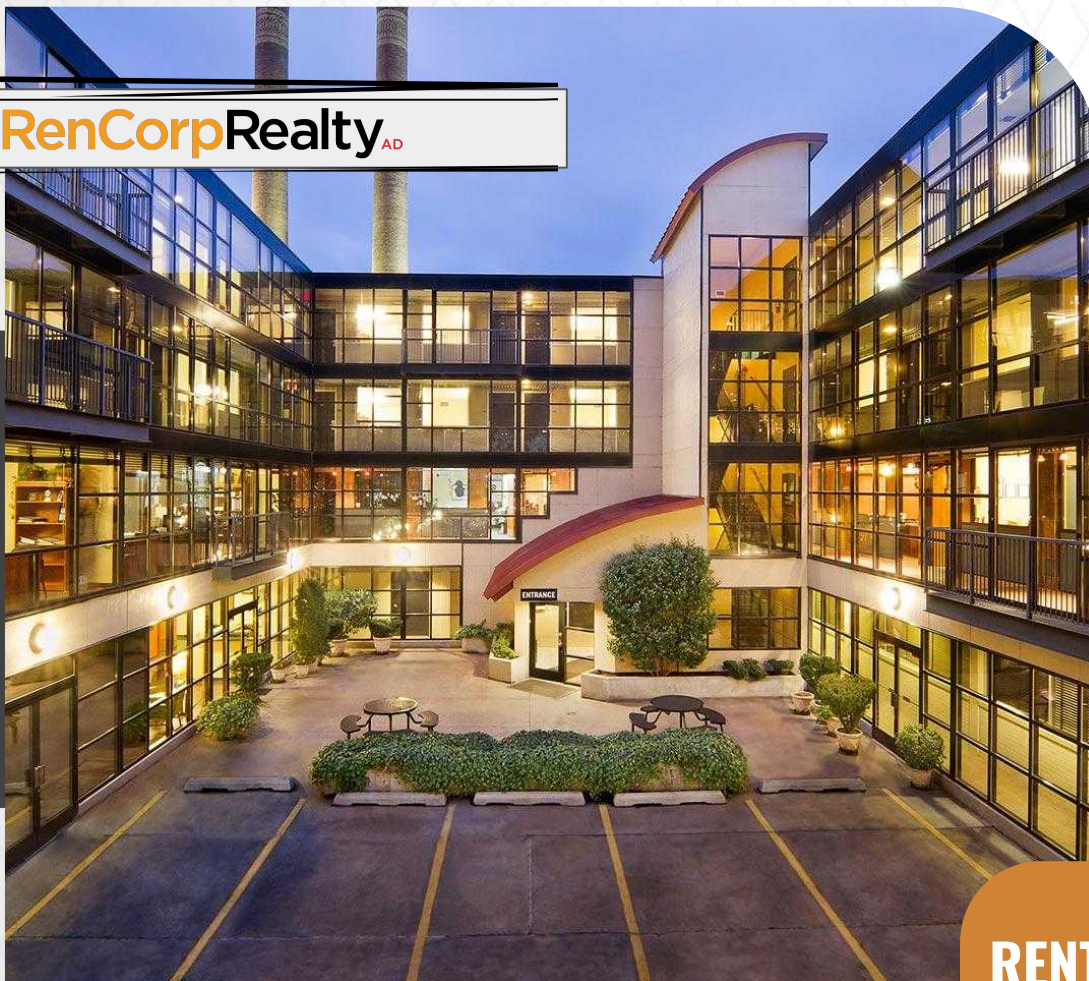


**RenCorpRealty**<sup>AD</sup>



  
Centrally  
Located

  
Onsite  
Parking

  
Office  
Spaces

  
Large  
Windows

  
High Speed  
Elevator

**NOW LEASING**

## RENTAL RATES

\$650-\$5,950/MO  
Full Service (Less Janitorial)

## SPACE AVAILABLE

270 - 3,662 SF

## CITY CENTER OFFICE BUILDING

827 W 1st Ave, Spokane WA 99201

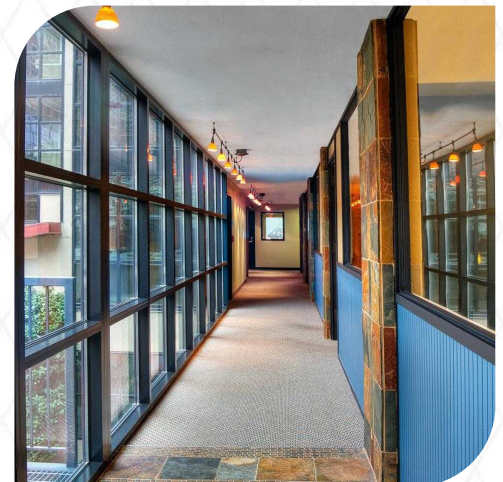
### NEIGHBORHOOD

Location Location Location! Directly across from the historic Davenport Hotel in the heart of Downtown Spokane. Work amid the theatres, galleries, restaurants, and nightspots of Spokane's revitalized Arts District.

