GOODALE & BARBIERI

FOR LEASE

418-428 E Pacific Ave
Spokane, WA 99202

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
418 E Pacific, Ste 107 (Office)	$650/mo Full Service	336 SF
418 E Pacific, Ste 106 (Office)	$395/mo Full Service	151 SF
428 E Pacific Ave (Storage)	$575/mo NNN	1,070 SF
428 E Pacific Ave (Storage/Office)	$1,100/mo NNN	1,953 SF
150 S Sherman (Retail)	$4,125/mo NNN	5,501 SF

PROPERTY INFORMATION

Exciting retail and office opportunity in Spokane's U-District, just two blocks from the $60 million Catalyst Building and Scott Morris Center for Energy Innovation and the $15 million University District Gateway Bridge. Many new development projects on the way. Be a part of this rapidly growing neighborhood.

PROPERTY FEATURES

- Central location on U-District arterial
- Pylon Signage
- Off Street Parking

General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property. Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act

Goodale & Barbieri Company
818 West Riverside #300
Spokane, WA 99201
www.g-b.com

Stephen Barbieri | Commercial Leasing & Sales Manager
509.344.4919 // sbarbieri@g-b.com

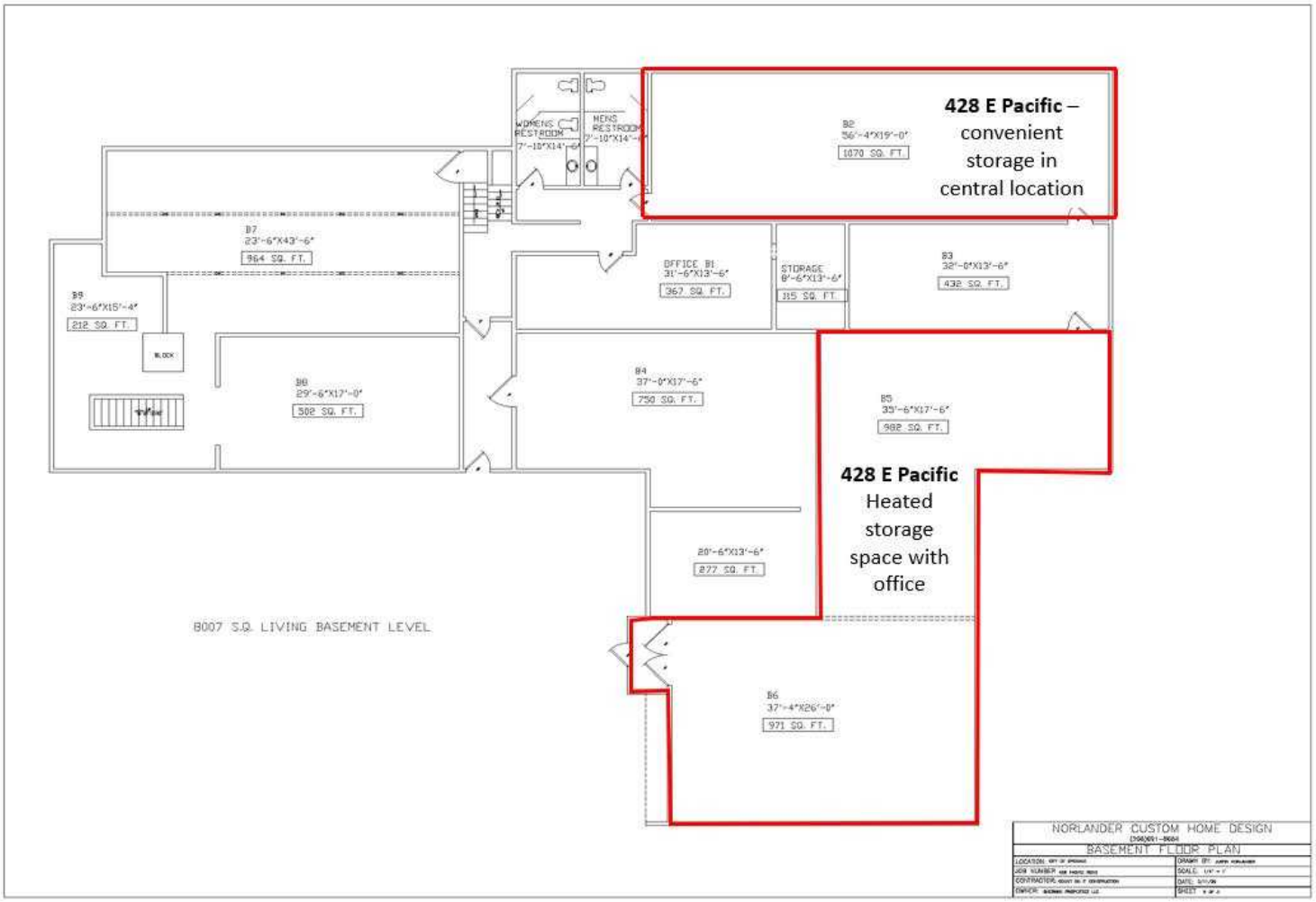
// FLOOR PLANS

428 E Pacific - 1,070 SF

- $575/month
- NNN
- Central location

428 E Pacific - 1,953 SF

- $1,100/month
- NNN
- Heated storage space with office



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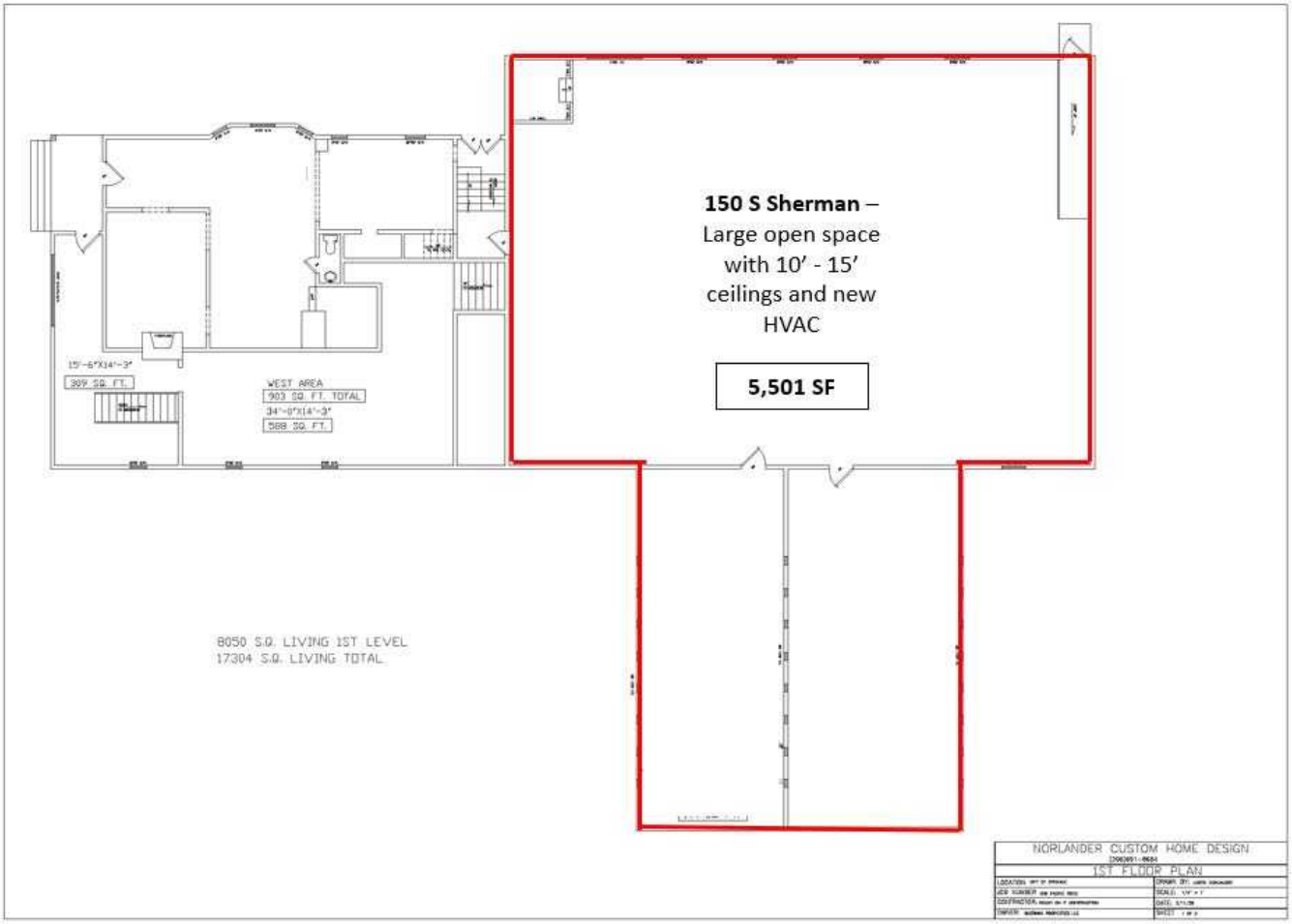
// FLOOR PLANS

