

FOR LEASE



Gateway to Spokane

2 W 3rd Avenue
Spokane, WA 99201

DOWNTOWN RETAIL/OFFICE BUILDING

GROUND LEVEL - RETAIL SPACE
RETAIL LEASE RATE: \$16.00 PSF, NNN
SPACE RANGE: ±2,500 - 3,026 SF

SECOND LEVEL - OFFICE SPACE
OFFICE LEASE RATE: \$12.00 PSF, NNN
SPACE RANGE: ±1,565 - 1,607 SF

BRANDON PETERSON, BROKER

509.755.7541 brandonp@kiemleahagood.com

CHAD CARPER, BROKER

509.991.2222 chad.carper@kiemleahagood.com

**KIEMLE
HAGOOD**



GATEWAY TO SPOKANE SPACE FOR LEASE

2 W 3rd Avenue
Spokane, WA 99201

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Location](#)



PROPERTY DETAILS

Building Size:
±15,417 SF

Total Lot Size:
±36,680 SF

Parcel #:
35191.1317

Year Built:
2016

LOCATED IN DOWNTOWN SPOKANE, WASHINGTON

DEMOGRAPHICS



	1 MI	3 MI	5 MI
Est Pop 2024	14,952	117,570	228,060
Projected Pop 2029	15,856	118,902	229,164
Est Daytime Pop 2024	45,379	115,654	185,217
2024 Average HHI	\$66,471	\$91,215	\$98,121
2024 Median HHI	\$50,065	\$66,632	\$72,272

TRAFFIC



West 3rd Avenue Eastbound:
±10,064 ADT
South Division Street Northbound:
±23,821 ADT

GROUND LEVEL - RETAIL SPACE

2 W 3rd Avenue | Spokane, WA 99201

SUITE 102

Lease Rate: \$16.00 PSF + NNN

NNN Exp: \$6.00 PSF

Size: ±1,607 SF

SUITE 104

Lease Rate: \$16.00 PSF + NNN

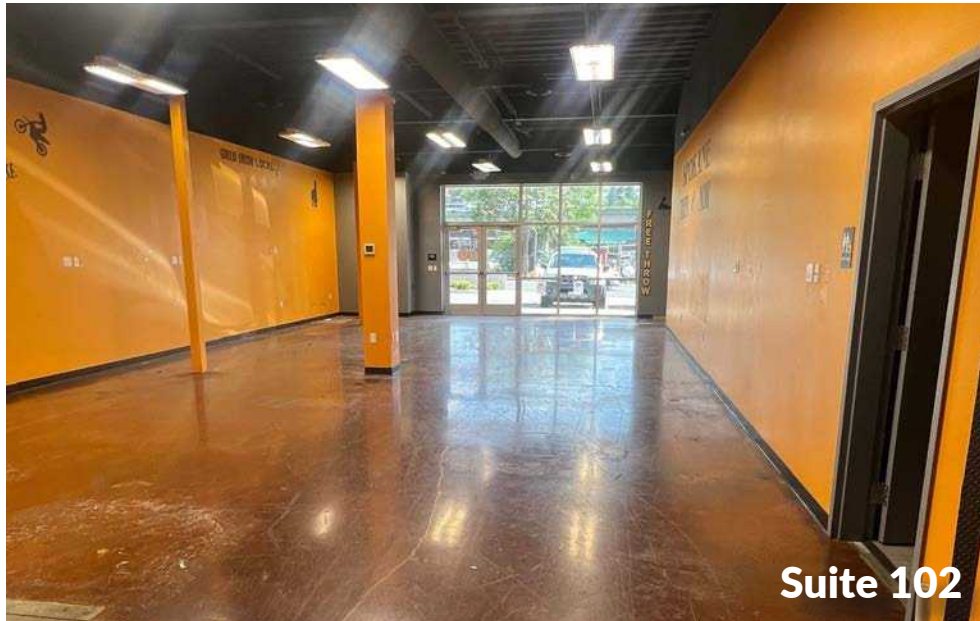
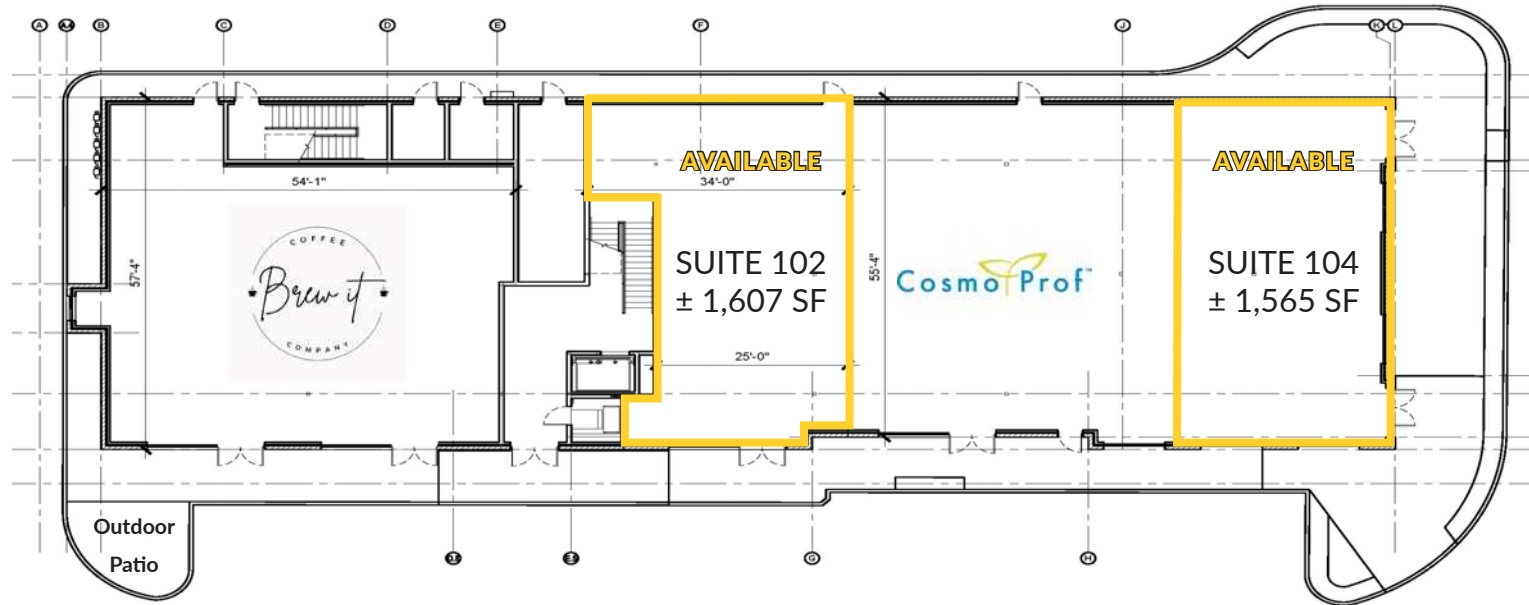
NNN Exp: \$6.00 PSF

