



244 W. Main Avenue
Spokane, WA 99201

Price Reduced from \$3.25M

\$2,950,000

17,446 SF (\$169 SF) Divisible: CLA
Lease Rate: \$18 SF/YR NNN

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17,446 SF on three levels.

Perfect location: east side of the core, steps away from great amenities: coffee shops, restaurants, Centennial trail, and Riverfront park.

Impressive statement lobby with 2 story atrium.

Tech space layout with a great mix of open space and private offices.

4 larger meeting rooms for planning world domination.

North facing glass wall provides comfortable indirect natural light in the rear atrium.

Full commercial-like kitchen.

Locker room with two private shower rooms. Fitness facility.

Elevator access to all three levels.

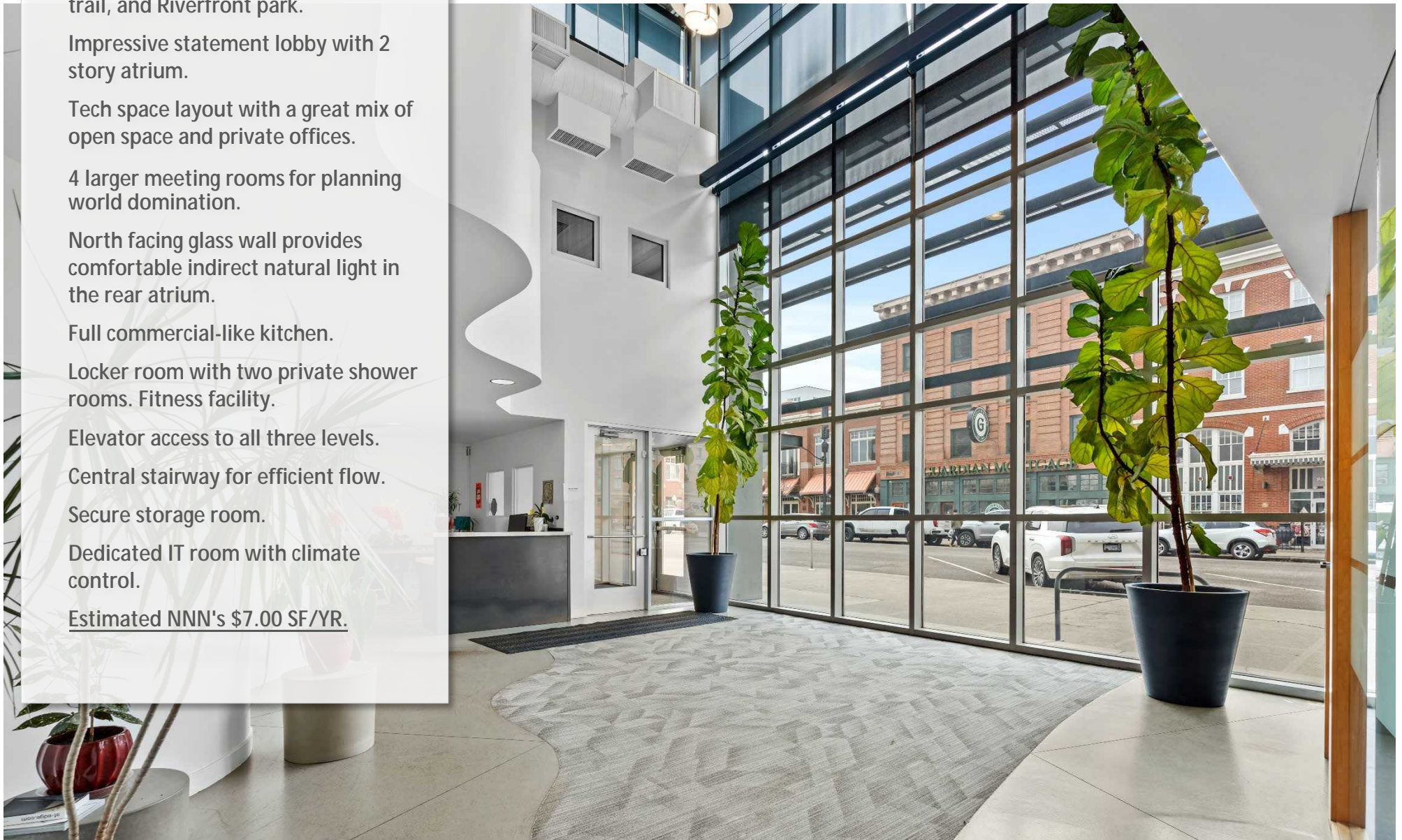
Central stairway for efficient flow.

