

# FOR SALE OR LEASE



## DOWNTOWN MIXED-USE COMMERCIAL BUILDING

425 & 427 W 1<sup>st</sup> Avenue  
Spokane WA 99201

SALE PRICE	\$1,195,000
LEASE RATE	\$15.00 PSF,NNN
BUILDING SIZE	±7,502 SF
LEASE AVAILABLE	±4,222 SF
LOT SIZE	±0.06 AC

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**KIEMLE**  
HAGOOD



## For Sale or Lease: Professional Office/Retail or Live/Work Building in the Heart of Spokane

425-427 W. 1st Ave, Spokane, WA 99201

Offered at: \$1,195,000 or \$15.00/sq. ft. NNN

Total Area: 4,222 SF (Plus Full Unfinished Basement)

Historic Stewart building available for sale or lease. Great opportunity to own a well-maintained professional office or retail building in Spokane's vibrant downtown core. This versatile two-story property offers 4,222 square feet of above-grade space plus a full unfinished basement, ideal for storage or future build-out potential.

### Main Floor – 2,842 SF

- Reception area
- 4 private offices
- Open work area
- Full kitchen
- 2 restrooms (1 with shower)

### Second Floor – 1,380 SF

- Reception area
- 2 private offices
- Spacious conference room
- Full kitchen
- Full bathroom with shower
- Access to a rooftop deck with a pergola – perfect for client meetings or team breaks

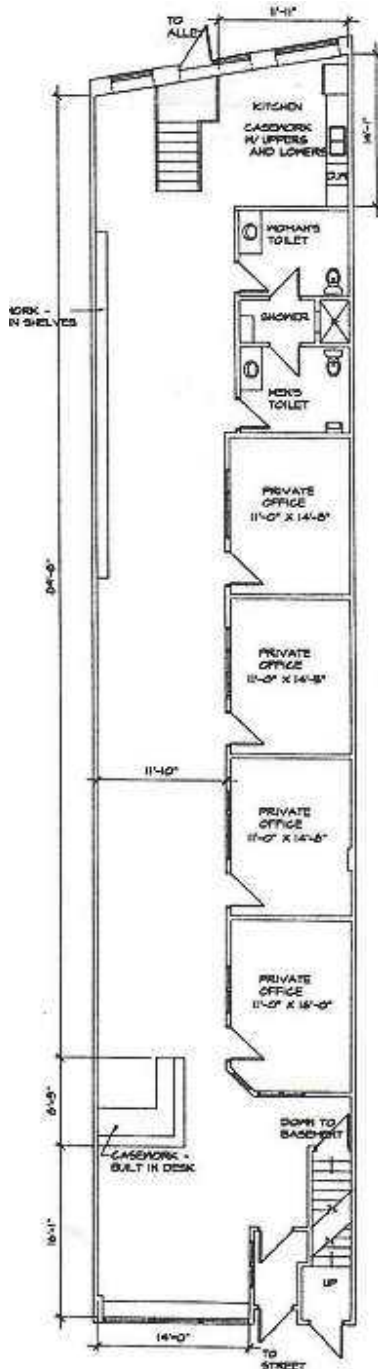
Additional features include shared elevator access via the adjacent building, enhancing ADA accessibility and convenience. Whether you're an investor, owner-user, or looking for a high-quality tenant opportunity, this flexible layout fits a variety of professional uses.



