

FOR LEASE



MUSE ON MAIN RETAIL SPACE

455 E Main St, Pullman, WA 99163



MARY KIENBAUM

D | 208.770.2589

mary.kienbaum@kiemlehagood.com



PROPERTY OVERVIEW

AVAILABLE SPACE	±4,338 SF
TOTAL BUILDING SIZE	±174,624 SF
AVAILABLE SUITES	SUITE 2, SUITE 4, SUITE 5
SUITE 2 SIZE	±1,324 SF
SUITE 4 SIZE	±2,012 SF
SUITE 5 SIZE	±1,002 SF
SUITE 4 + 5 SIZE	±3,014 SF
<i>Suite 4 + 5 can be combined or seperated</i>	
LEASE RATE	\$18.00 PSF
FREE RENT	NEGOTIABLE
ZONING	C2 Central Business District

EXISTING TENANTS *Suite 1 + 3*



MUSE ON MAIN RETAIL OPPORTUNITY

IDEAL USES

Convenience Store
Restaurant
Retail Sales
Personal Care Services
Brewery or Wine tasting
Urgent Care or Medical Office

MODERN LIVING

New mixed-use development with commercial space on the ground level & apartments above.

CAMPUS COMMUNITY

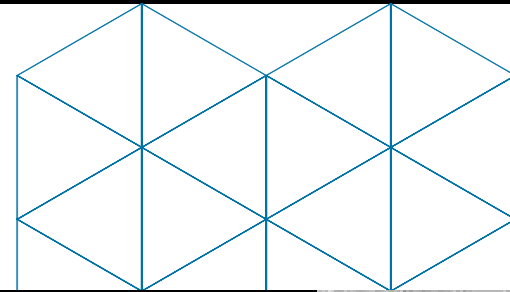
Located near Washington State University's Campus
Multi-family units within the project marketed towards current WSU students.

DOWNTOWN LOCATION

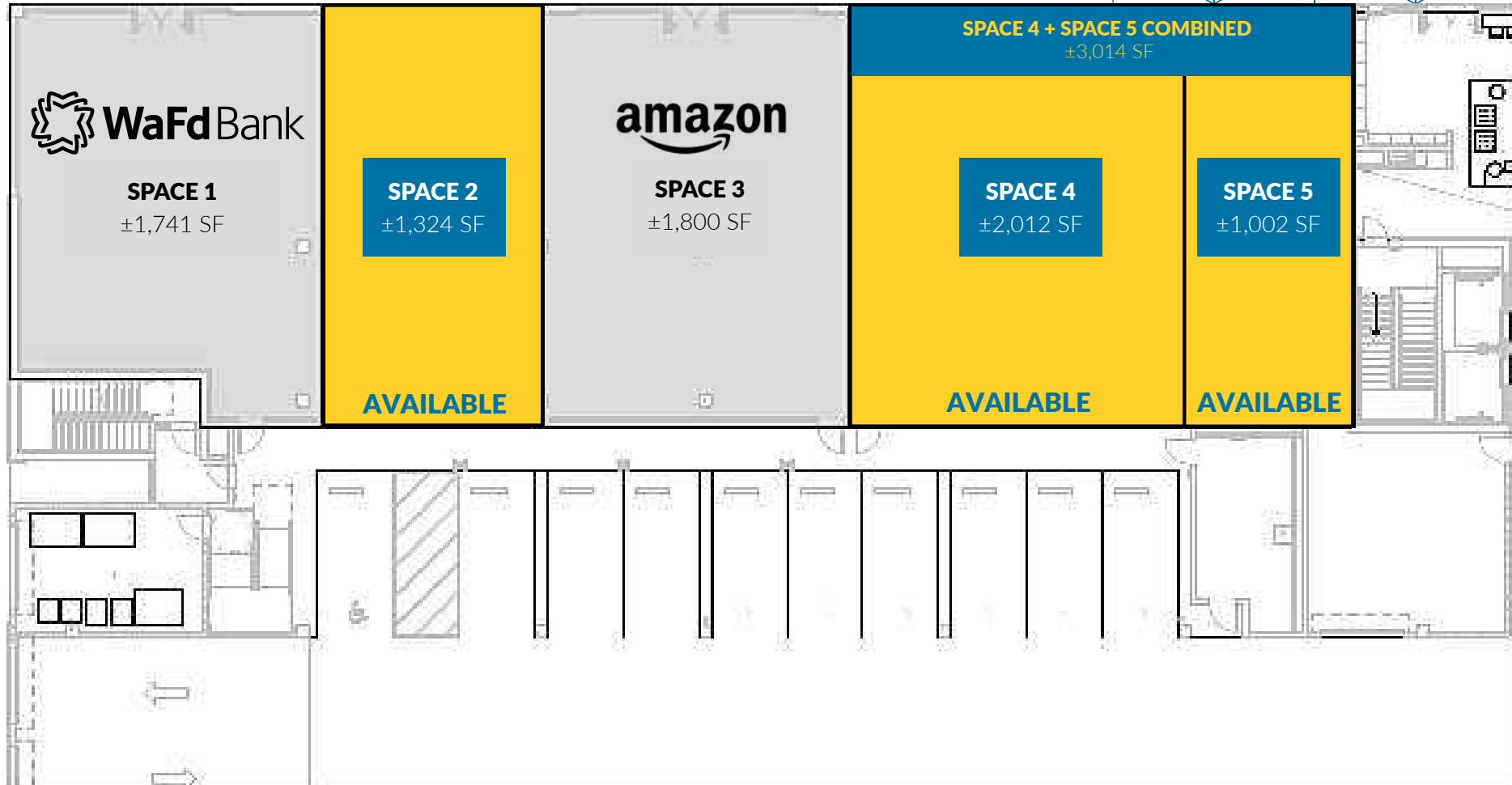
Project located on Main Street.