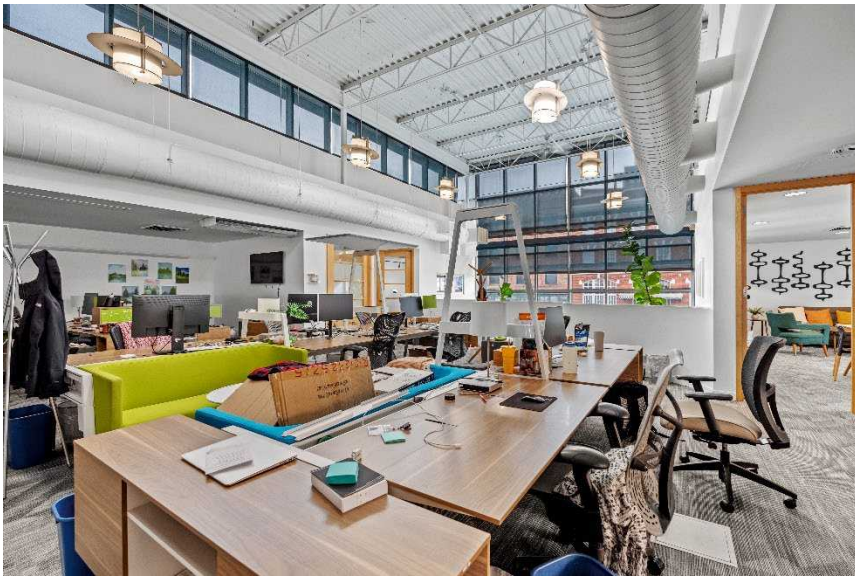
Secure storage room.

Dedicated IT room with climate control.

Estimated NNN's \$7.00 SF/YR.

"Amazing space in Spokane, likened to Google offices"





