

FOR SALE OR LEASE



SALE PRICE: \$650,000 (\$91.55 PSF)
LEASE RATE: \$9.00 PSF, NNN

OFFICE/RETAIL BUILDING

Former Dowling Building

117 W Pacific Avenue
Spokane, WA 99201

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**KIEMLE
HAGOOD**

FOR SALE OR LEASE

117 W Pacific Avenue, Spokane, WA
(formerly the Dowling Building)

This versatile space offers the perfect combination of historic charm and modern updates. Whether you're looking for a downtown office, retail space, or a creative studio, this property has the character and flexibility you need. Don't miss this rare opportunity to own or lease a piece of Spokane's history!

- Exposed Brick & High Ceilings
- Fully Remodeled and Move-In Ready
- Centrally Located and Easily Accessible
- Perfect for Offices, Studios, Retail, or Mixed-Use

SALE PRICE: \$650,000 (\$91.55 PSF)

Total Building Size: ±7,100 SF (2 FLOORS)

Lot Size: ±3,480 SF

Zoning: DTG - Downtown General

Year Built: 1910 / Complete Renovation in 2007

Parcel Number: 35191.0706

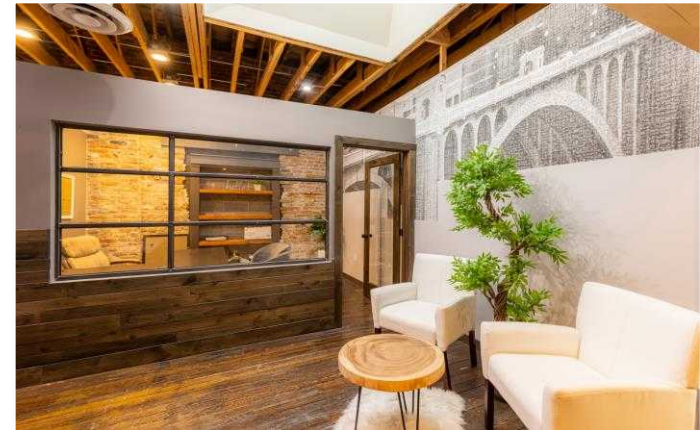
LEASE RATE: \$9.00 PSF, NNN

☐ 1ST FLOOR - WAREHOUSE/CREATIVE SPACE | ±3,500 SF

- 8' x 10' Overhead Door
- Open working space
- 2 ADA Restrooms (1 with ADA Shower)
- 13' Ceilings

☐ 2ND FLOOR - FINISHED OFFICE SPACE | ±3,500 SF

- Exposed brick & beam
- Private patio & roof deck
- 2 Restrooms (1 with Shower)
- Possible live/work space