### AMENITIES

- ✓ Short Term Leases
- ✓ Onsite Secure Parking Available
- ✓ Shared Kitchenette & Breakroom
- ✓ Shared Conference Room

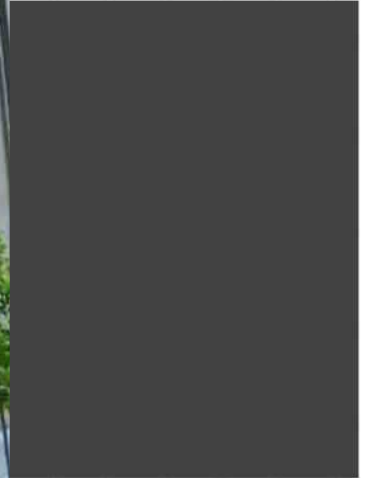
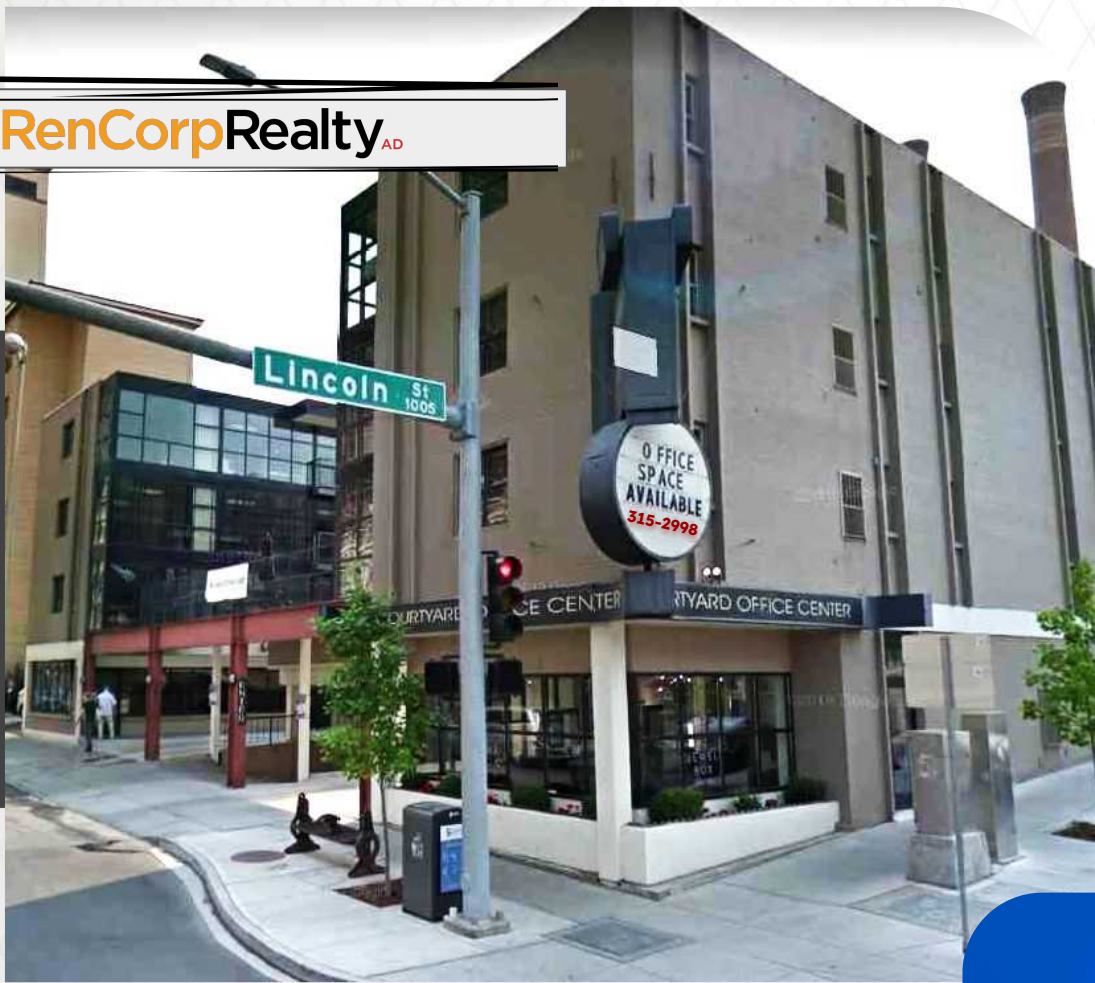
Information is deemed reliable but not guaranteed. Broker not responsible for changes errors or commissions. All square footages are for conveniences only. All information should be verified prior to leasing or purchasing property.



