

The Lincoln Plaza

// **818 W RIVERSIDE AVE**

Spokane, WA 99201

[View Drone Footage](#)



// PRESENTED BY:

ALICIA BARBIERI

VICE PRESIDENT

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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Lincoln Plaza is centrally located on the corner of Lincoln and Riverside, across from River Park Square and just a 2 min walk to Riverfront Park and the Spokane River. Enjoy the best of Downtown Spokane with a premier location and connectivity to a broad network of transportation, shopping, dining, and entertainment options.

PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Class A Office Space
- Underground Parking & Valet Service
- Secure Access
- Sweeping Downtown Views
- Building Conference Room
- Move-in Ready space for teams from 2-20+
- 384 SF to 3,344 SF Available

| SPACES | LEASE RATE | SPACE SIZE |
|--------|-------------------|------------|
| 450 | \$26.00 SF/yr | 1,604 SF |
| 475 | \$26.00 SF/yr | 3,344 SF |
| 500 | \$26.00 SF/yr | 2,946 SF |
| 520 | \$26.00 SF/yr | 2,870 SF |
| 525 | \$2,420 per month | 1,075 SF |
| 530 | \$832 per month | 384 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 6,674 | 48,698 | 105,564 |
| Total Population | 12,396 | 111,104 | 244,963 |
| Average HH Income | \$36,502 | \$50,287 | \$51,442 |

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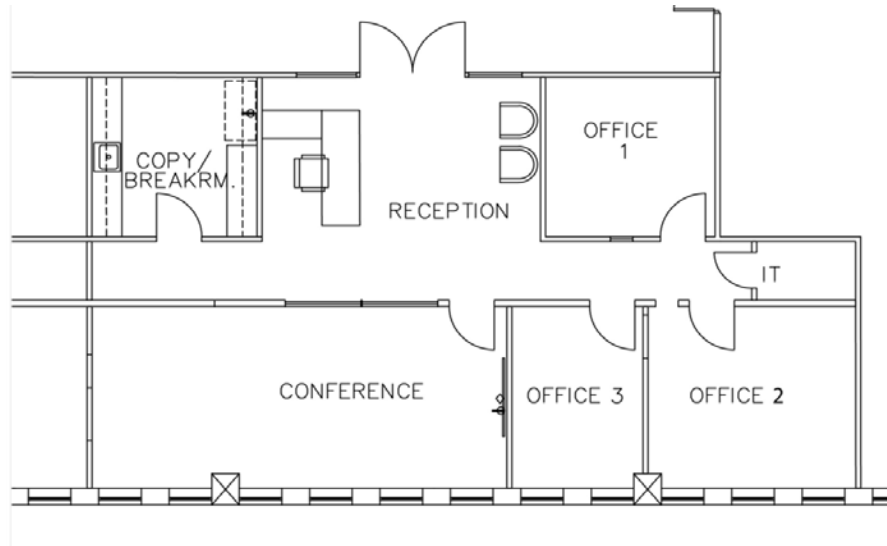
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// SUITE 450

Suite 450

- 1,604 SF
- Move-in Ready
- 3 Private Offices
- Copy/Breakroom
- Built in Reception
- Large Conference Room (could be demised to add additional office)
- Dedicated I.T. Closet
- Could be Combined with Suite 475