150 S Sherman - 5501 SF

- $4125/month
- NNN
- 10-15' ceilings and new HVAC



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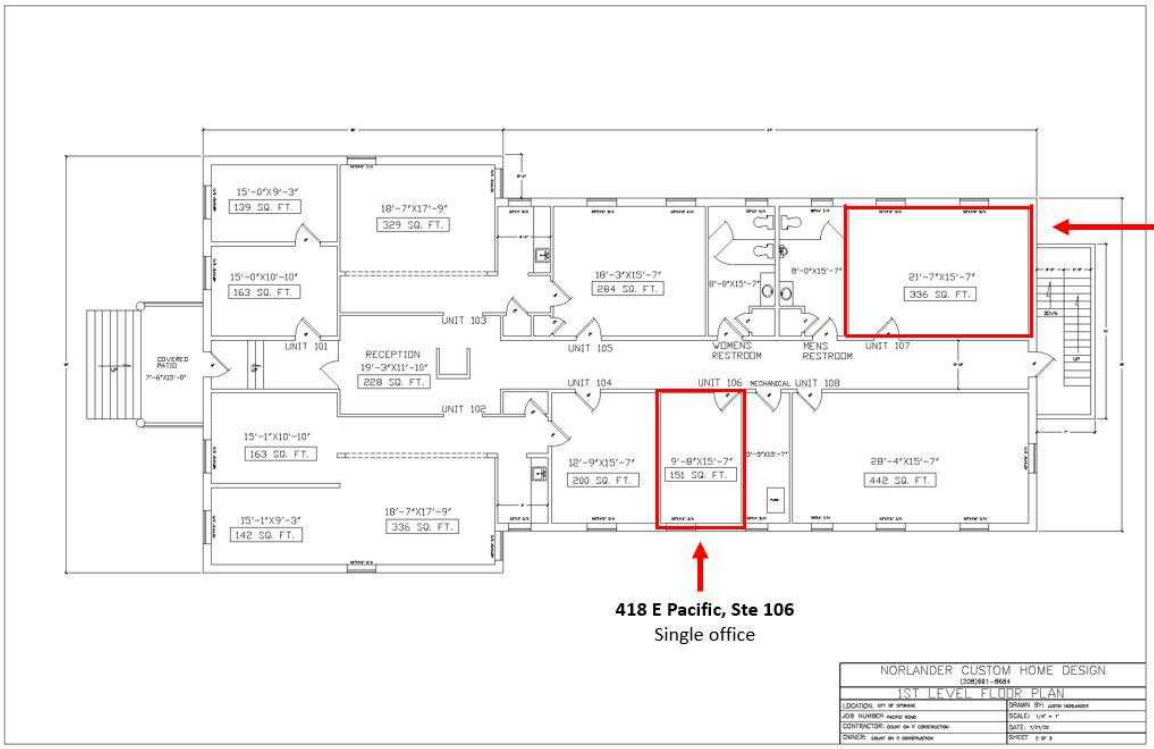
// FLOOR PLANS

