



Open Layout



Storefront



Large Windows

# NOW LEASING

## RENTAL RATES

\$2,950/MO (\$10.75/SF)

Modified Gross

(Tenant to pay Utilities & Janitorial)

## SPACE AVAILABLE

3,296 SF

Demisable to 805 SF & 2491 SF

## Studio 24

221 W Riverside Ave, Spokane, WA 99201

## NEIGHBORHOOD

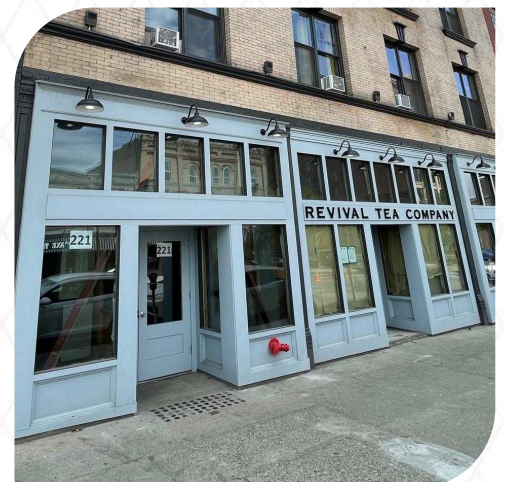
Lot's of possibilities with this large open layout that has high ceilings and lot's of light. Perfect for your retail storefront in Downtown Spokane.

## AMENITIES

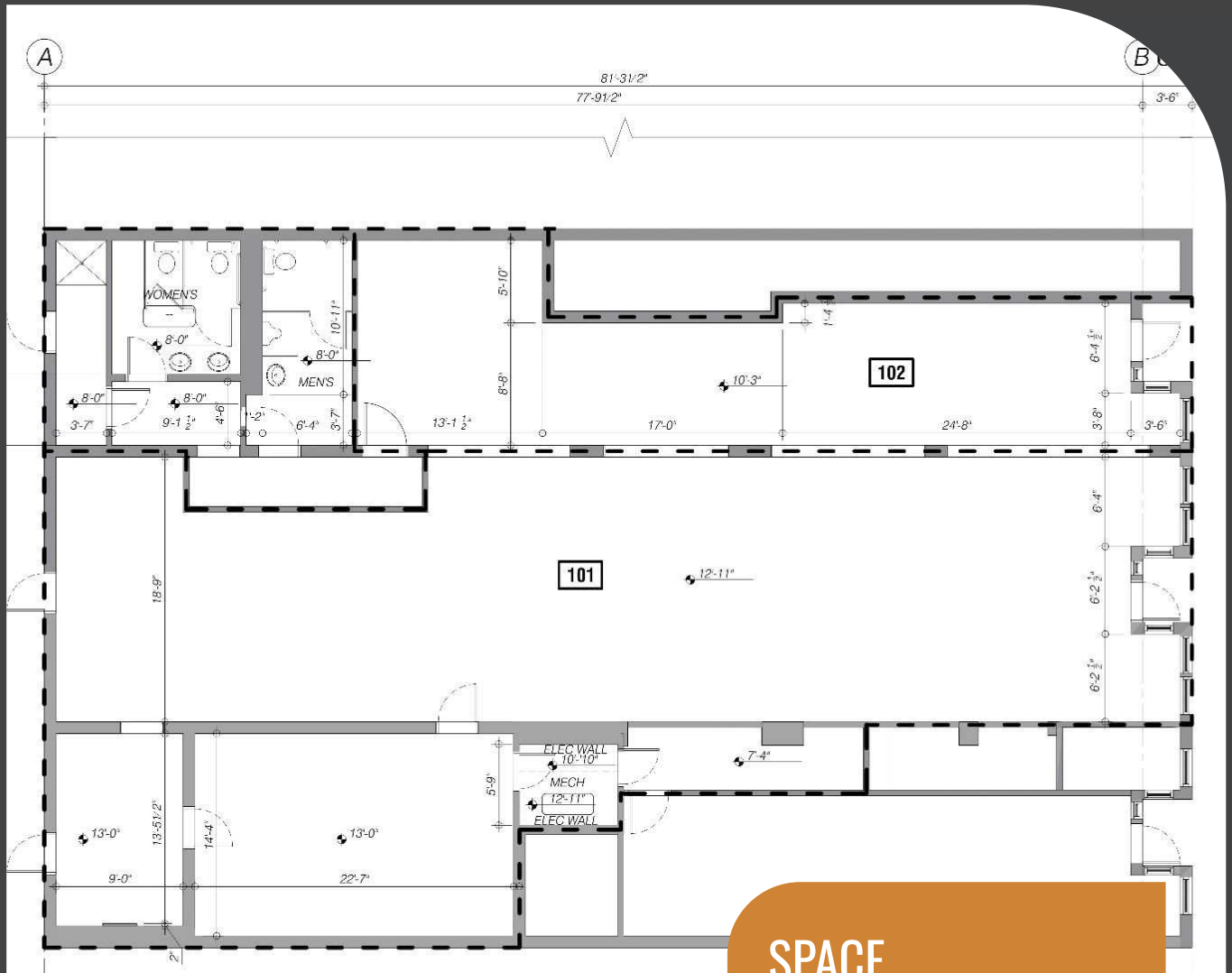
- ✓ Retail Store Front
- ✓ High Ceilings
- ✓ Large Open Layout
- ✓ Good Light
- ✓ TI Allowances Available

**\*AVAILABLE LATE SUMMER 2024**

Information is deemed reliable but not guaranteed. Broker not responsible for changes errors or commissions. All square footages are for conveniences only. All information should be verified prior to leasing or purchasing property.



# FLOOR PLANS



## SPACE

**3,296 SF**

- Demisable by
  - Suite 101: 2491 SF
  - Suite 102: 805 SF

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