

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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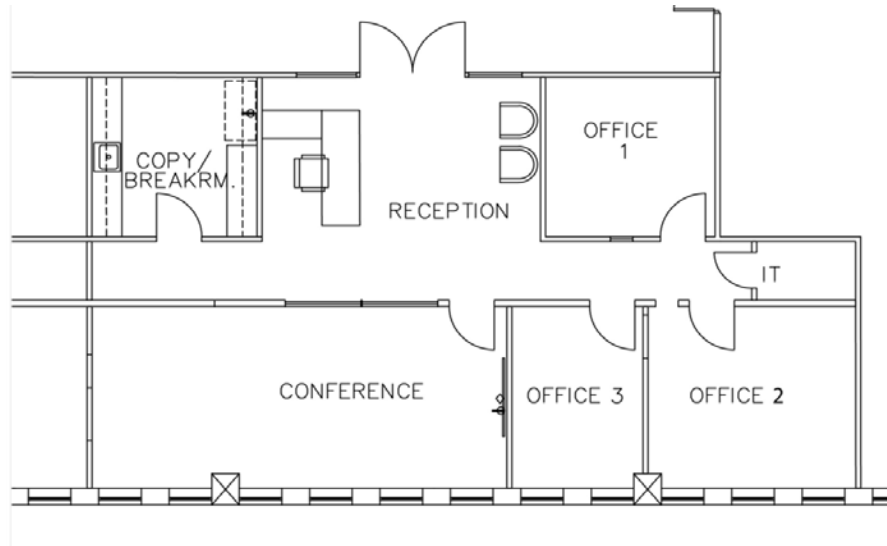
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## // SUITE 450

### 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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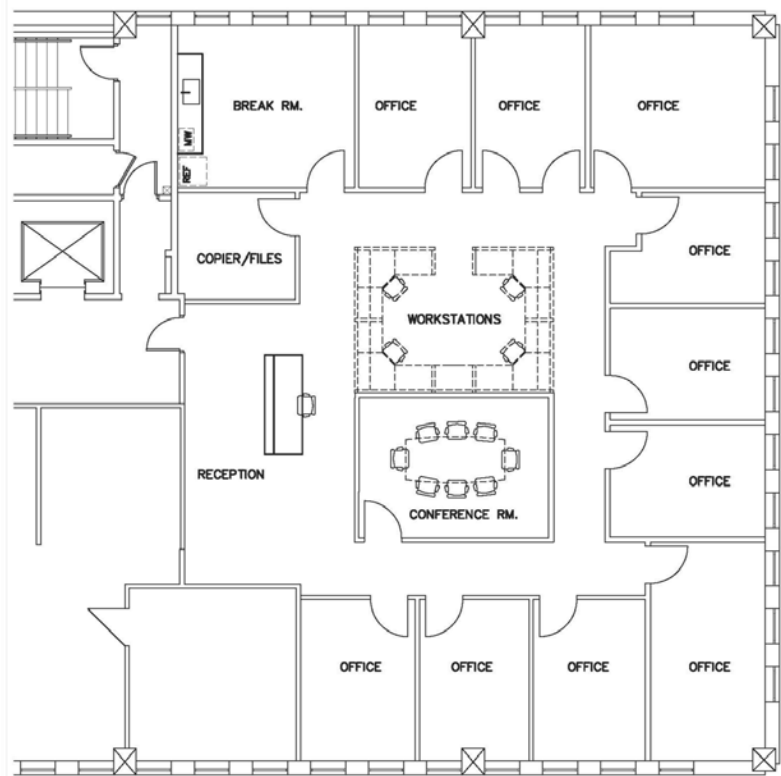
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## // SUITE 475

### 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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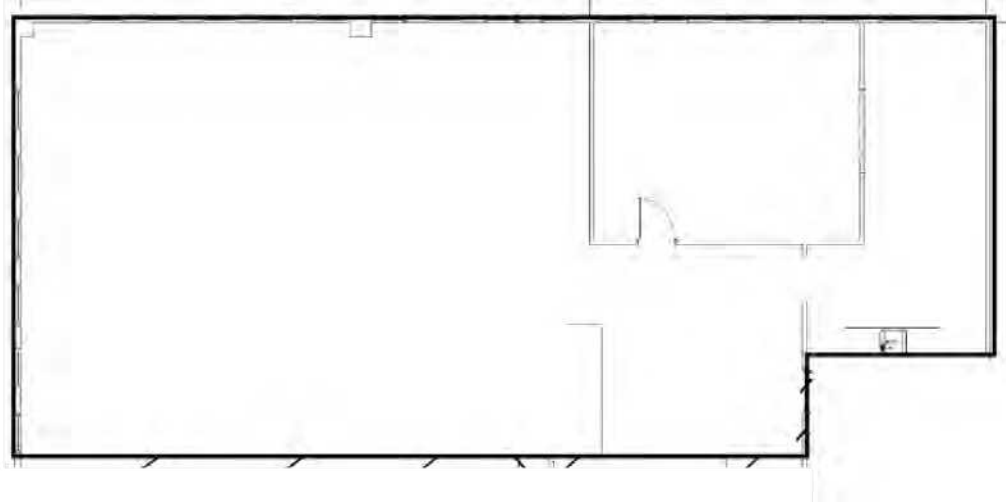
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## // SUITE 500

