

Your Business Branding

FOR LEASE

MULTI TENANT OFFICE BUILDING

Suite: CU-2
Lease Rate: \$10.00 PSF, NNN
NNN Expense: \$3.94 PSF
Suite Size: ±3,885 SF; Divisible to ±1,800 SF

- Exterior signage available
- Conference room
- Kitchen/Break room
- Private restrooms

BUILDING DETAILS

Total Bldg Size: ±43,200 SF
Year Built: 1906
Parcel Number: 35192.5802

- Great downtown location
- Excellent freeway access
- Temperature controlled, secure private parking included with space

**Owner willing to negotiate a TI budget to customize your needs with longer term tenants*

JEFFERSON OFFICES

152 S Jefferson Street
Spokane, WA 99201

[View
Location](#)



DANNY PATTERSON, BROKER

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**KIEMLE
HAGOOD**

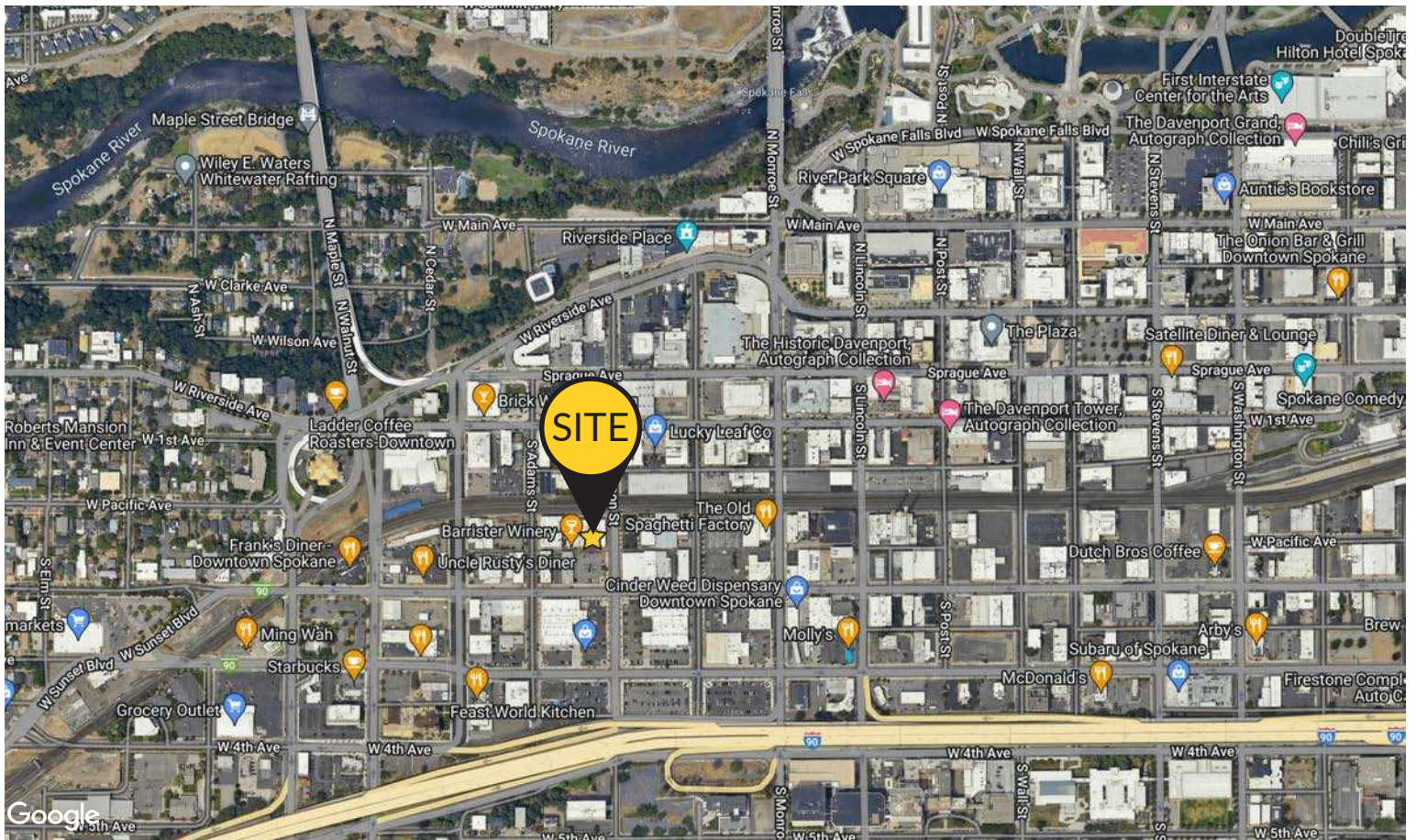
FLOOR PLAN & BUILDING PHOTOS

SPACE FOR LEASE
152 S Jefferson Street, CU-2 | Spokane, WA 99201



THE LOCATION

152 S Jefferson Street, CU-2
Spokane, WA 99201



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	18,402	101,480	220,059
2028 Projected Population	18,757	102,816	222,137
Average HHI	\$70,504	\$93,189	\$98,583
Daytime Demos	44,001	102,646	181,501