# FLOOR PLANS

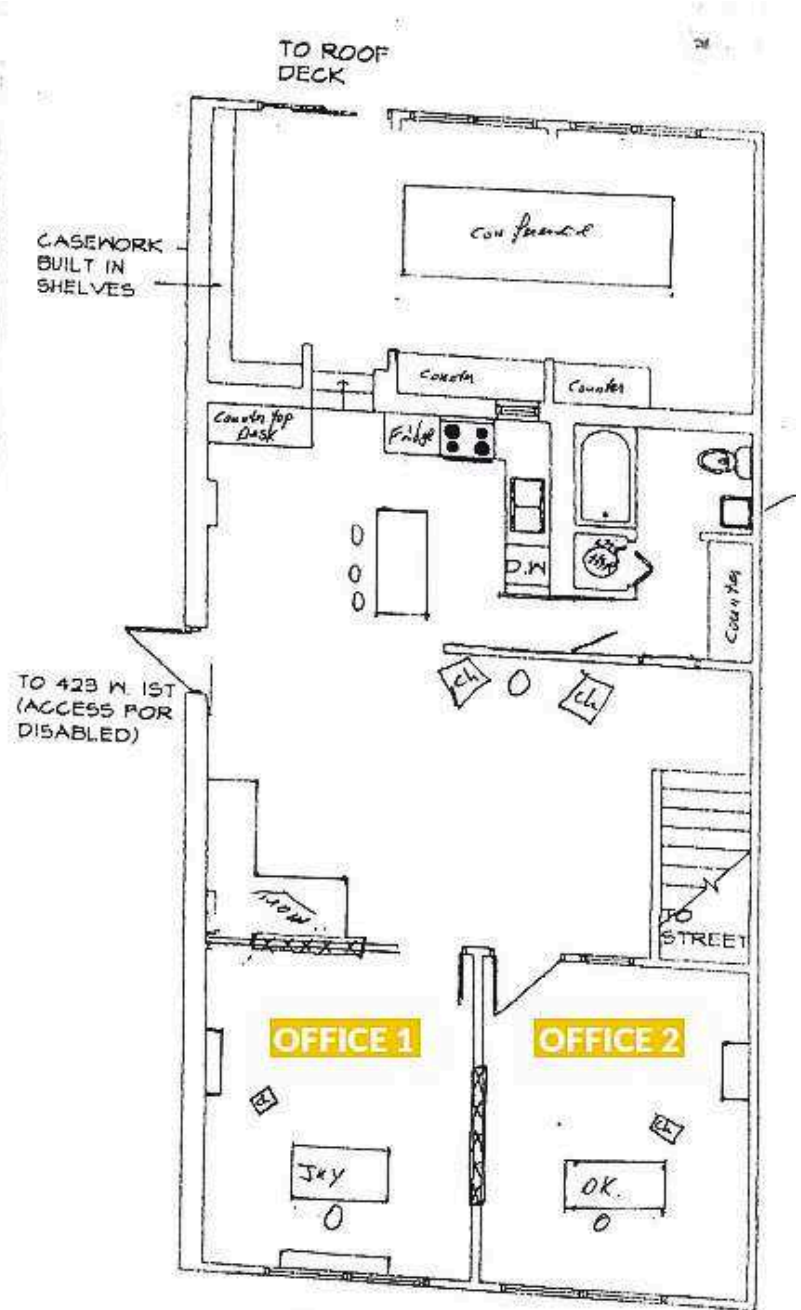
## MAIN FLOOR

±2,842 SF



## 2ND FLOOR

±1,380 SF





## INTERIOR PHOTOS - MAIN FLOOR

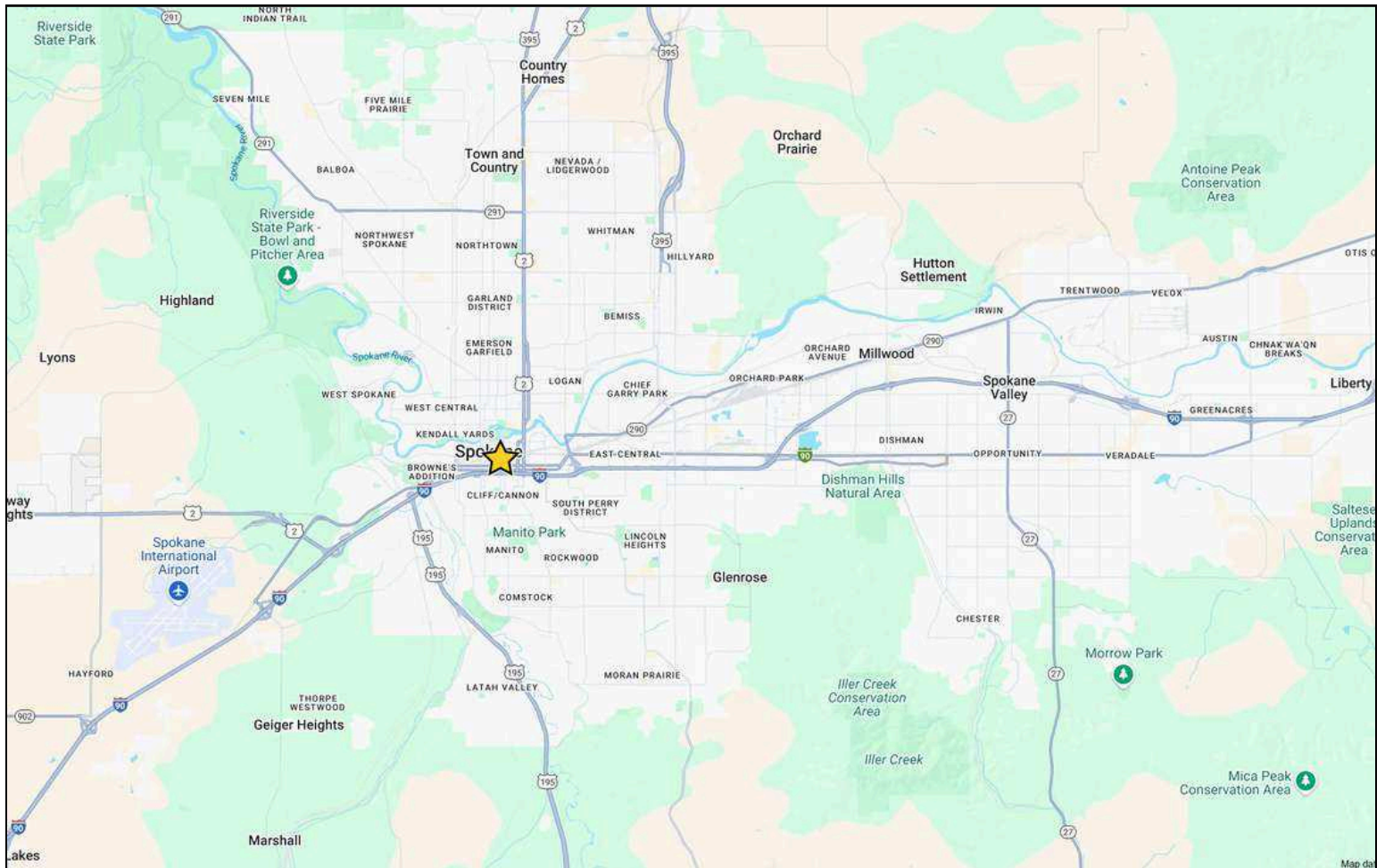




## INTERIOR PHOTOS - 2ND FLOOR







**VIEW LOCATION**

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### **OFFICE LOCATIONS**

**SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA**

**601 W MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201**