418 E Pacific, Ste 107 - 336 SF

- Þc5л/month
- Cdzff {ŜℕØϏŎŜ
- Single office with exposed brick and common reception

418 E Pacific, Ste 106 - 151 SF

- Þ395/month
- Cdzff {ŜℕØϏŎŜ
- Single office



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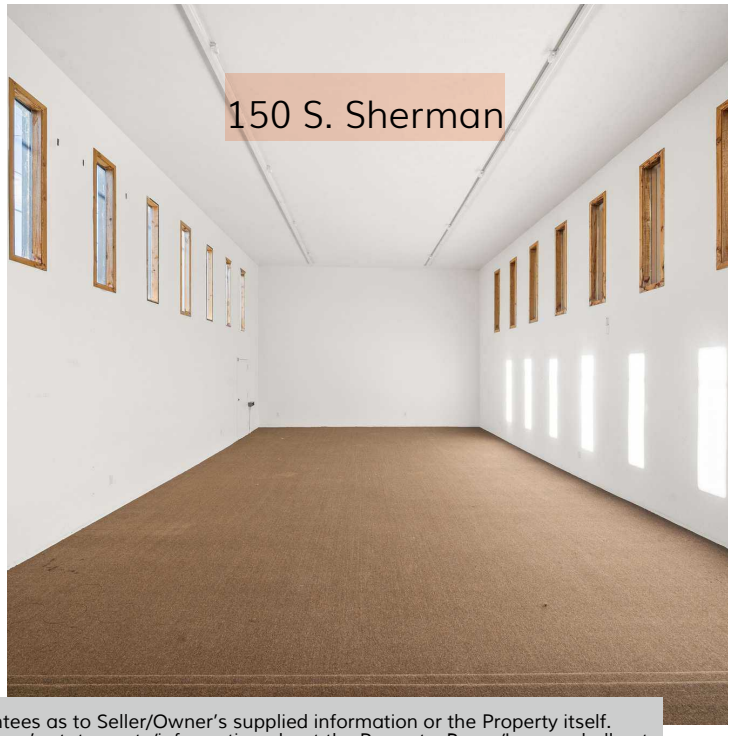
Additional Photos