TRAFFIC COUNTS	
S Jefferson Street	1,997 ADT
W 2nd Avenue	8,764 ADT



LEASE DETAILS

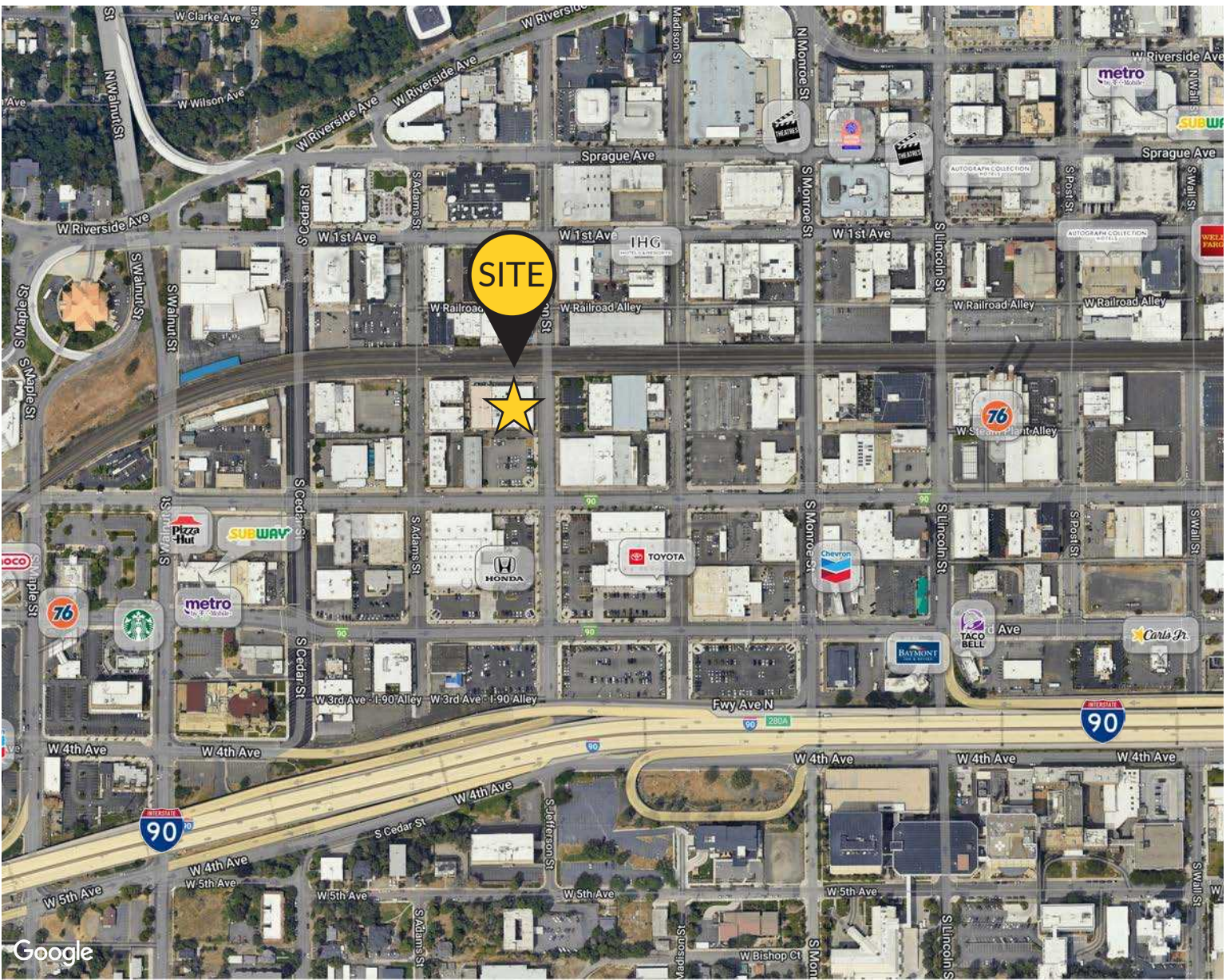
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KIEMLEHAGOOD



JEFFERSON OFFICES

152 S Jefferson Street
Spokane, WA 99201

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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