

# 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@kiemlehagood.com

**CHAD CARPER, BROKER**

509.991.2222 chad.carper@kiemlehagood.com

**KIEMLE  
HAGOOD**





GATEWAY TO SPOKANE  
SPACE FOR LEASE

2 W 3rd Avenue  
Spokane, WA 99201

View  
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

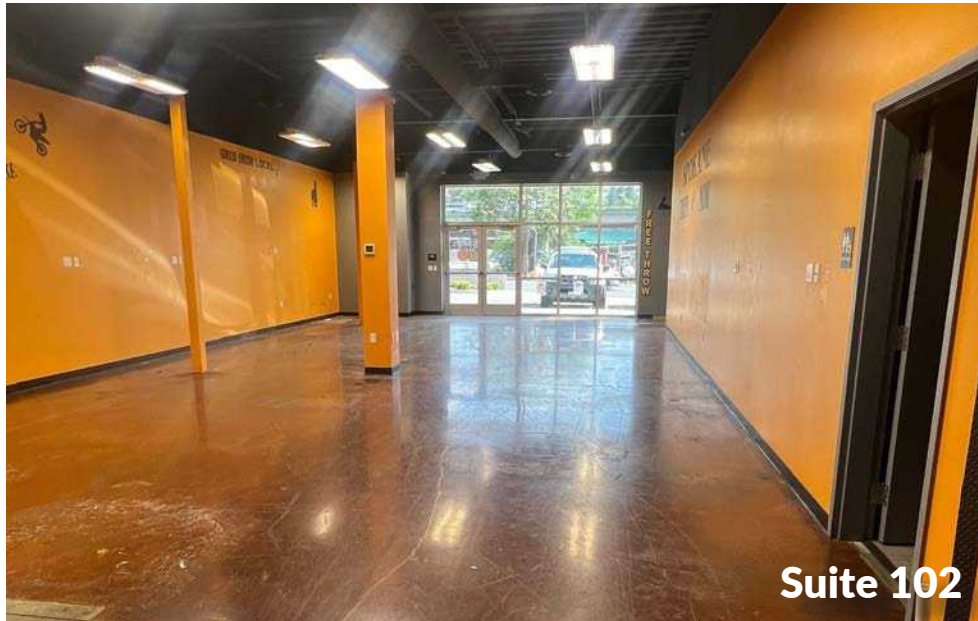
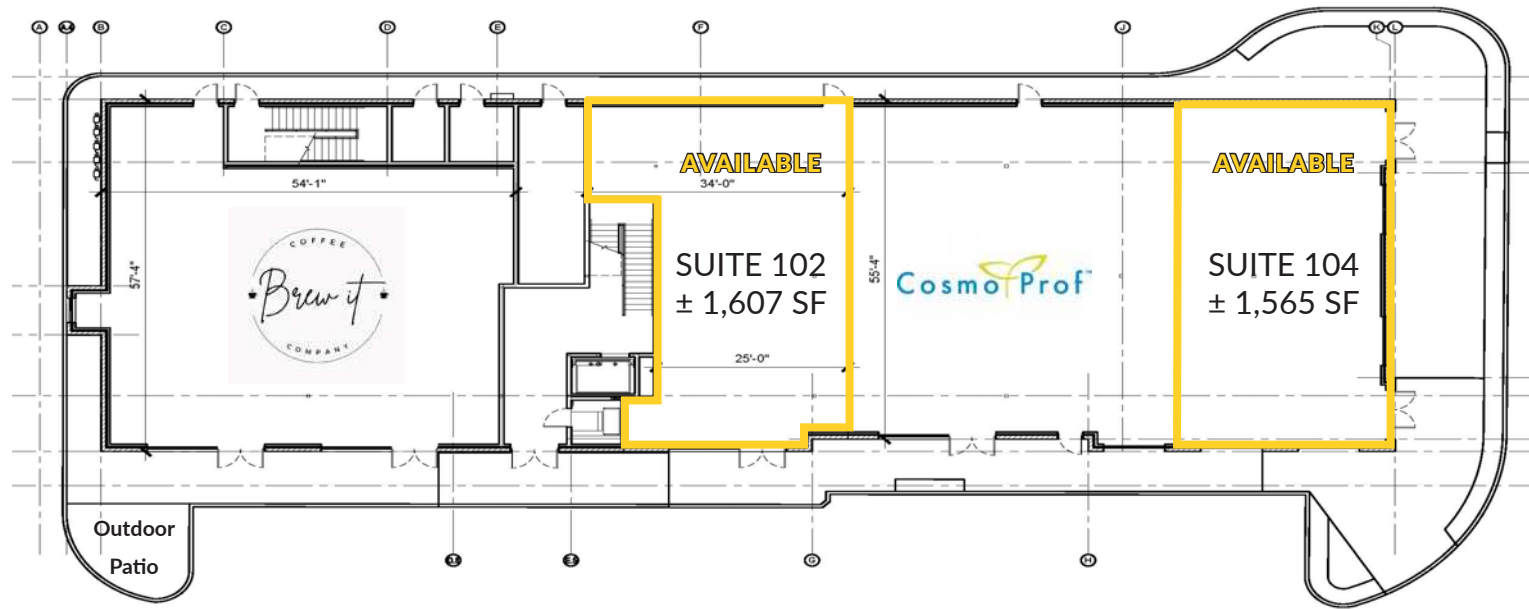
NNN Exp: \$6.00 PSF