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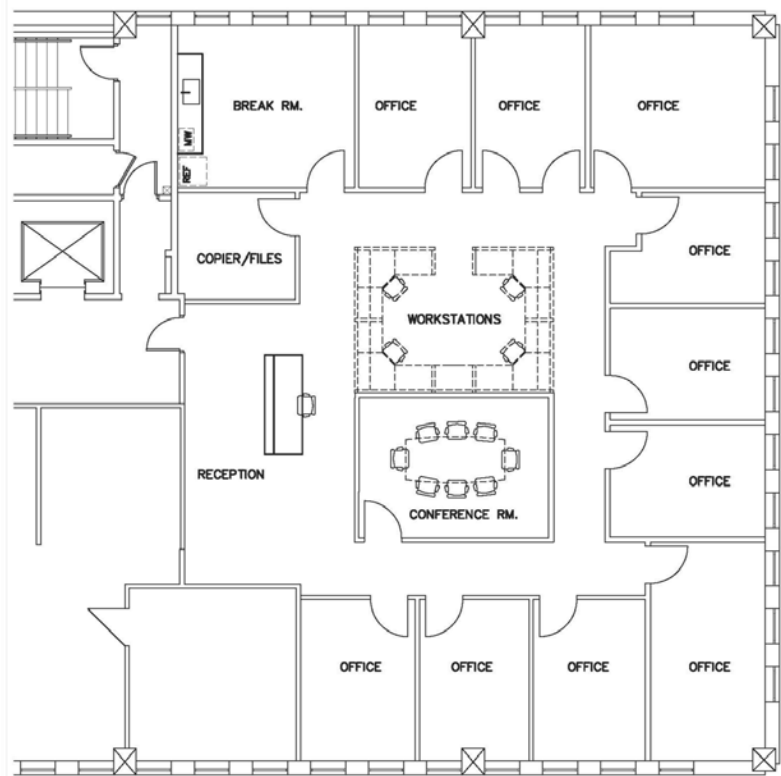
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// SUITE 475

Suite 475

- ± 3,344 SF
- Move-in Ready
- 10 Private Offices
- Open Work Area, Private Conference Room, Work/File Area, Large Breakroom, Open Reception
- Could be Combined with Suite 450



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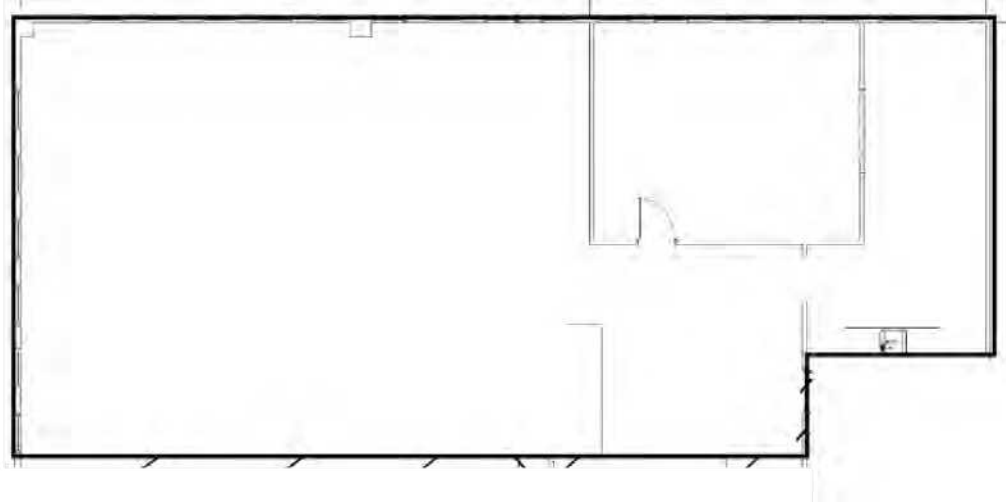
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// SUITE 500

Suite 500

- 2,946 SF
- Large Open Work Space
- Conference/Training Room
- Breakroom/Workroom
- Clear Span Design Allowing Flexible Layouts and Configurations
- Tenant Improvements and Allowances Negotiable