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Additional Photos

428 E. Pacific Ave (storage)

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// SURROUNDING DEVELOPMENTS

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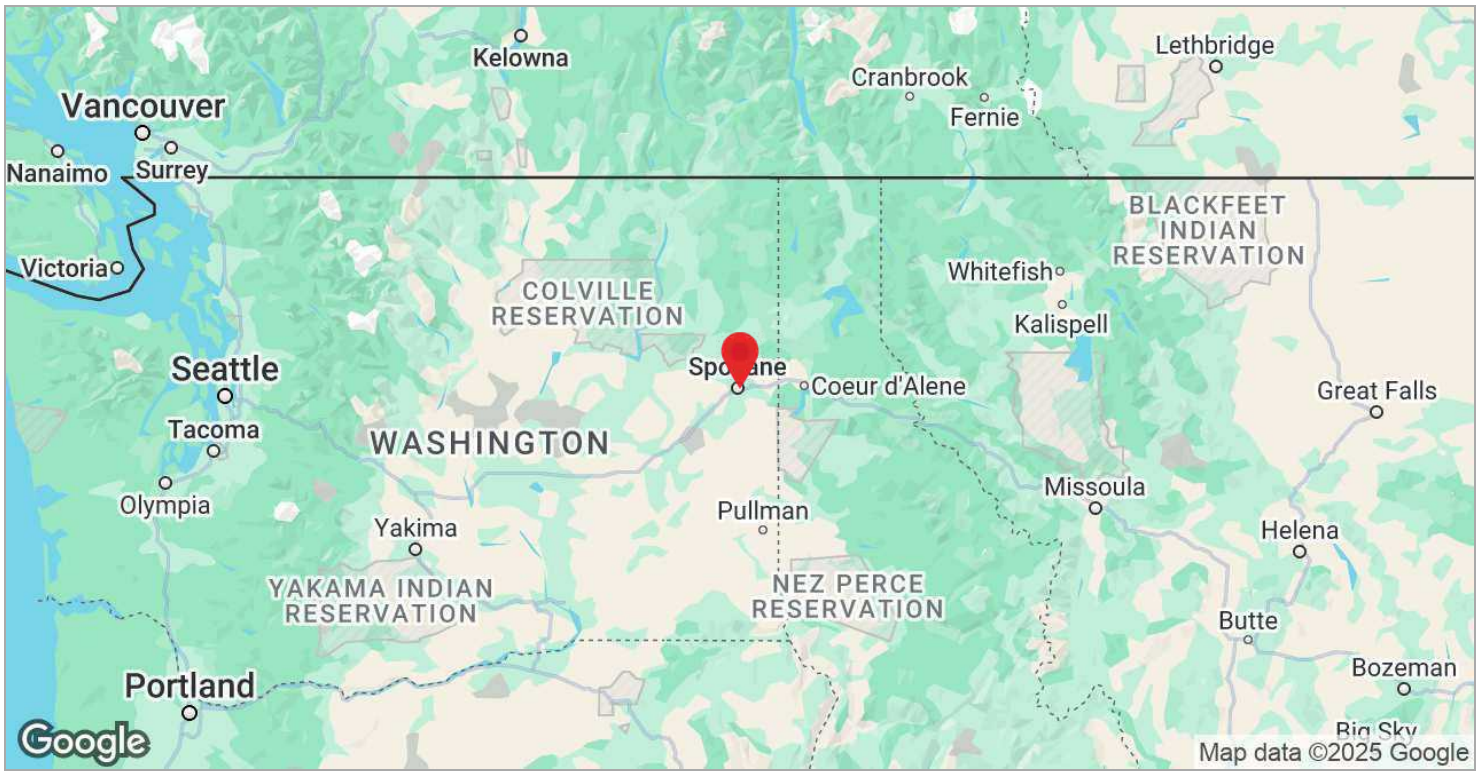
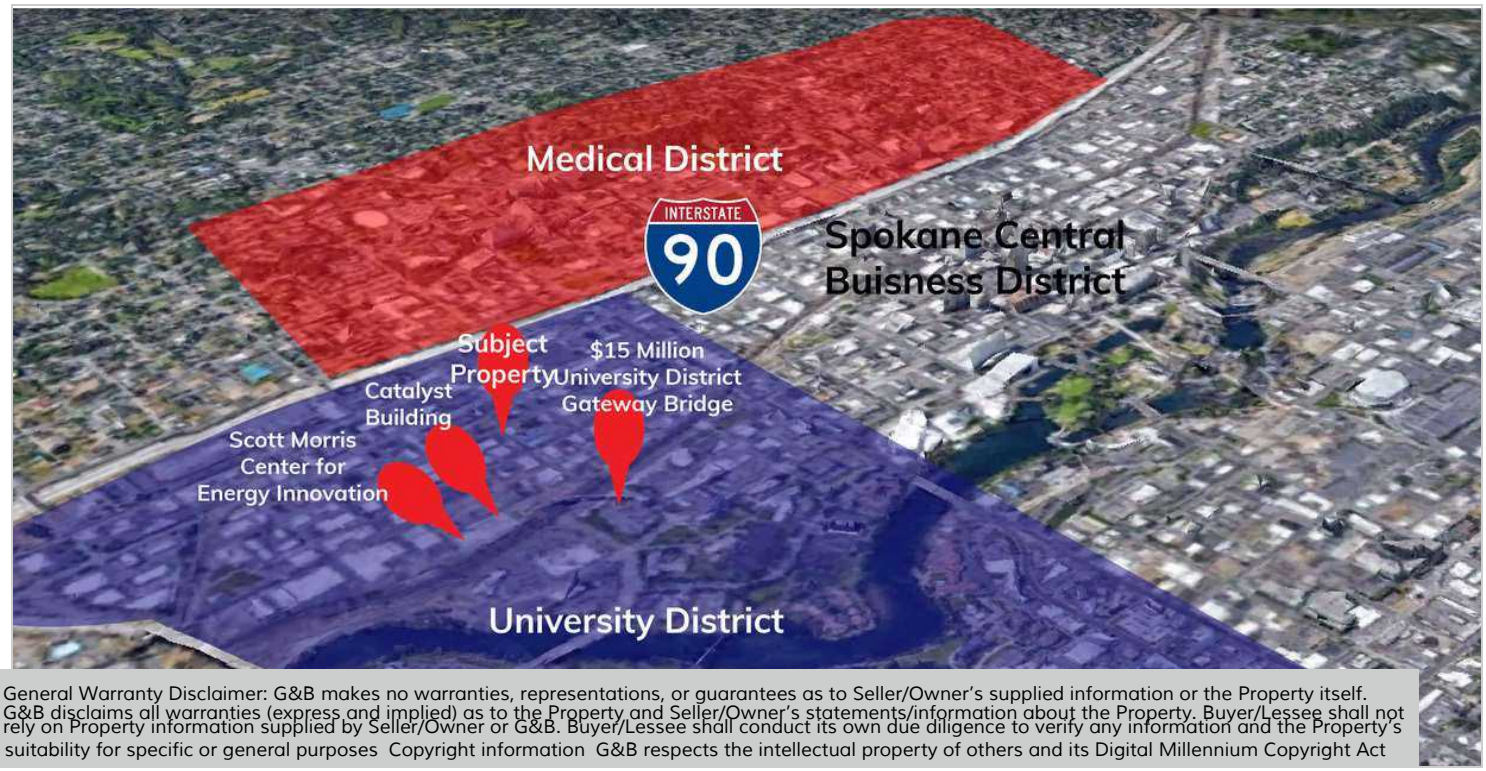
418 - 428 E Pacific Ave
Location Maps