Size: ±1,565 SF

Suite 104 available within 30 days

Free month of T.I.'s & Free Rent

Contact Brokers for more info



Suite 102



Suite 104

SECOND LEVEL - OFFICE SPACE

2 W 3rd Avenue | Spokane, WA 99201

SUITE 201

Lease Rate: \$12.00 PSF + NNN

NNN Exp: \$6.00 PSF

Size: ±3,026 SF

SUITE 202

Lease Rate: \$12.00 PSF + NNN

NNN Exp: \$6.00 PSF

Size: ±2,500 SF

Shell Condition

T.I.'s Available

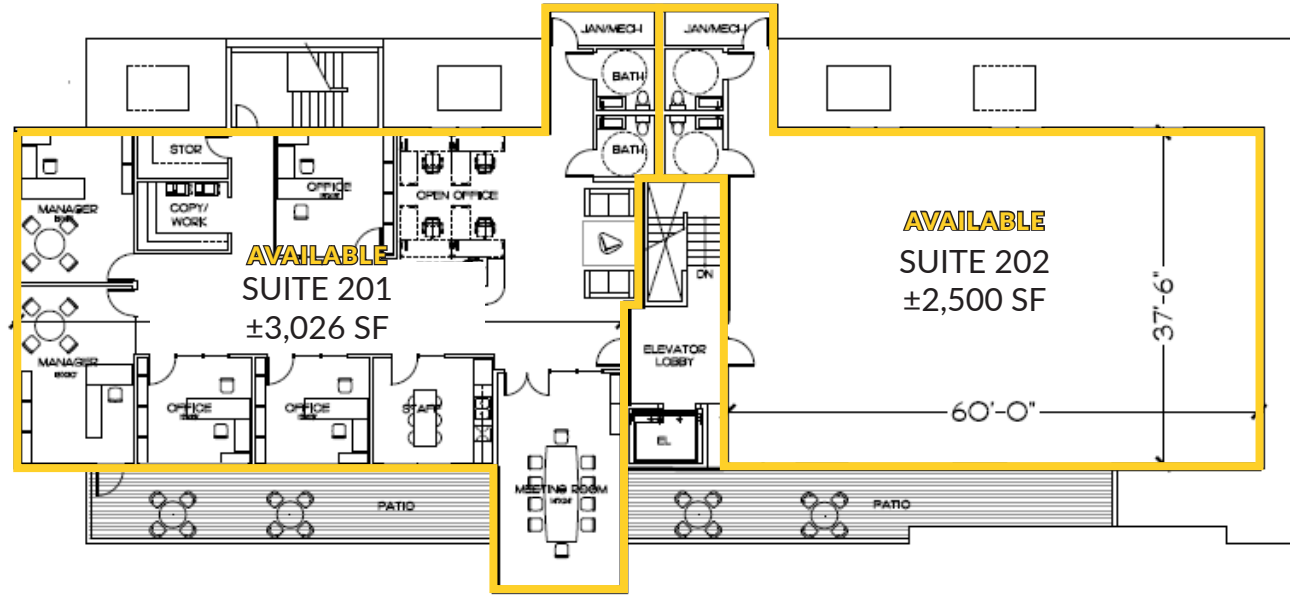
Contact Brokers for more info