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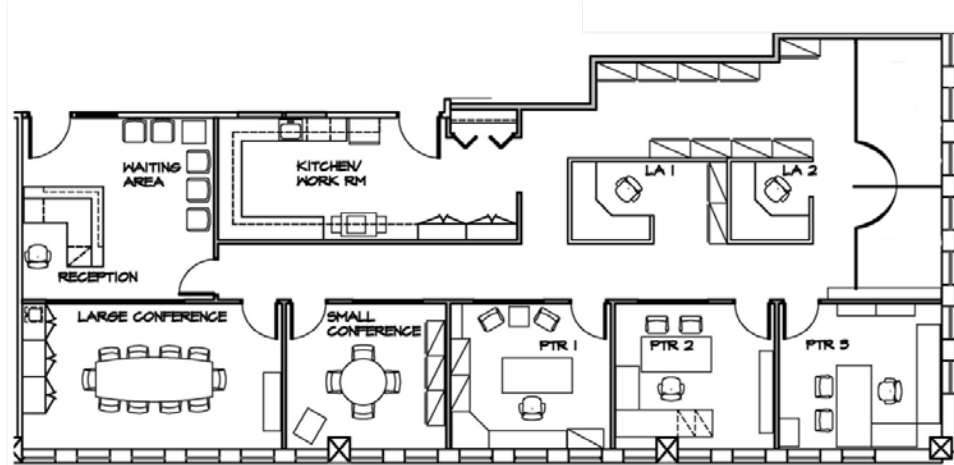


// SUITE 520



Suite 520

- 2,870 SF
- Private Conference Room
- Large Kitchenette/Work Room
- 6 Private Offices
- Built-In Dedicated Reception Area
- Move-in Ready



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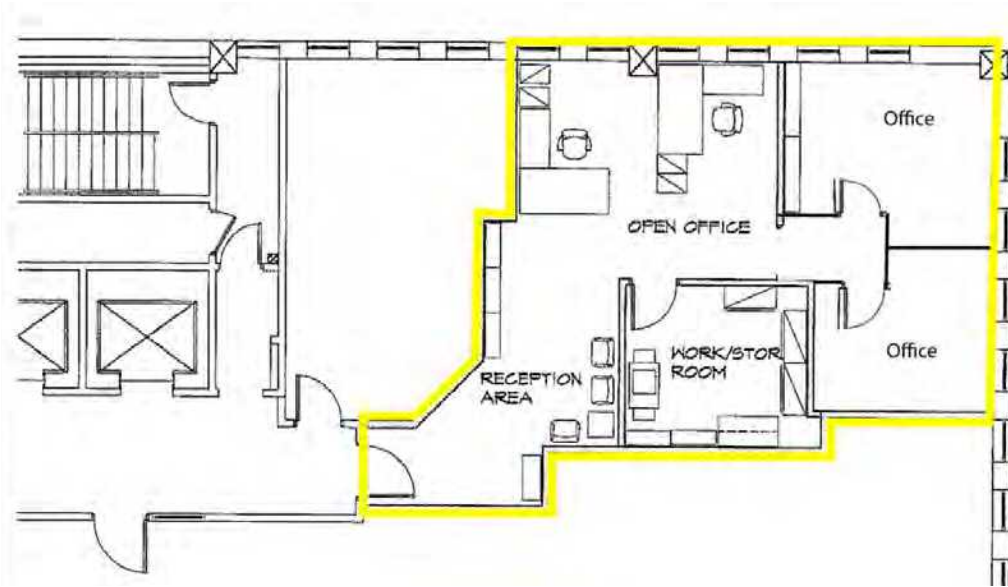
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// SUITE 525

Suite 525

- 1,075 SF
- Private Conference Room
- Work/Storage Room
- Dedicated Reception Area
- Move-in Ready



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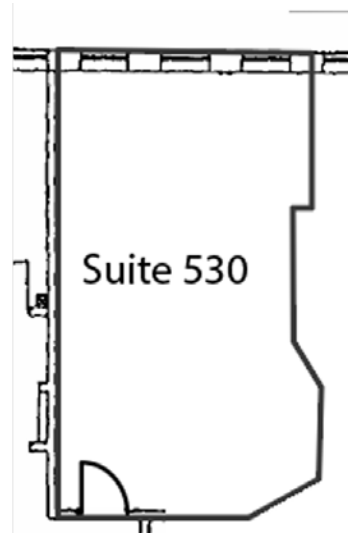
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// SUITE 530

