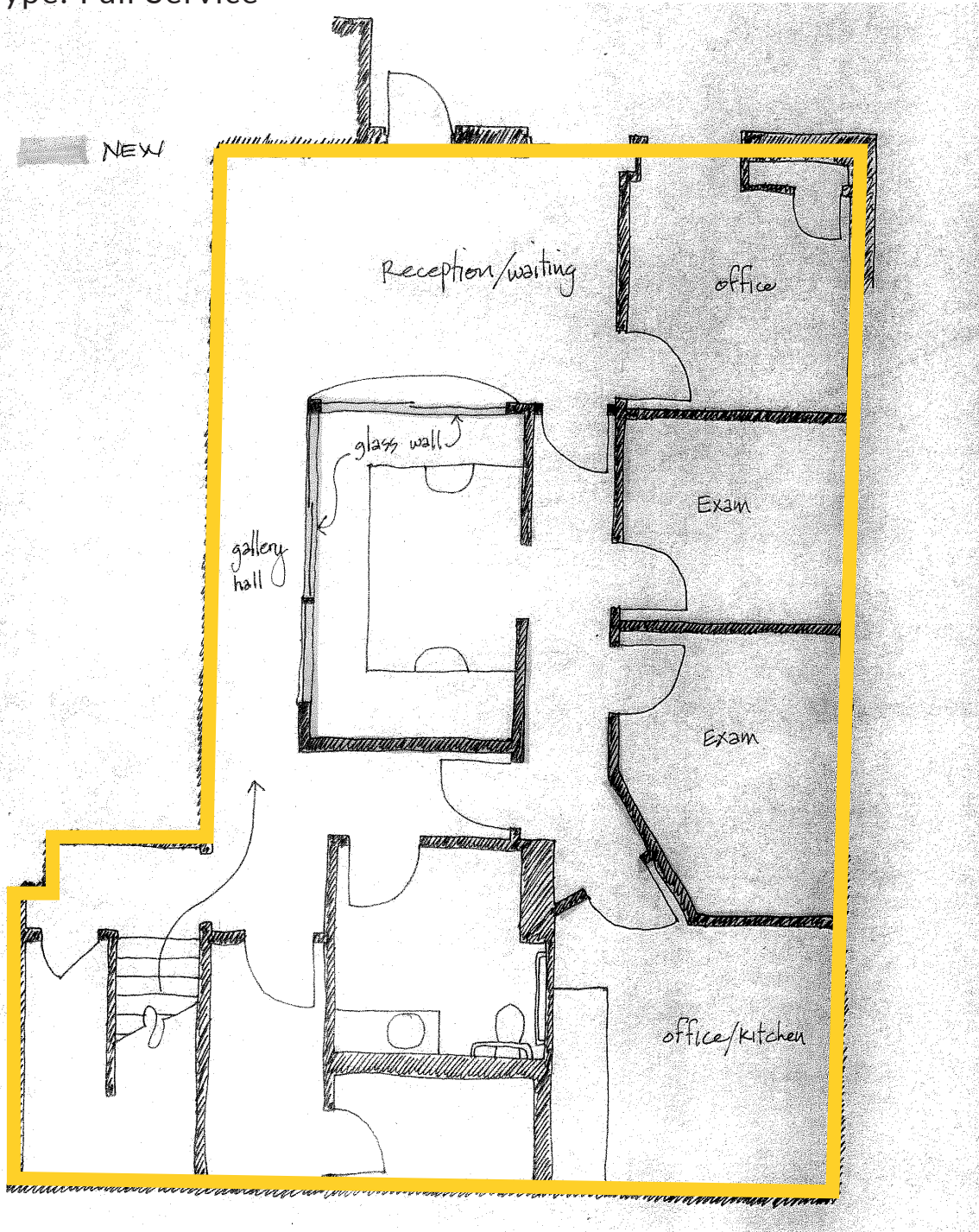
FLOOR PLAN

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601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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