

For Lease  
Ground Lease or Build-to-Suit

NAI Black



## 4610 & 4618 N. Maple St.

Spokane, Washington 99205

### Property Description

Located on the NW & NE Corners of Wellesley Ave. & Maple/Walnut St.

Two Parcels: 14,351 SF ± Of Buildable Land

- Parcel Dimensions (approx.): 50' x 142'
- Parcel Numbers: 25011.0214 & 25011.0215

Zoning O-35 (Office)



**Lease Rate: Ground Lease or Build to Suit**

For more information

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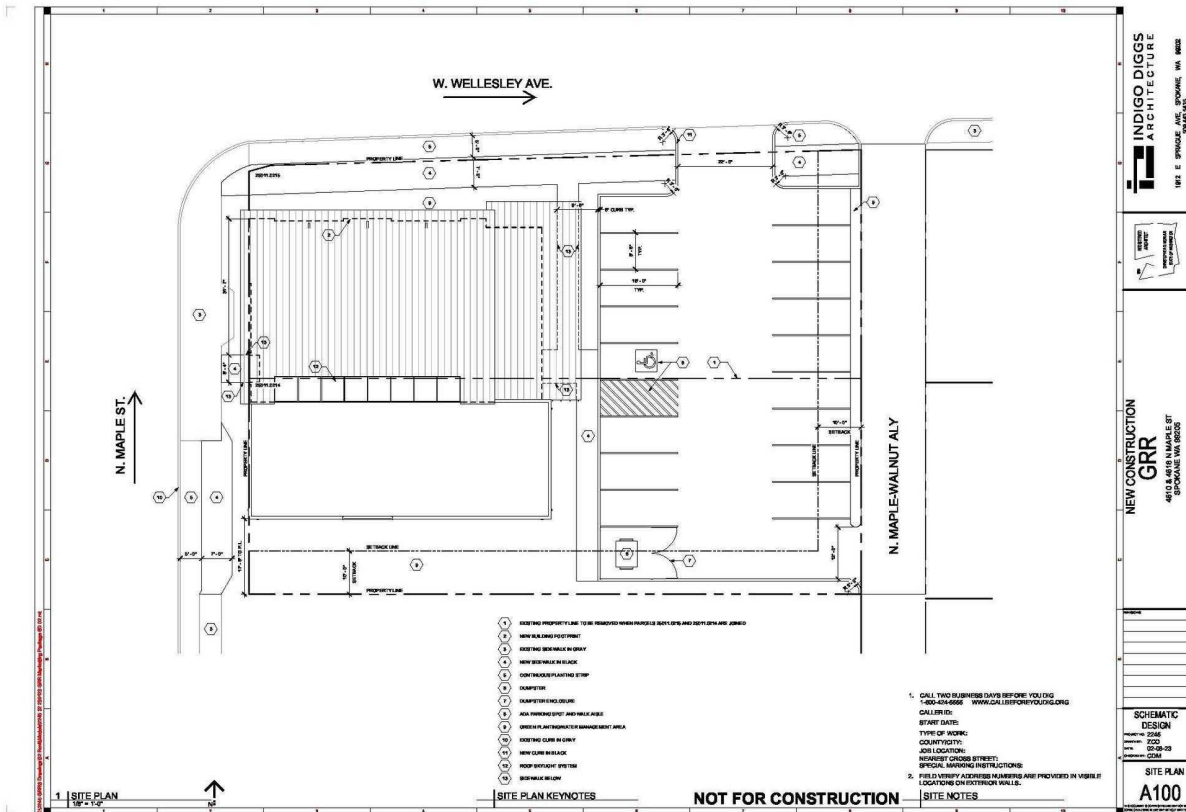
801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

[naiblack.com](http://naiblack.com)

