



FORMER BANK BUILDING ON EAST SPRAGUE AVENUE

LEASE DETAILS

Lease Rate: \$12.00 PSF/YR, NNN

NNN Expense: \$4.25 PSF/YR

Building Size: ±5,008 SF

AVAILABLE 9.1.2024

BUILDING DETAILS

Lot Size: ±0.65 AC

Year Built: 1984

Parcel Number: 35211.0312

Zoning: CC2

Signage: Pylon

Parking: 28 Stalls (5.6/1,000 SF)

SINGLE TENANT OFFICE BUILDING

2330 E Sprague Avenue
Spokane, WA 99202

[View
Location](#)



DANNY PATTERSON, BROKER

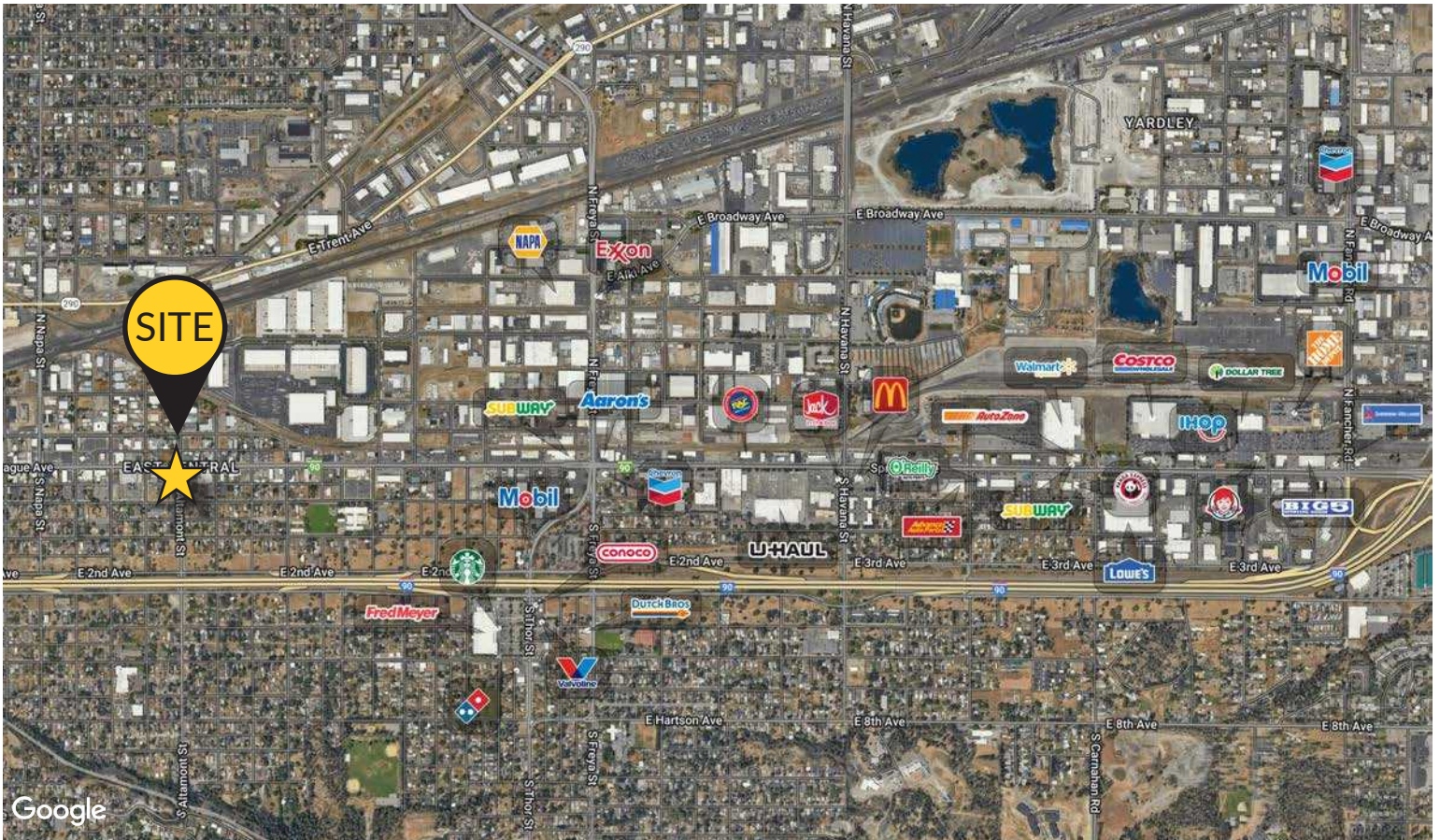
509.862.5385

danny.patterson@kiemlehagood.com

**KIEMLE
HAGOOD**

THE LOCATION

2330 E Sprague Avenue
Spokane, WA 99202



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	10,479	115,754	237,285
2029 Projected Population	10,881	117,251	238,157
Average HHI	\$76,568	\$91,834	\$98,941
Daytime Demos	10,475	122,433	192,345

