

FOR LEASE



AVAILABLE SUITES

SUITE 101

Total SF:	±1,596 SF
Main Floor:	±798 SF
Second Floor:	±798 SF
Lease Rate:	\$1.00 PSF/MO, NNN
NNN Expense:	\$0.40 PSF

SUITE 106

Total SF:	±5,152 SF
1st Floor Office:	±1,506 SF
Warehouse:	±1,002 SF
2nd Floor Office:	±2,644 SF
Lease Rate:	\$0.80 PSF/MO, NNN
NNN Expense:	\$0.40 PSF

BUILDING DETAILS

Parcel Number:	25241.4624
Zoning:	Downtown General (DTG)
Building Size:	±11,505 SF
Land Size:	±29,049 SF
Year Built:	2005

- Ideal Periphery Location
- Free Street Parking
- Convenient Access to I-90
- Freeway Signage Available
- Prominent Freeway Visibility: ±94,182 ADT

OFFICE SPACE AVAILABLE

1821 W 5th Avenue
Spokane, WA 99201

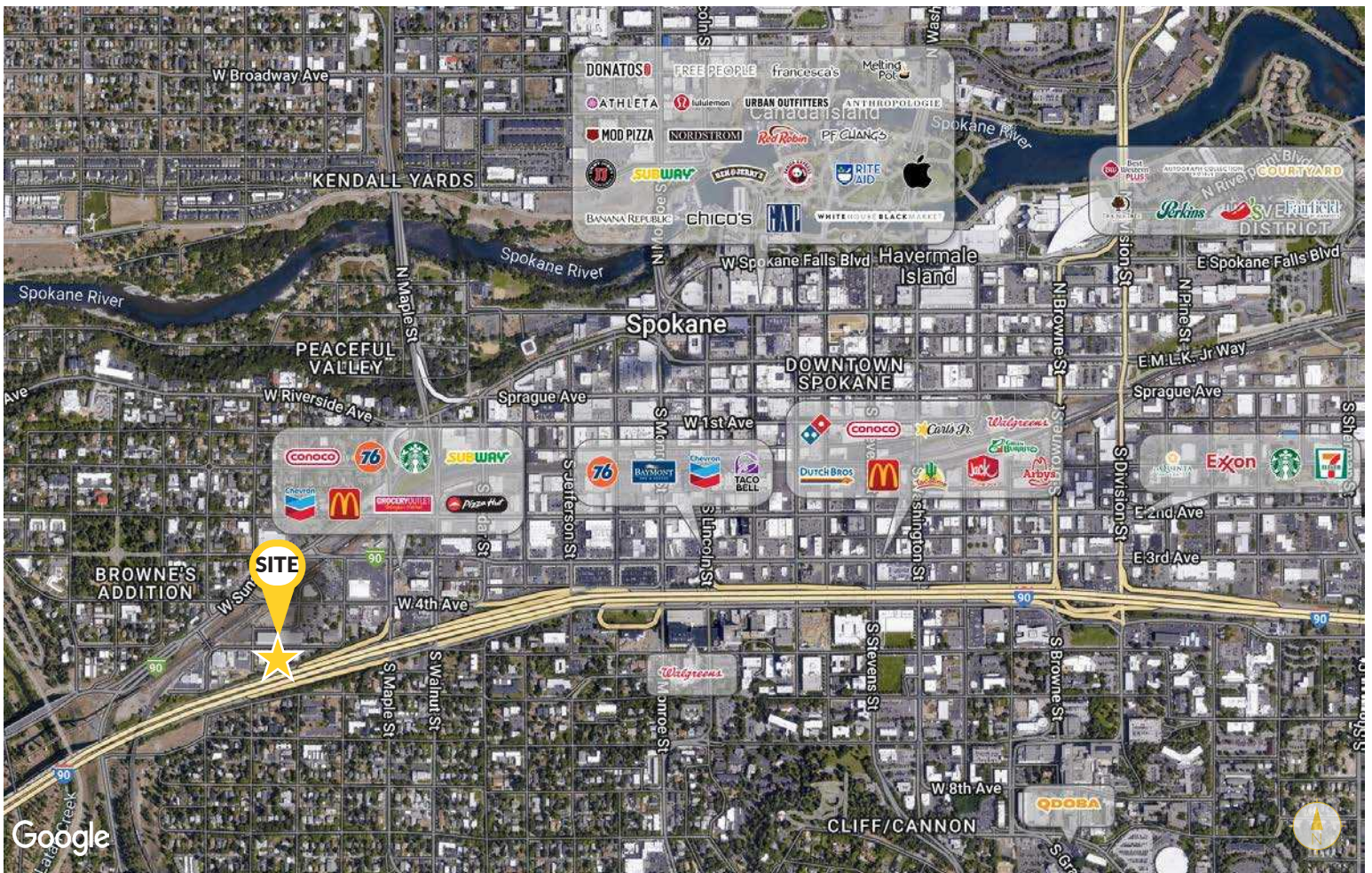
[View
Location](#)