### 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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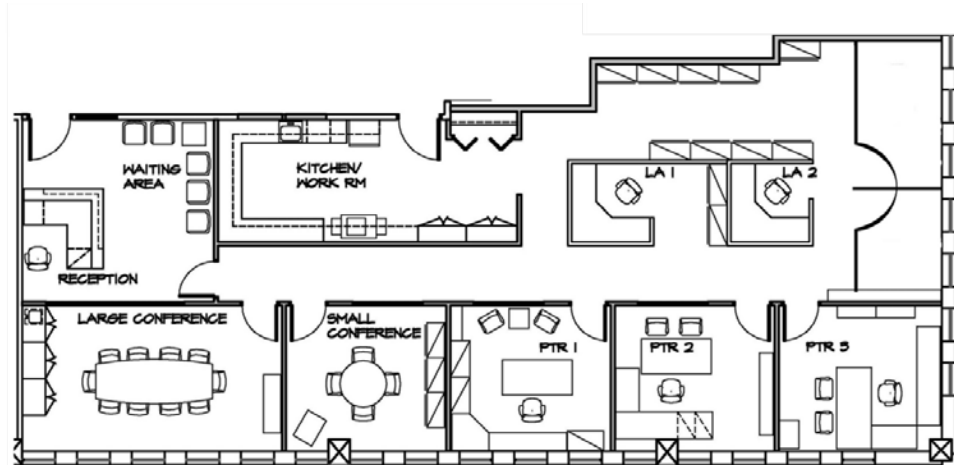


## // SUITE 520



### 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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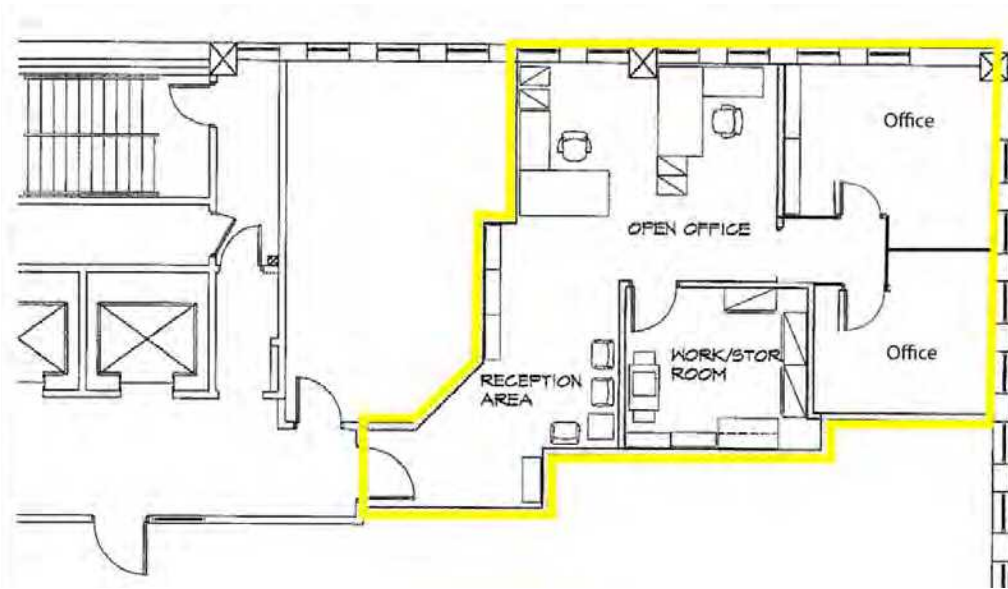
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## // SUITE 525