Suite 530

- 384 SF
- Single Open Office
- Move-in Ready



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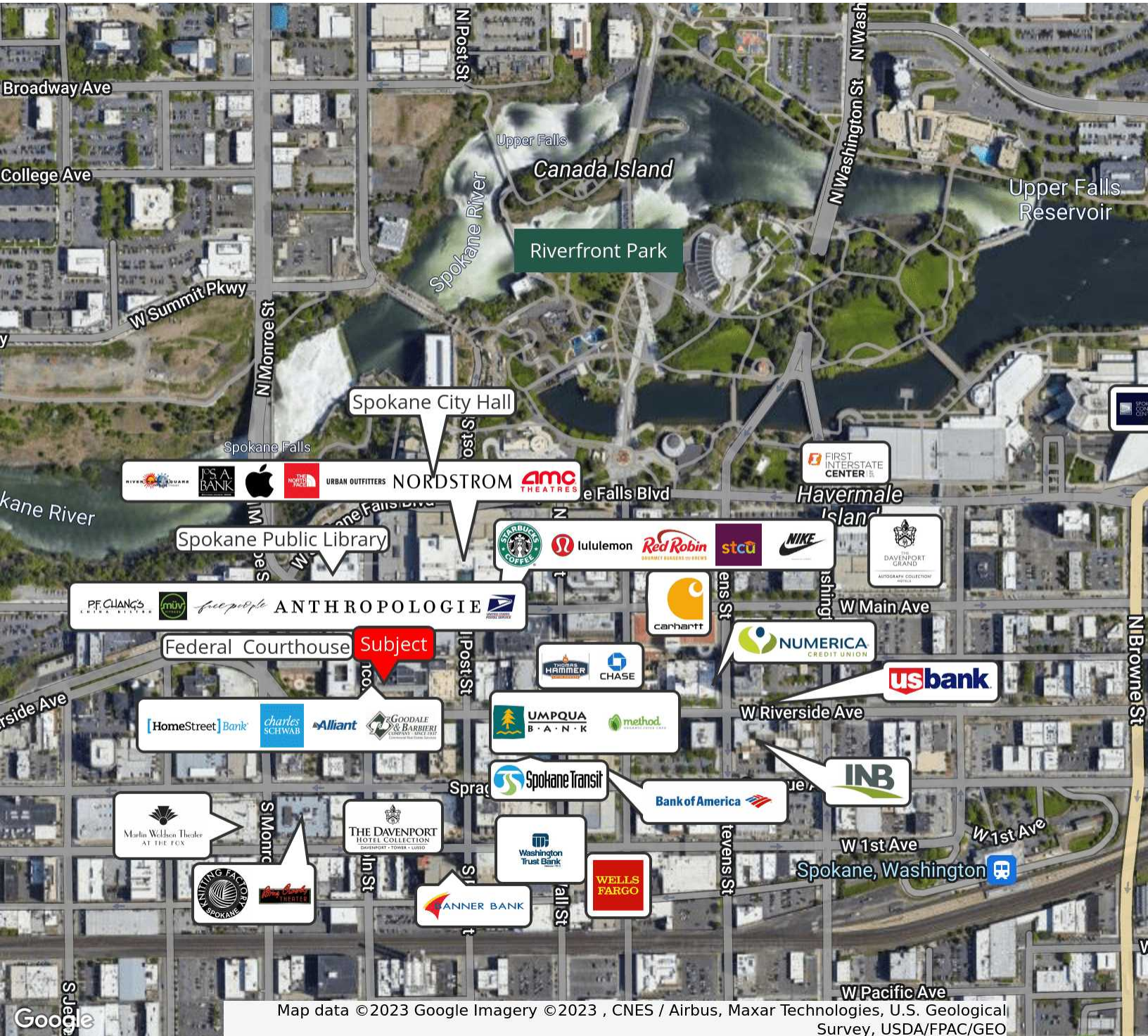
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// RETAILER MAP DOWNTOWN



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