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**KIEMLE
HAGOOD**



DEMOGRAPHICS

	1MI	3MI	5MI
Est Pop 2023	16,061	87,397	211,833
Projected Pop 2028	16,688	90,638	216,996
Proj Ann Growth (23-28)	0.8 %	0.7 %	0.5 %
Est Daytime Pop	24,008	97,040	172,362
2023 Average HHI	\$76,219	\$91,004	\$94,716
2023 Median HHI	\$53,669	\$65,614	\$69,214

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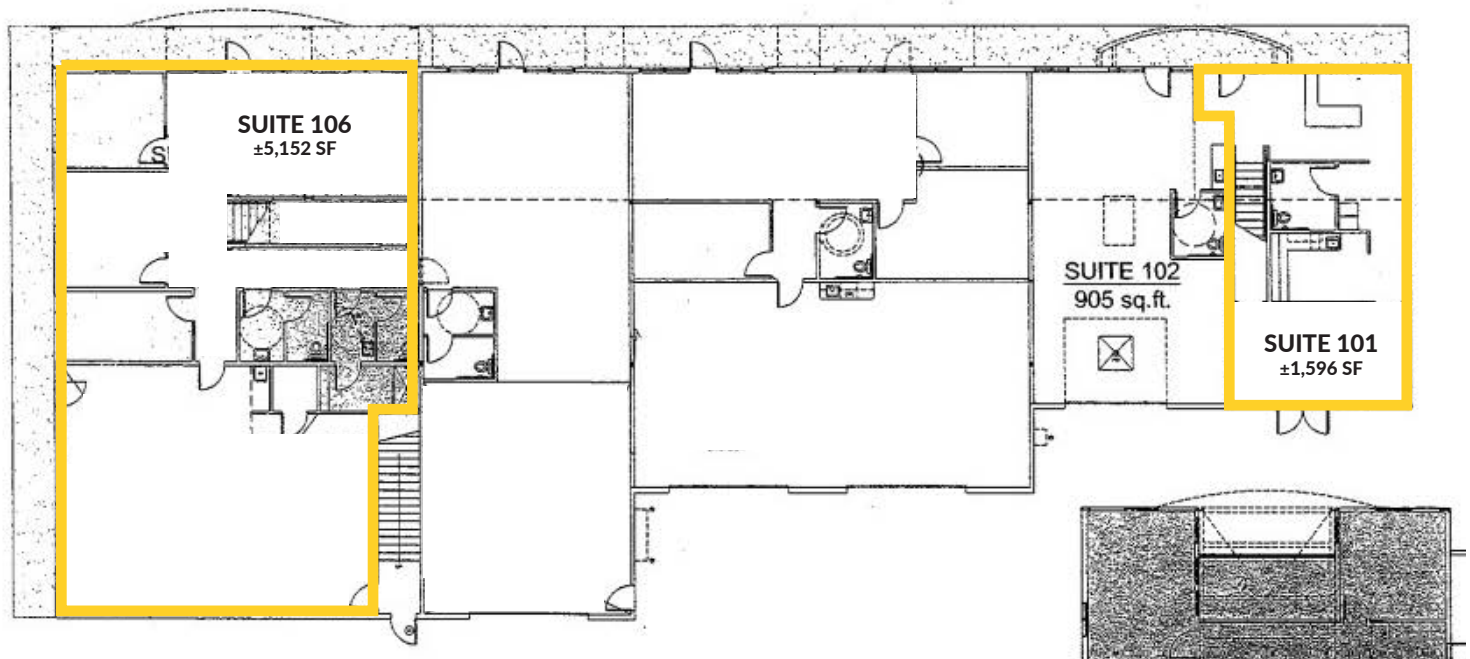
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FLOOR PLAN



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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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

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