### Suite 525

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



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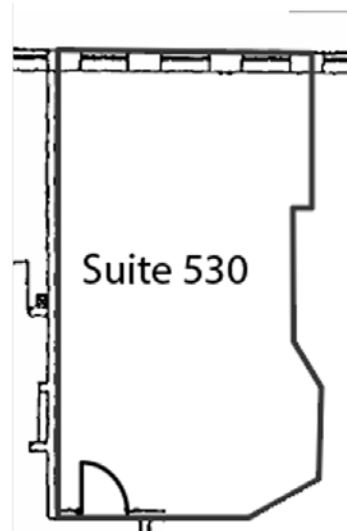
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## // SUITE 530

### Suite 530

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



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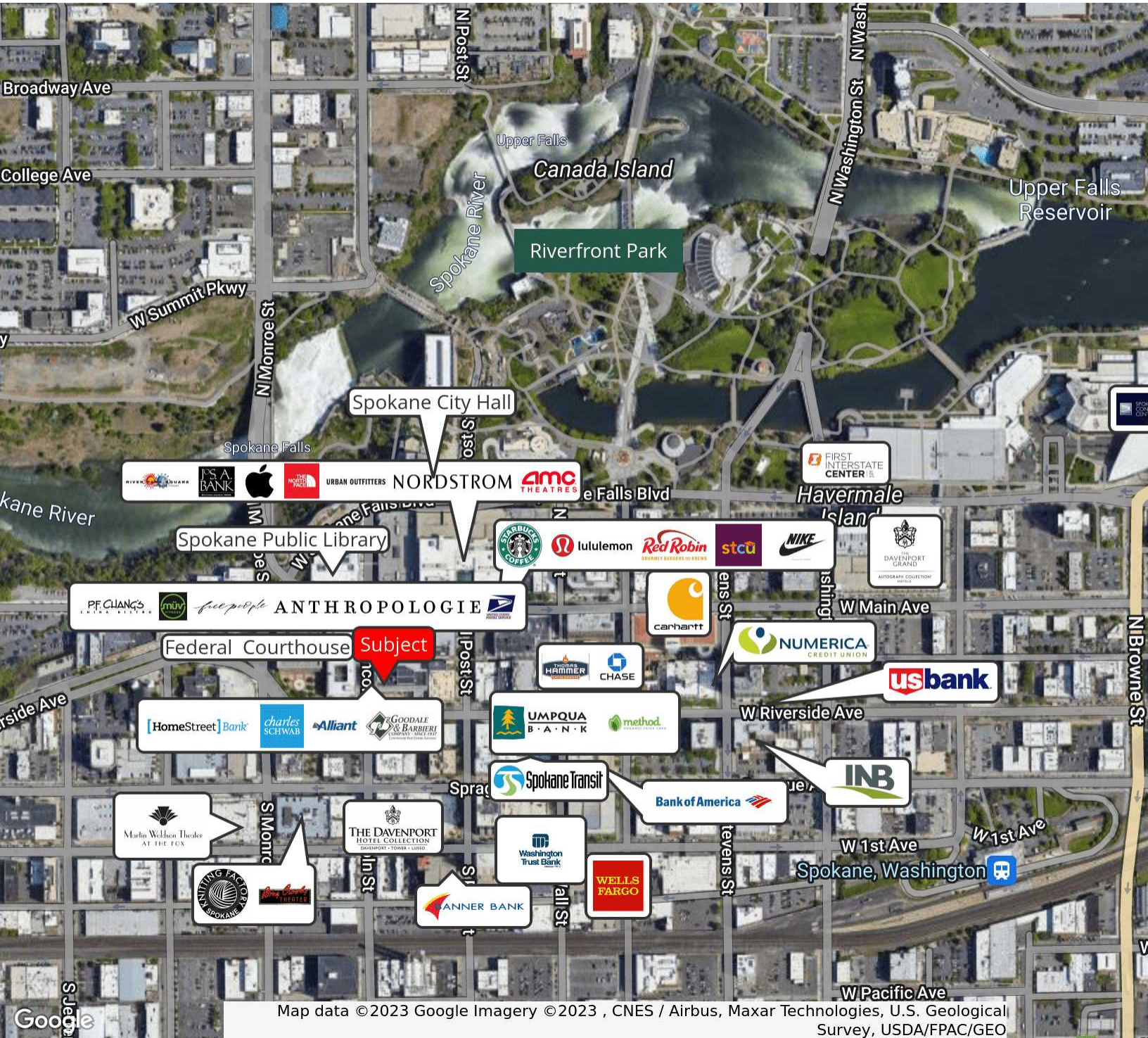
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# // RETAILER MAP DOWNTOWN



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