BUILD YOUR VISION
FREE RENT NEGOTIABLE

455 E MAIN ST
PULLMAN, WA 99163

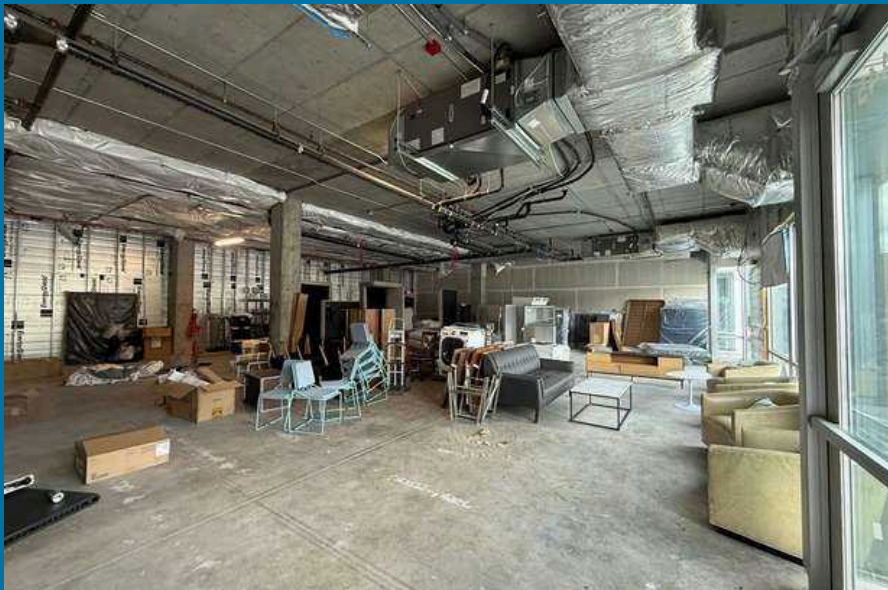


AVAILABLE SPACE ±4,338 SF
TOTAL BUILDING SIZE ±174,624 SF
AVAILABLE SUITES SUITE 2, SUITE 4, SUITE 5
LEASE RATE \$18.00 PSF



INTERIOR PHOTOS

MUSE ON MAIN RETAIL OPPORTUNITY



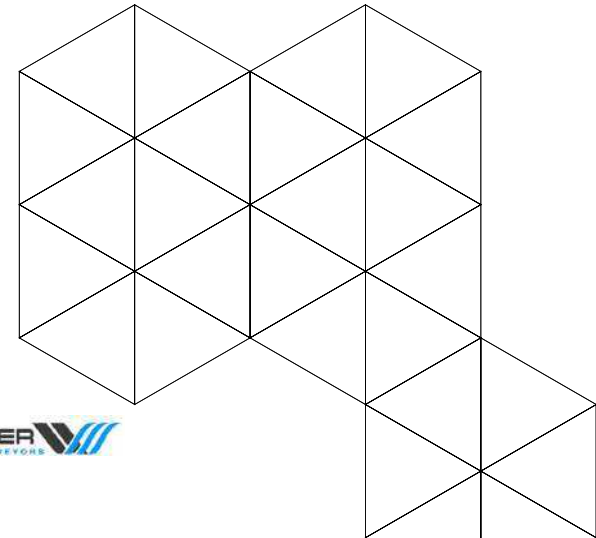


COMPLETED SPRING 2025

Project Downtown Pullman is a transformative, multi-year initiative led by the City of Pullman to revitalize the heart of downtown. Focused on Main Street, this effort aims to enhance community engagement, enrich public experiences, and stimulate economic growth through comprehensive infrastructure and streetscape improvements.



[LINK TO PROJECT DOWNTOWN PULLMAN](#)



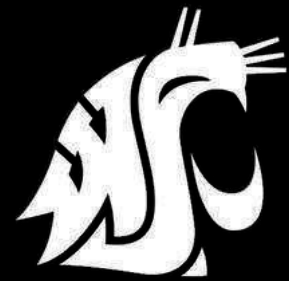


Position your business in the heart of Pullman. Just steps from Washington State University, home to over 26,000 students in total across campuses, and nestled along Main Street's thriving corridor of shops, cafés, and community activity. Located in one of the city's most walkable and high-traffic zones, Muse on Main offers direct access to a constant stream of foot traffic from students, faculty, and locals alike.

The surrounding area buzzes with energy year-round, driven by university events, game day crowds, and a strong local economy fueled by campus life. An ideal setting for businesses looking to tap into a dynamic customer base in a tightly knit college town.



↑ **2.4%**
INCREASE IN FIRST YEAR
STUDENTS FALL 2024



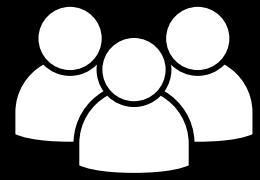
16,449

STUDENTS ENROLLED
FALL 2024 (PULLMAN CAMPUS)



6,386

AVERAGE DAILY TRAFFIC
COUNT (E MAIN ST)



23,183

AVERAGE DAILY DEMOGRAPHICS
IN 5 MILE RADIUS OF
455 E MAIN ST



VIEW LOCATION



MUSE ON MAIN **RETAIL OPPORTUNITY**



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

MARY KIENBAUM

D | 208.770.2589

mary.kienbaum@kiemlehagood.com

MUSE
ON MAIN

KIEMLE
HAGOOD