Size: ±1,565 SF

*Suite 104 available within 30 days*

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

*Contact Brokers for more info*



## 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

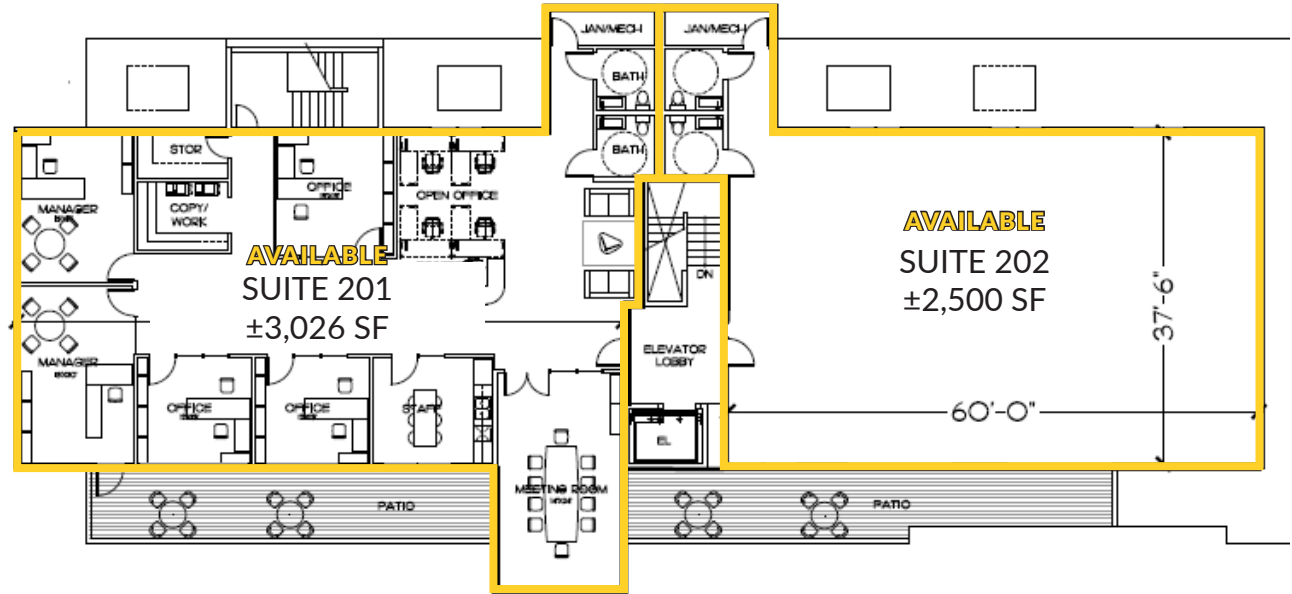
Contact Brokers for more info

### SECOND FLOOR DETAILS

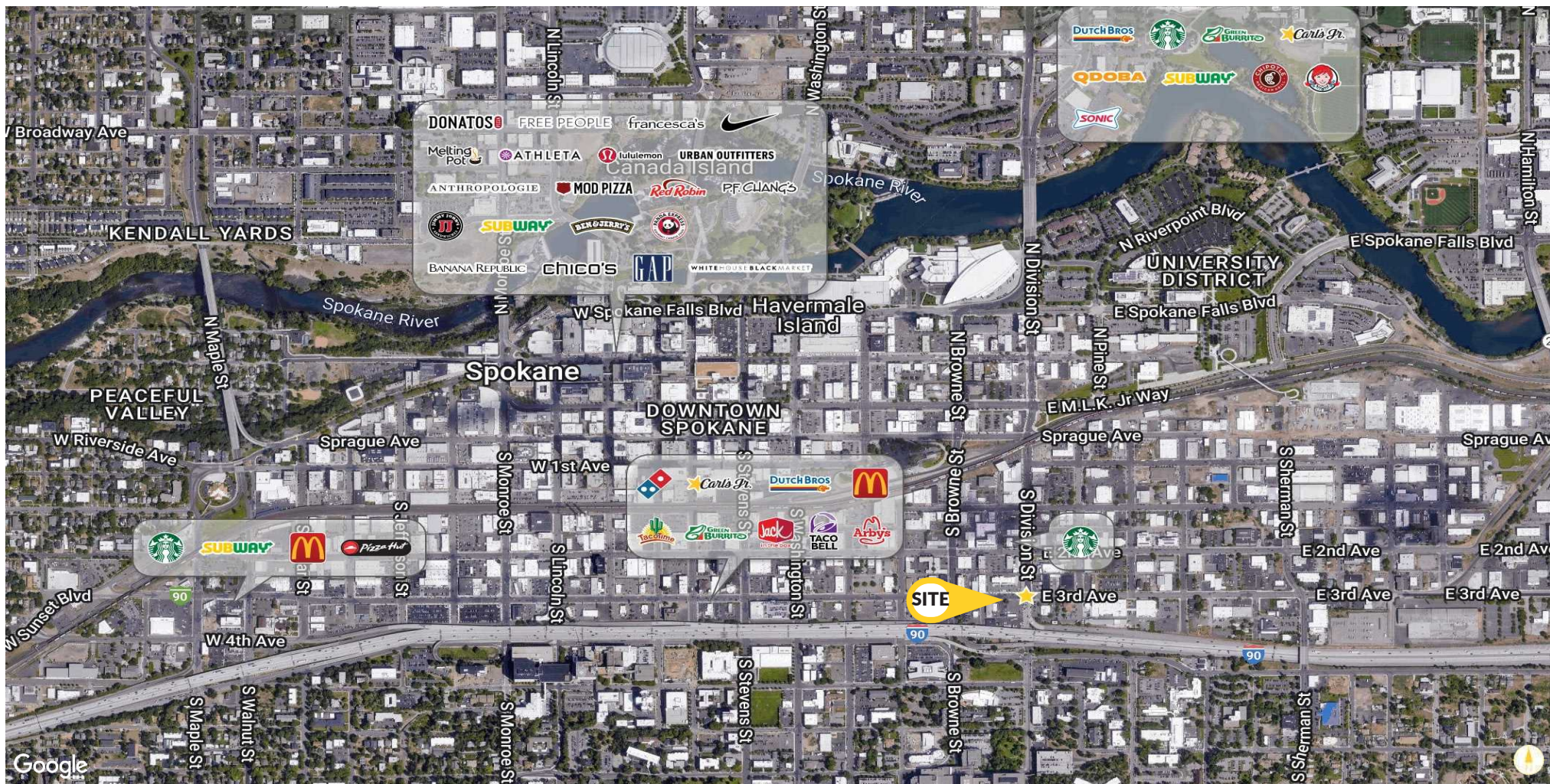
- Lunch Room
- Conference Room
- Copier Room

Current Tenant is occupying a portion of Suite 201

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







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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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