

# For Sublease

5709 W Sunset Hwy, Suite 110  
Spokane, WA



## Property Information

<b>Building Size</b>	±45,602 SF
<b>Available</b>	±8,347 SF
<b>Features</b>	<ul style="list-style-type: none"><li>• Brand new turnkey office space (Delivered 3/1/2024)</li><li>• Minutes away from Spokane International Airport and Downtown Spokane</li></ul>
<b>Master Lease Expiration</b>	8/30/2029
<b>Sublease Rate</b>	\$14.00 Full-Service Gross

## Why Spokane?



Spokane is designated as an American Aerospace Materials Manufacturing Tech Hub of the United States



Airway Heights is the fastest growing community in Spokane County

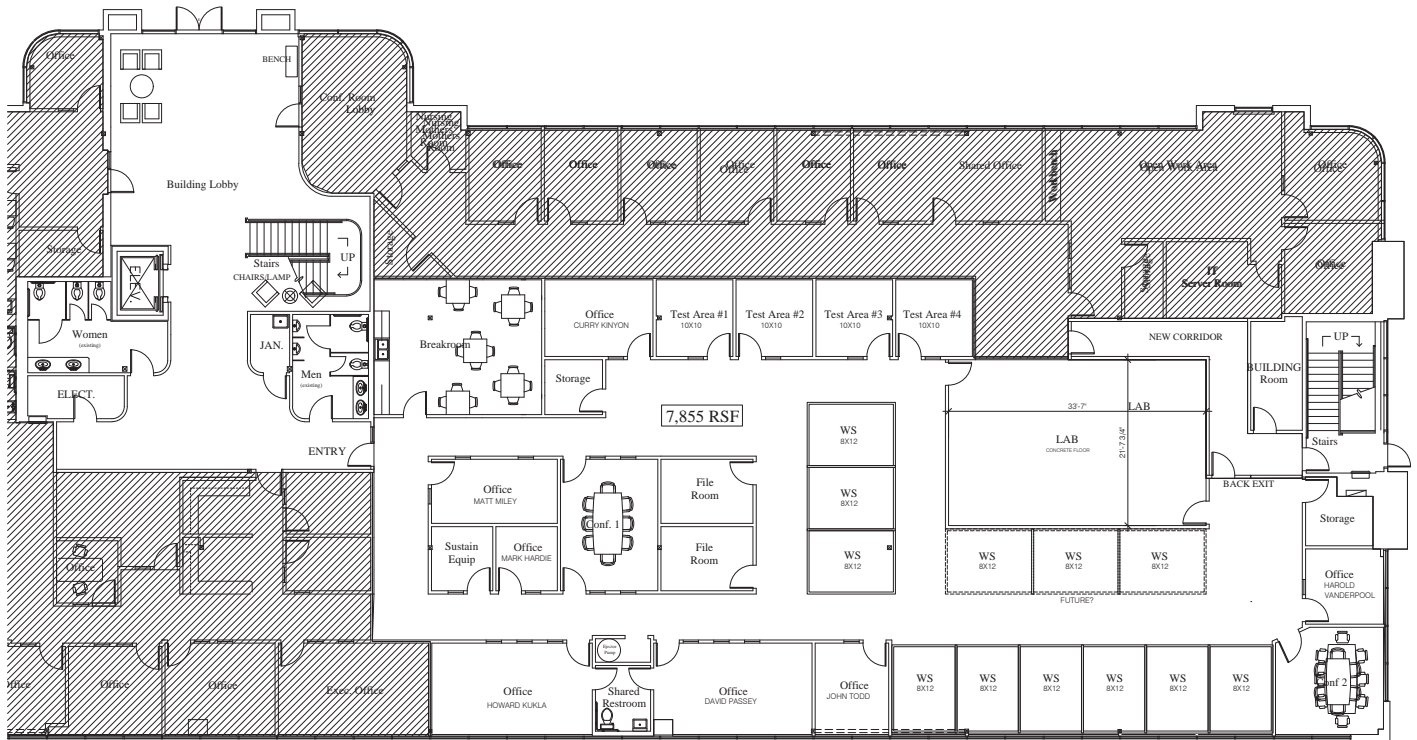
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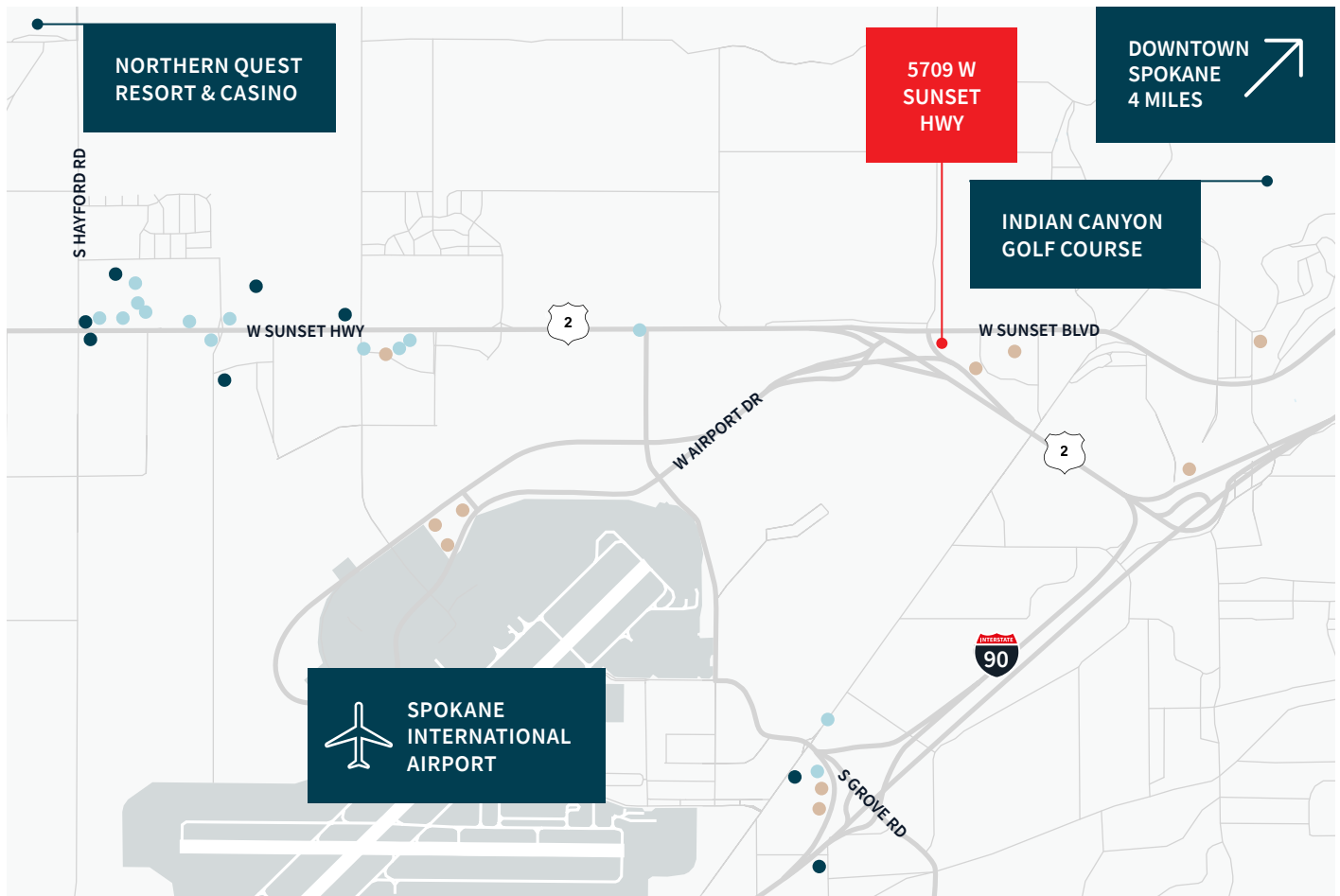
Floorplan | ±8,347 SF Available