SECOND FLOOR DETAILS

- Lunch Room
- Conference Room
- Copier Room

Current Tenant is occupying a portion of Suite 201

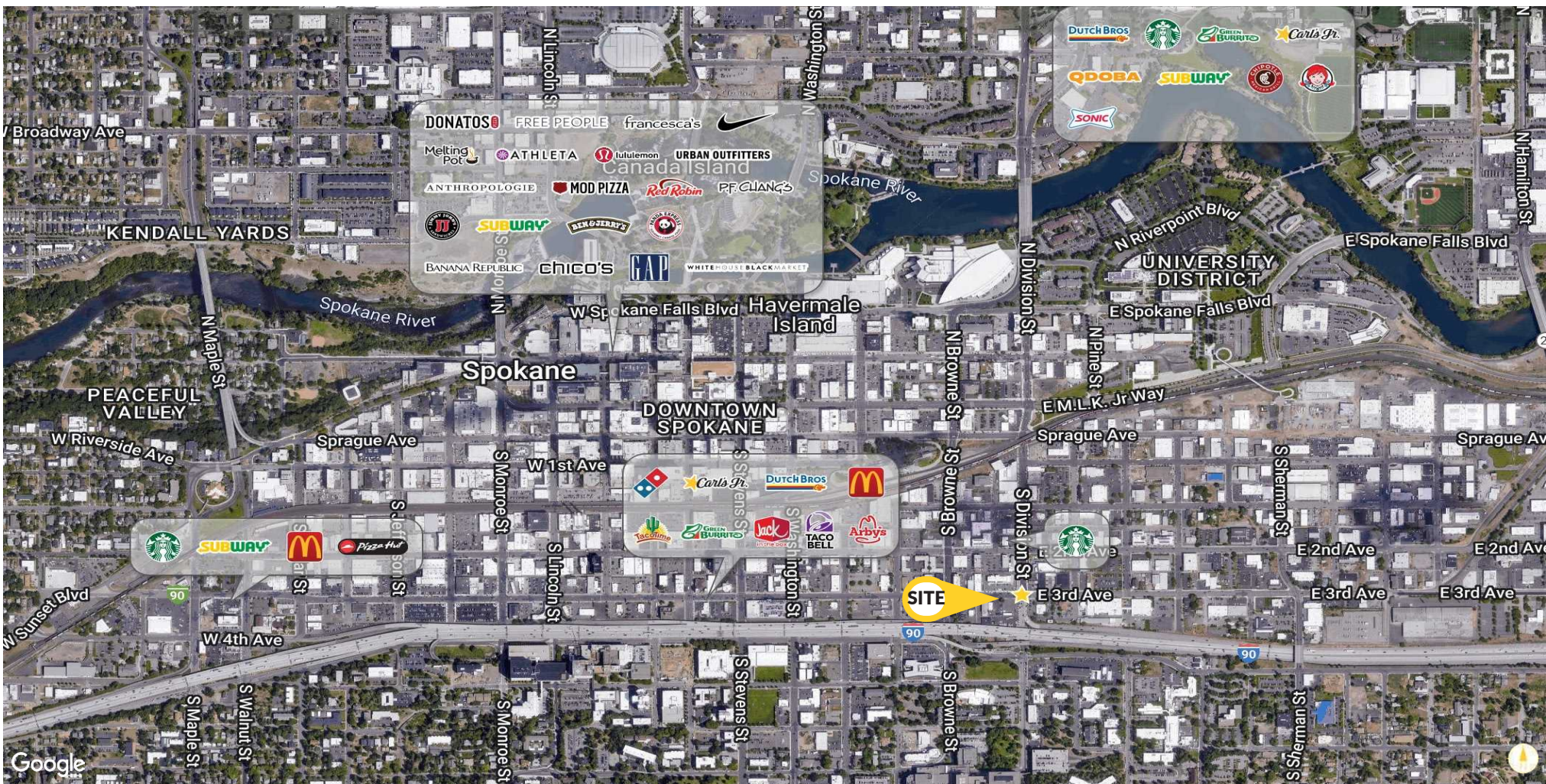
Contact broker for Leasing options and status of the current Tenant's Lease



Suite 201



Suite 202



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HAGOOD**

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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

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