

SPACE FOR LEASE



CORNER RETAIL SPACE AVAILABLE WITH POSSIBLE TENANT IMPROVEMENT ALLOWANCE

Lease Rate: \$14.00 PSF, Modified Gross

**Lease rate includes water, sewer, garbage and internet. Tenant to pay electricity*

Space Available: ±3,800 SF with partial basement included

****Demisable to ±1,920 SF with basement space included***

Zoning: GC - 150

Parcel Number: 35212.0407

Year Built: 1904 / 1946 / 2020

- On-site and street parking available
- 800 amp power updated in 2020
- Possible access to 2-car garage on back of building
- Basement space included in Lease Rate and great for storage
- Tenant relocating, space can be made available within 60 days

EAST SPRAGUE RETAIL SPACE

1926 E Sprague Avenue
Spokane, WA 99202

[View Location](#)



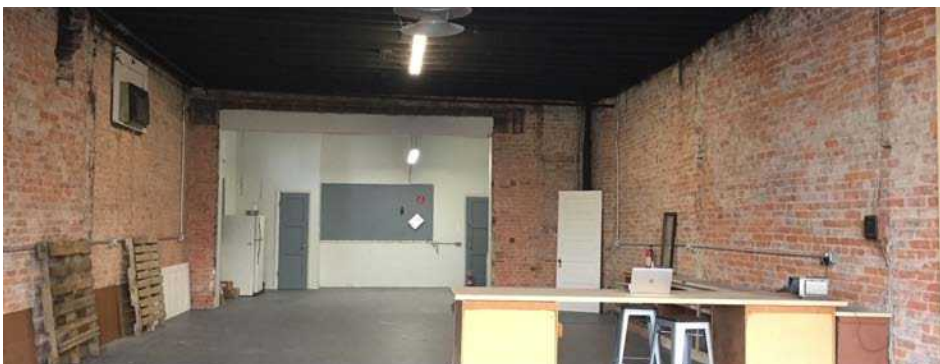
**Owner is licensed Real Estate Broker in the State of Washington*

BRANDON PETERSON, BROKER

509.755.7541

brandonp@kiemleahagood.com

**KIEMLE
HAGOOD**





Google



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EAST SPRAGUE RETAIL

1926 E Sprague Avenue
Spokane, WA

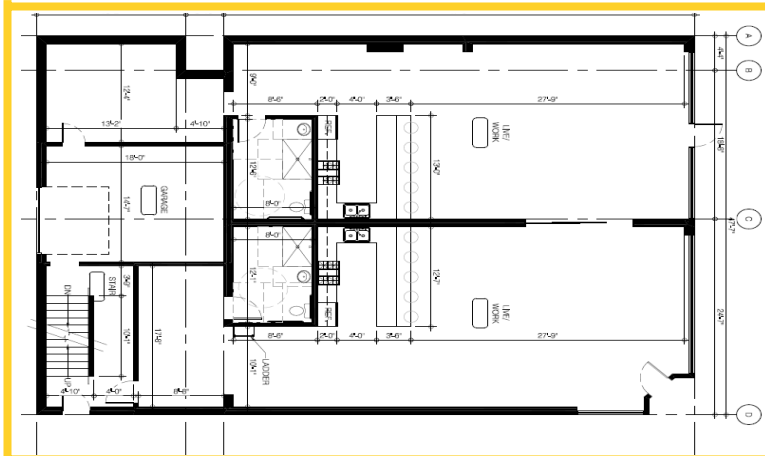
LOCAL NEARBY BUSINESSES:

- Tin Roof
- The Rusty Mug
- Checkerborad Tavern
- Zip's Drive In
- Sam & Doms Bar & Grill
- Fresh Soul
- Union Tavern
- Wake Up Call Cafe & Corporate Offices
- Univserity District
- Bide & Burgeon Furniture Company
- Sonnenberg's Market & Deli
- Bennidito's Brew Pub & Pizza
- Edge Construction Supply

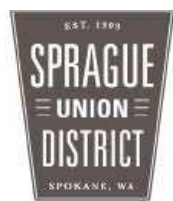


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Potential work/live option!
Contact Broker for details & options



A Fun, Walkable District!
Restaurants
Shopping
Services



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OFFICE LOCATIONS
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