

**FOR LEASE**

1,500 SQ. Ft. Upper level Suite  
\$2,500 per month

**1320 NORTH ATLANTIC STREET**

Spokane, WA 99201

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**PRESENTED BY:**

**MATTHEW BYRD**

Senior Advisor

C: 509.499.9229

[matt.byrd@svn.com](mailto:matt.byrd@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2,500 per month
<b>BUILDING SIZE:</b>	3,000 SF
<b>AVAILABLE SF:</b>	1,500 SF
<b>LOT SIZE:</b>	7,100 SF
<b>YEAR BUILT:</b>	2000
<b>ZONING:</b>	General Commercial (GC-150)
<b>APN:</b>	35181.0709

## PROPERTY OVERVIEW

Rental Rate is Modified Gross Rate with Tenant paying for their own janitorial service.

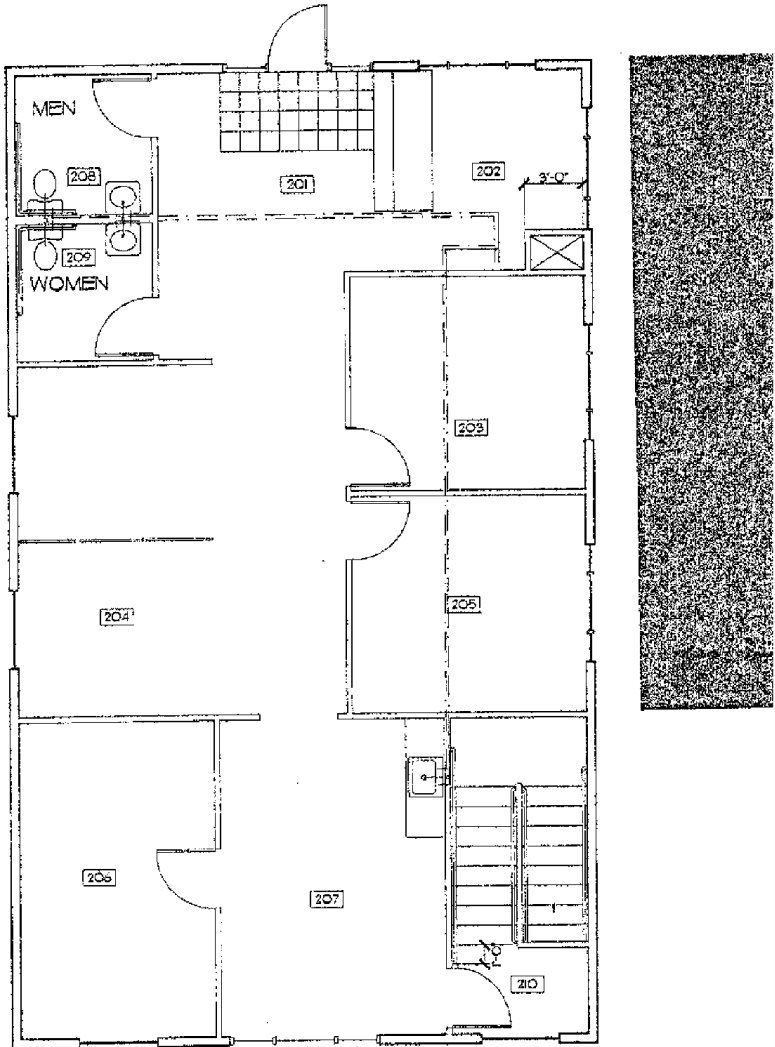
## PROPERTY HIGHLIGHTS

- Subject area includes 3 offices, 3 work stations, and break room
- Site is well located between Division St. and Rock Pointe Office Campus
- 7 on site car parks.
- ADA Accessible and available for occupancy May 1st 2025
- Building was well built in 2000 with quality finishes throughout
- Two In-Suite Bathroom - see attached floor plan

