

# The 508 West - Coffee Shop Opportunity



508  
WEST

## Contact

Taylor Swoverland  
Leasing Broker/  
Property Manager

(509) 342-9784

Nick Brumback  
Designated Broker

(509) 869-4640



- ◆ Located in the new commercial lobby of the renovated 508 West building, 100sf built-in lobby kiosk style coffee shop.
- ◆ This innovative building includes a pharmacy on the ground floor and high-rise studio, one, and two bedroom apartments, towering up 10 stories overlooking Downtown Spokane.
- ◆ Great opportunity with a high traffic pharmacy and 118 residential units for a built-in clientele living directly above your coffee shop.
- ◆ Rent + Percentage Lease, your rent is low during start up and increases only as your business increases.
- ◆ Great location! 1 Block from Lewis & Clark High School, walk to 2 hospitals, directly on the new trolley line.



508 W 6th Avenue, Spokane WA 99202



BRUMBACK INC.  
COMMERCIAL REAL ESTATE