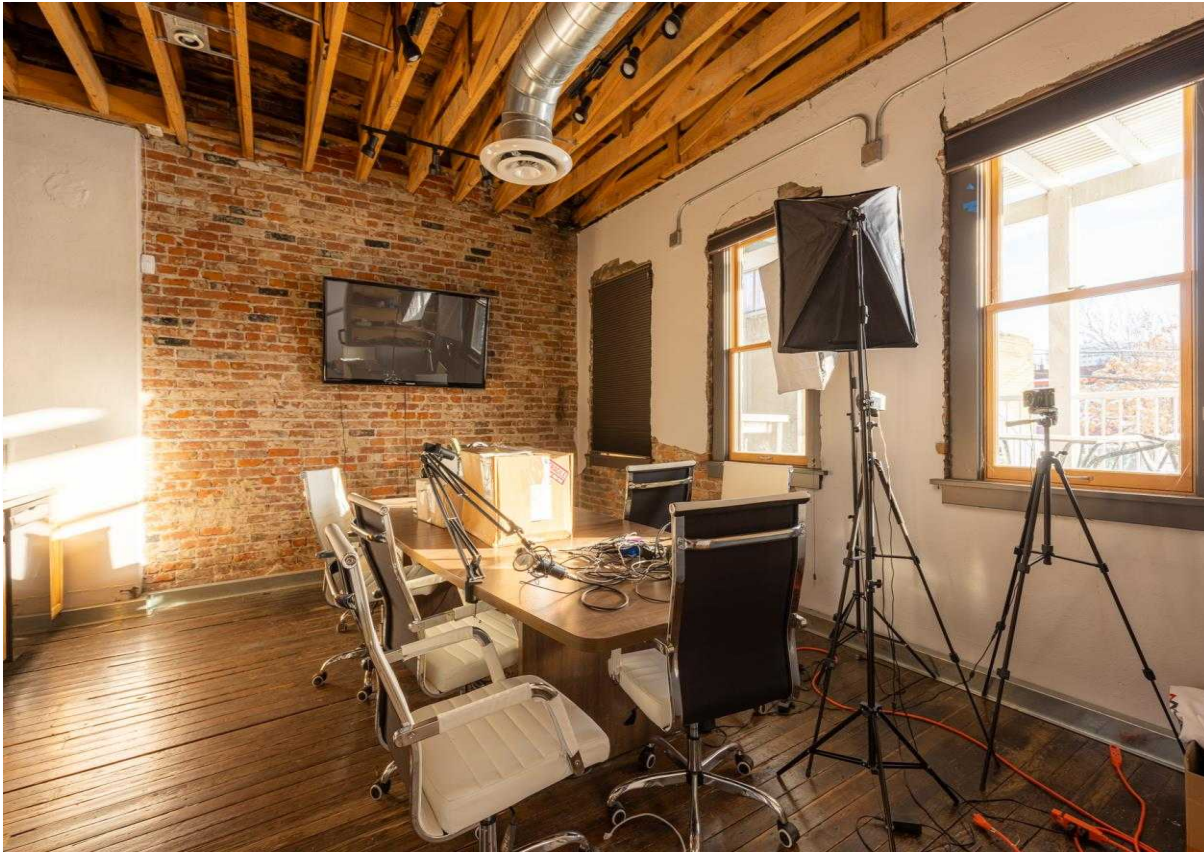
1ST LEVEL - WAREHOUSE/CREATIVE SPACE

117 W Pacific Avenue, Spokane, WA 99201



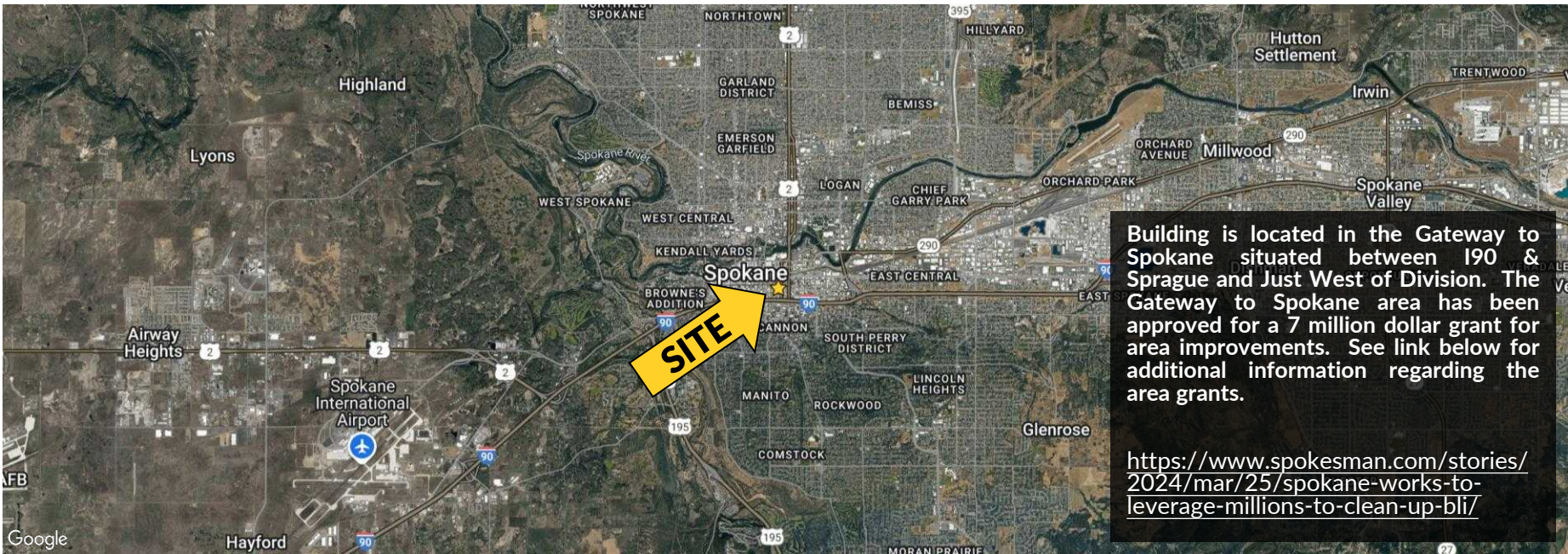
2ND LEVEL - OFFICE SPACE

117 W Pacific Avenue, Spokane, WA 99201



THE LOCATION

117 W Pacific Avenue, Spokane, WA 99201



Building is located in the Gateway to Spokane situated between 190 & Sprague and Just West of Division. The Gateway to Spokane area has been approved for a 7 million dollar grant for area improvements. See link below for additional information regarding the area grants.