TRAFFIC COUNTS

Sprague Avenue	±1,997 ADT
Altamont Street	±8,764 ADT



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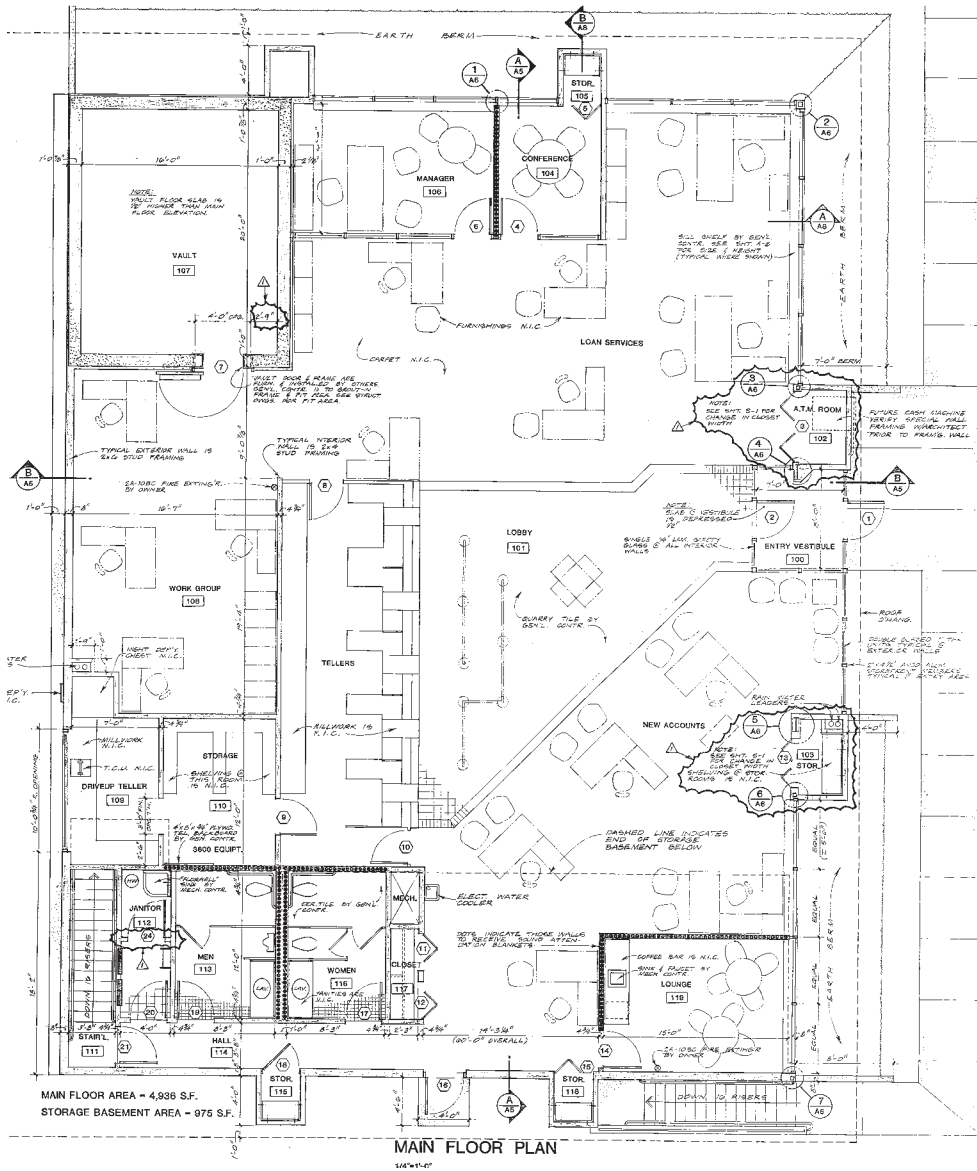
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±5,008 SF

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KIEMLEHAGOOD

FLOOR PLAN



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DANNY PATTERSON, BROKER

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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

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

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