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418 - 428 E Pacific Ave
Spokane Overview

SPOKANE

Set on the eastern edge of Washington, where the desert meets the Rockies, Spokane is large enough to have plenty going on year-round, yet small enough to be friendly, livable, and easy to explore. As the largest metropolitan area between Seattle and Minneapolis (208,000 residents in the city and 688,000 people in the metropolitan area), Spokane is the financial, cultural and retail center of the Inland Northwest, anchored by a vibrant urban downtown core. The city is home to premier dining and shopping, arts and entertainment, popular regional events, sports teams, historical landmarks and so much more. Over 43,000 thousand students are enrolled in higher education through four universities, two medical schools, and two community colleges.

Within minutes of downtown, you can paddle past moose on the Little Spokane River, climb 5 miles in Deep Creek Canyon, or hike the Spokane River Gorge. There are also five ski resorts within a two-hour drive and within a one-hour drive of 76 lakes. Spokane is the second largest city in the state of Washington and life in Spokane is heavily influenced by its climate and geographical location, with four true seasons. One of the best ways to see the natural sites of Spokane is by travelling the Spokane River Centennial Trail, which passes through the University District, just blocks from the Subject property, and features over 37 miles of paved rails from Spokane to Lake Coeur d'Alene in Coeur d'Alene, Idaho.

UNIVERSITY DISTRICT

The Subject property is located in the South portion of Spokane's University District, which is a rapidly expanding education and innovation district serving over 11,000 students. The district benefits from the presence of higher education institutions including Gonzaga University, Washington State University, Eastern Washington University, Whitworth University, Community Colleges of Spokane, and University of Washington. Focused on healthcare/technology industry development, the University District is spurring growth in the north bank and downtown business and housing sectors.

RIVERFRONT PARK

The centerpiece of Spokane occupies 100 acres of land and water in the center of downtown and just short walk or Lyme scooter ride from the Subject property. Riverfront Park was developed for the 1974 World Fair and recently completed a $64M renovation of the park. Adjacent to the park is a brand new $53M Sports Plex, The Podium, and the new One Spokane Stadium.

CENTRAL BUSINESS DISTRICT

Spokane's Central Business District is home to eight of Spokane's top ten financial institutions and twenty-four of Spokane's largest law firm are located downtown. A vibrant core is home to retail, dining, and entertainment as well as Hoopfest, the world's largest 3-on-3 basketball tournament, and the Lilac Bloomsday Run, one of the world's largest timed running races.

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