<https://www.spokesman.com/stories/2024/mar/25/spokane-works-to-leverage-millions-to-clean-up-bli/>



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est Population 2024	14,886	117,673	228,999
Est Households	7,874	51,988	98,799
Average HHI	\$72,111	\$91,696	\$98,938
Median HHI	\$47,858	\$66,090	\$72,514
Daytime Demos	48,743	115,590	187,204



TRAFFIC COUNTS

AVERAGE DAILY TRAFFIC

S Browne Street	±22,954 ADT - SOUTHBOUND
W 2 nd Avenue	±10,054 ADT - WESTBOUND



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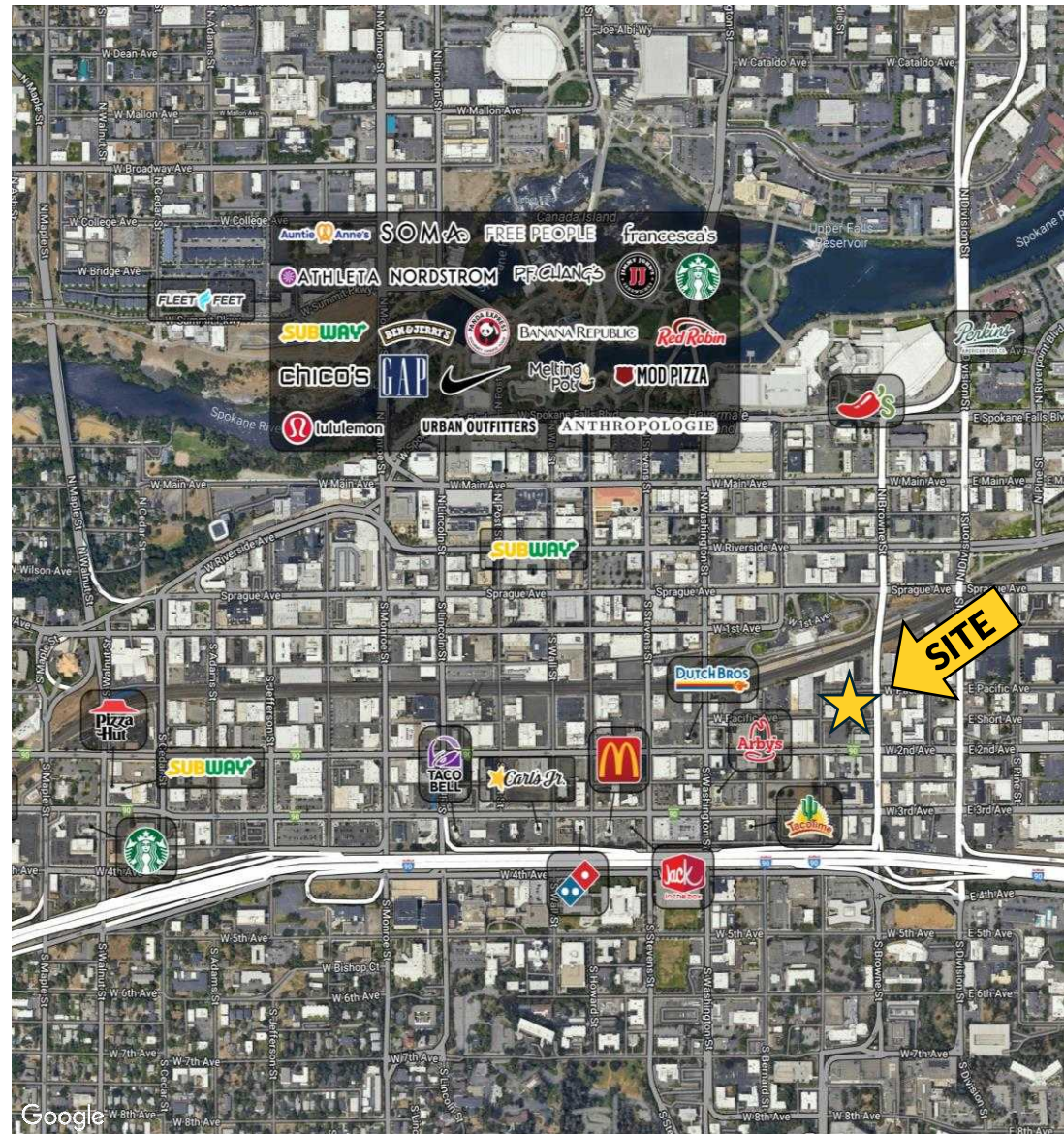


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