Parcel Number: 35184.0614

Year Built: 1979

Renovated: 1999, 2010

Roof: TPO

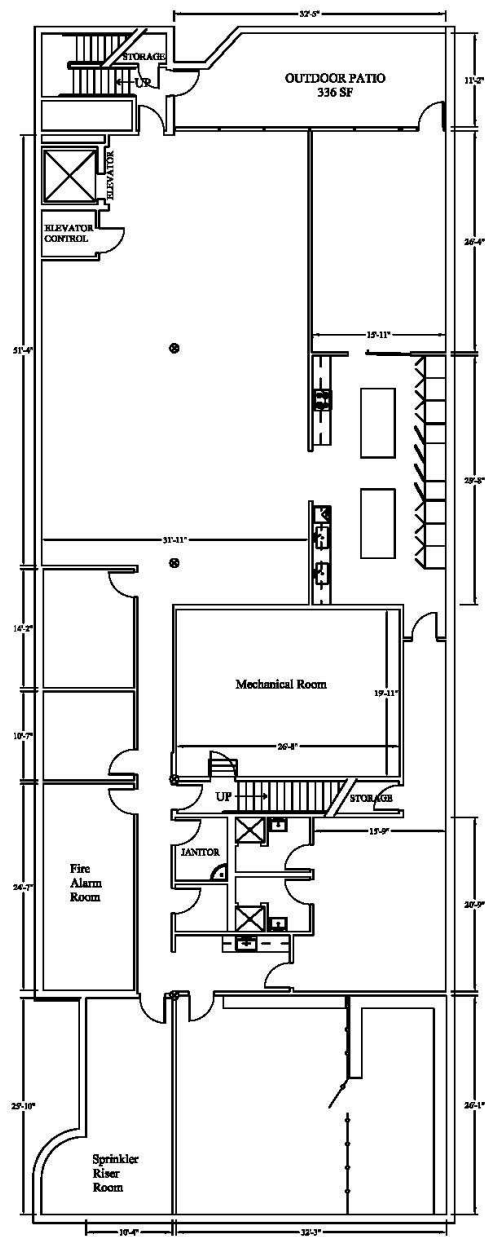
HVAC: Forced Air Gas

New Carpet: 2022

Zoning: DTG

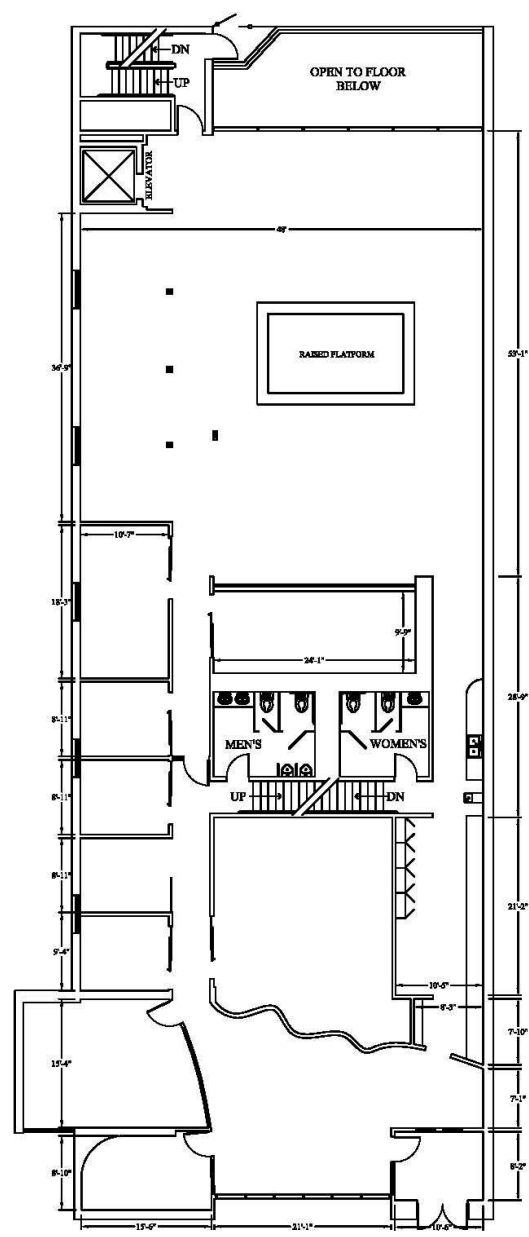
Parking: Paid adjacent

Taxes: \$26,786/yr.

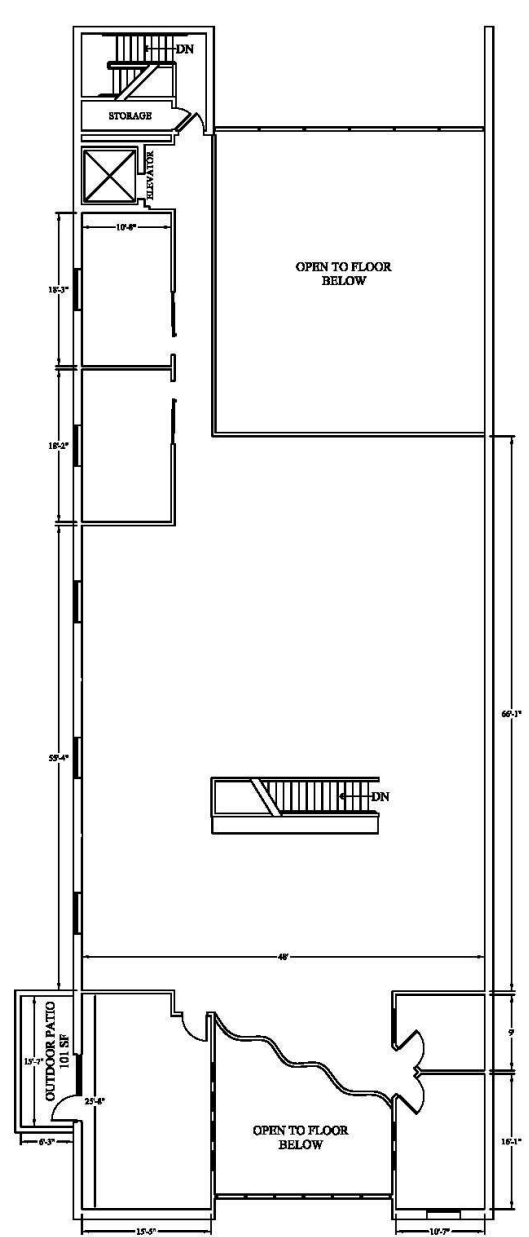


BASEMENT
6298 SF

244 W Main
Scale: NTS



MAIN FLOOR
6394 SF



MEZZANINE
4754 SF