### MATTHEW BYRD

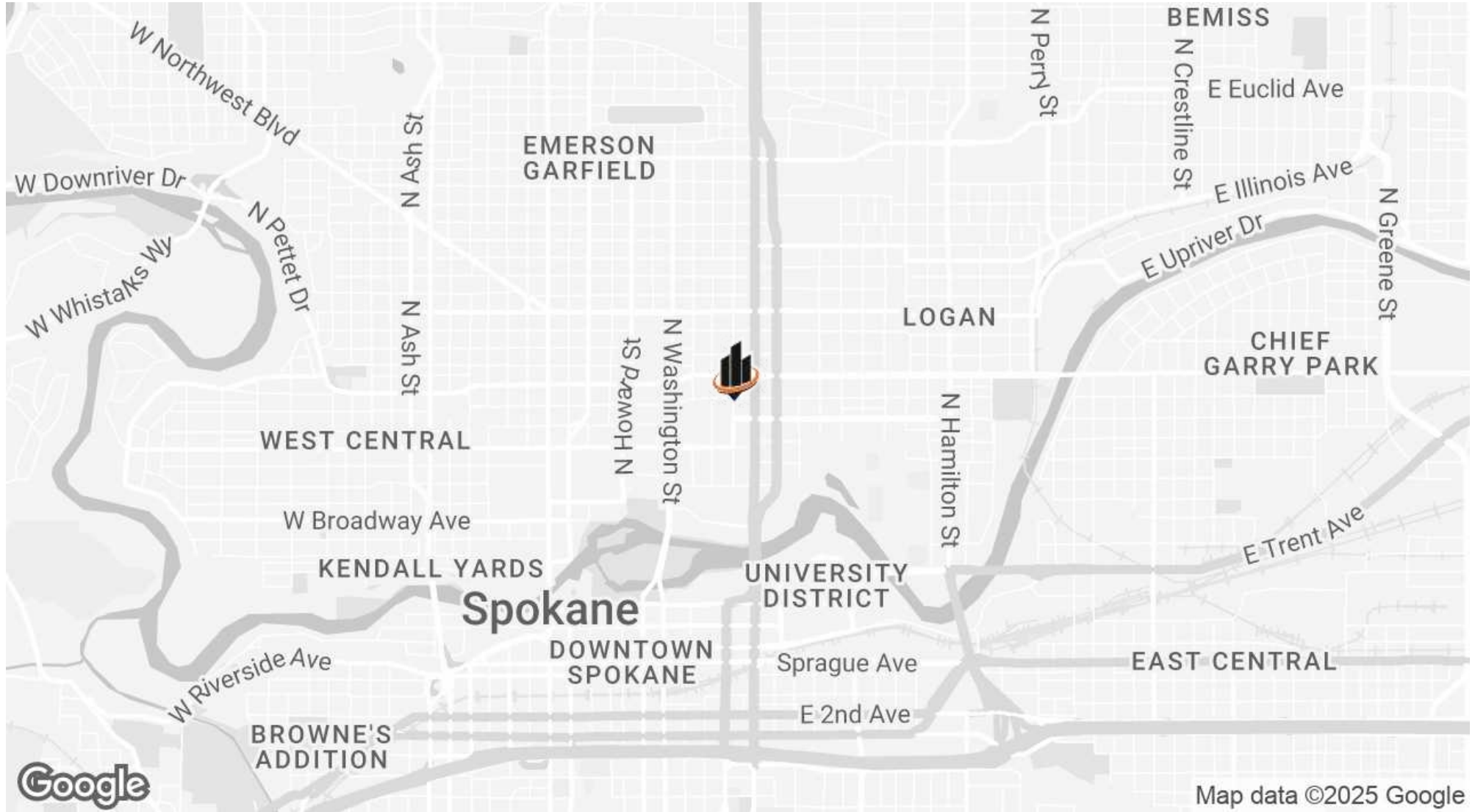
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**ADDITIONAL PHOTOS**



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# LOCATION MAP



**MATTHEW BYRD**

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## ADVISOR BIO



### MATTHEW BYRD

Senior Advisor

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WA #44400

## PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

## EDUCATION

Gonzaga University - Bachelor of Arts Finance

### SVN | Cornerstone

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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