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## Amenities Map



### RESTAURANTS

- Rusty Moose
- Denny's
- Hartland Coffee
- Longhorn Barbecue
- Bruchi's
- Wake Up Call - Airway Heights
- Dutch Bros
- Dairy Queen Grill & Chill
- Taco Bell
- Starbucks
- Noodle Express
- Carl's Jr.
- Mongolian Fry
- Chipotle Mexican Grill

### HOTELS

- Holiday Inn
- Cedar Village Motel
- Hampton Inn Spokane
- Hilton Garden Inn
- Ramada by Wyndham
- Wingate by Wyndham
- SpringHill Suites by Marriott
- Best Western Plus Peppertree
- MainStay Suites
- Motel 6

### RETAIL & CONVENIENCE

- Walmart Supercenter
- Exxon
- Maverik Adventure's First Stop
- North 40 Outfitters
- Goodwill Industries Outlet Store
- Circle K
- 76
- 76

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## Location & Demographics



	3 MILE	5 MILE	10 MILE
<b>2023 Population</b>	18,069	95,835	291,255
<b>2028 Population Projection</b>	22,852	112,635	334,124
<b>Average Household Income</b>	\$71,010	\$75,050	\$77,385
<b>Median Household Income</b>	\$52,438	\$54,404	\$57,654
<b>Daytime Employment (Employees)</b>	7,576	103,654	183,302

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