**KYHRA STRAMPE**  
509-309-8444

**CHRIS BATTEN**  
509-217-5508

[kyhra@rencorprealty.com](mailto:kyhra@rencorprealty.com)  
LIC#23020129



## AVAILABLE SPACES

### 2ND FLOOR

- ✓ 201 | 2,917 SF | \$3,950/MO
- ✓ 211 | 291 SF | \$650/MO

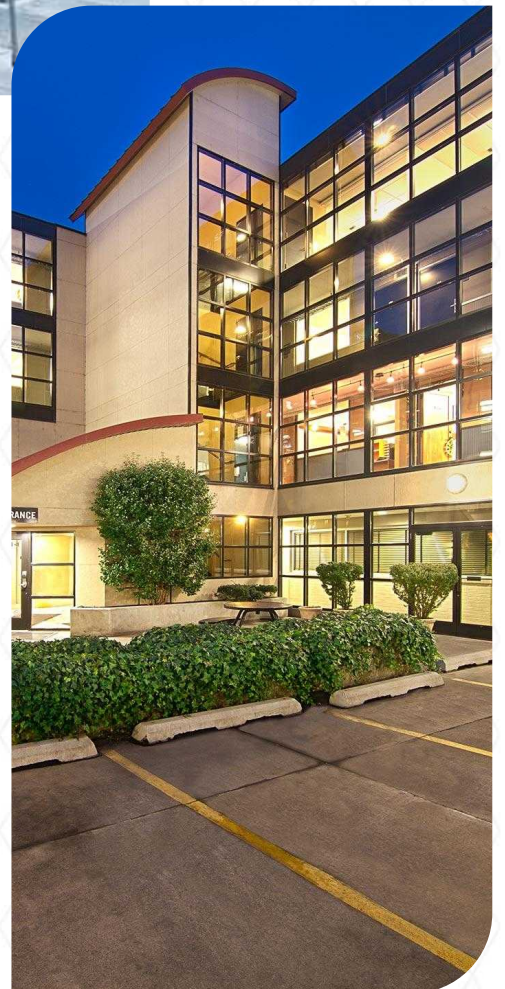
### 3RD FLOOR

- ✓ 301 | 1,871 SF | \$2,400/MO
- ✓ 306 | 288 SF | \$550/MO
- ✓ 309 | 297 SF | \$650/MO
- ✓ 311 | 288 SF | \$650/MO
- ✓ 314 | 281 SF | \$650/MO
- ✓ 324 | 2,203 SF | \$3,505/MO

### 4TH FLOOR

- ✓ 410 | 2,962 SF | \$5,950/MO
- ✓ 414 | 288 SF | \$650/MO

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.



# 2ND FLOOR



## AVAILABLE SPACES

201 | 2,917SF | \$3,950/MO  
 211 | 291 SF | \$650/MO

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.

# 3RD FLOOR



## AVAILABLE SPACES

301	1,871 SF	\$2,400/MO
306	288 SF	\$650/MO
309	297 SF	\$650/MO
311	288 SF	\$650/MO
314	281 SF	\$650/MO
324	2,203SF	\$3,505/MO

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.

# 4TH FLOOR



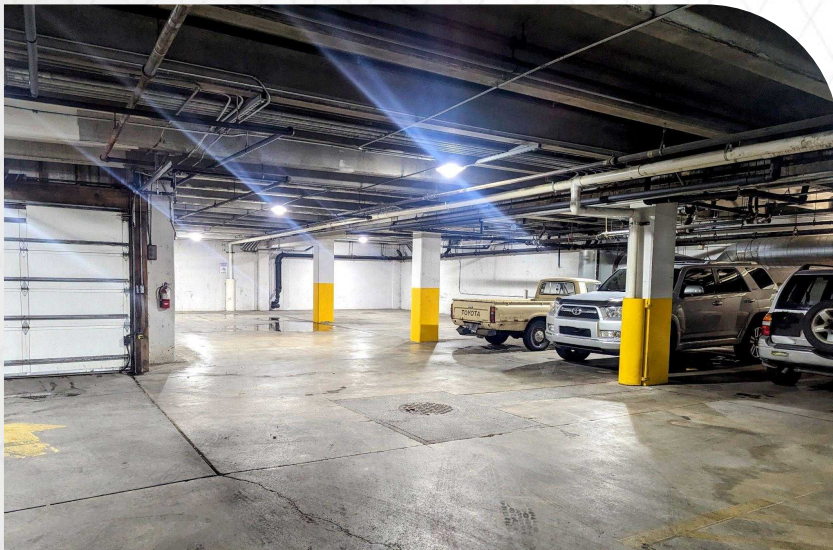
## AVAILABLE SPACES

- 410 | 2,962SF | \$5,950/MO
- 414 | 288 SF | \$650/MO

- FOUR

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.

# ADDITIONAL PHOTOS



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.

## MEET THE TEAM



**KYHRA STRAMPE**  
Business & Commercial Broker

**C. 509.309.8444**  
Kyhra@rencorprealty.com

**LIC#: 23020129**

Kyhra was previously in the residential real estate industry for the past 6 years and has recently made the move into the commercial space. She brings a high level of communication to her clients and is an expert in creating clear processes to keep things moving forward smoothly.

She focuses on humanizing each transaction to create a positive journey for her clients.

- ✓ Washington State Association of Realtors ® : WSCAR
- ✓ National Association of Realtors ® : NAR
- ✓ Commercial Brokers Association

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.