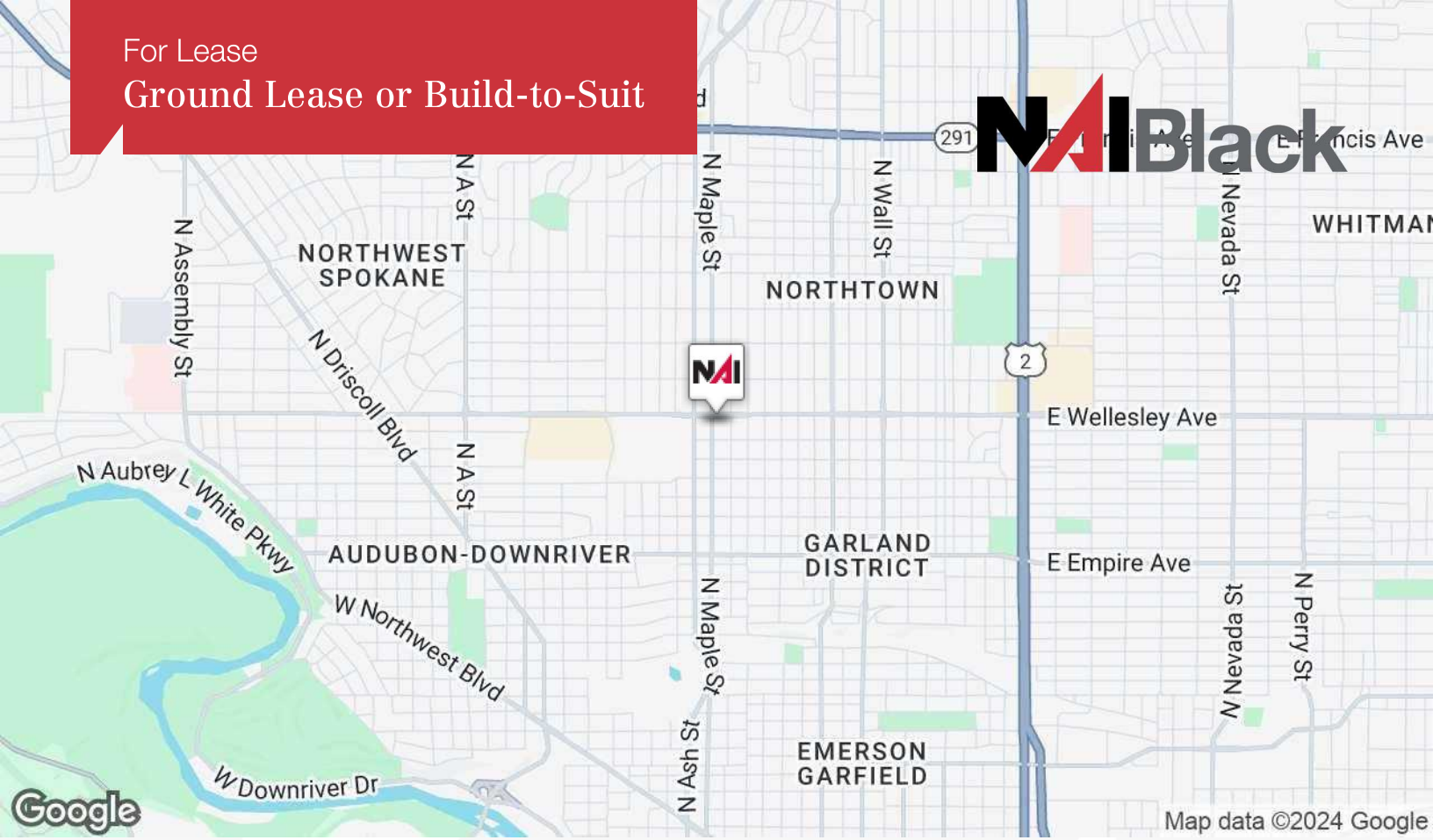
# Proposed Site & Rendering



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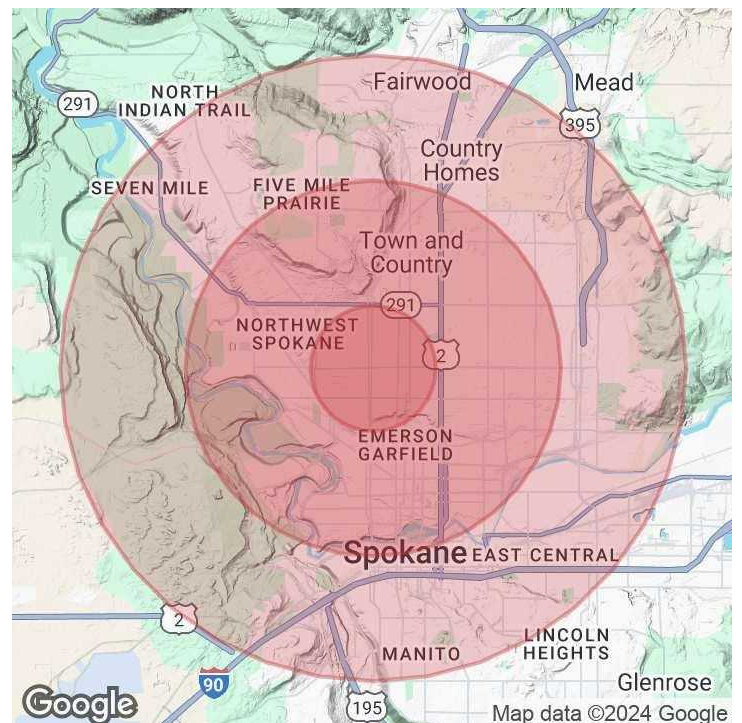
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Population	1 Mile	3 Miles	5 Miles
Total Population	18,242	128,916	217,583
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,469	51,900	89,056
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$81,630	\$78,811	\$83,703
Average House Value	\$348,762	\$380,888	\$403,975

Demographics data derived from Esri forecast for 2024



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