

## // OFFICE BUILDING FOR LEASE



### PROPERTY DESCRIPTION

Located in the heart of downtown Spokane, the building's central location provides convenient access to various accommodations, dining, entertainment, and retail options in the downtown area. With convenient access to public transportation and major highways, this location provides a seamless blend of urban convenience and natural beauty, making it an ideal choice for any office or office building tenant.

### PROPERTY HIGHLIGHTS

#### Building signage rights available

##### 1st floor (906 W Sprague):

- Spacious reception and waiting area
- Versatile work room
- Large conference rooms
- Private office and large bullpen area for cubicles

##### 2nd floor (908 W Sprague):

- Walk-up office space with 14 private offices
- Sophisticated lobby and reception area
- Ample natural light from skylights
- Multiple large and small conference rooms

#### Basement Storage: Rate TBD

Estimated NNN: \$1.88 PSF

// PRESENTED BY:

#### BOB SPOONER

COMMERCIAL & LEASING MANAGER

509.999.1959

BSPOONER@G-B.COM

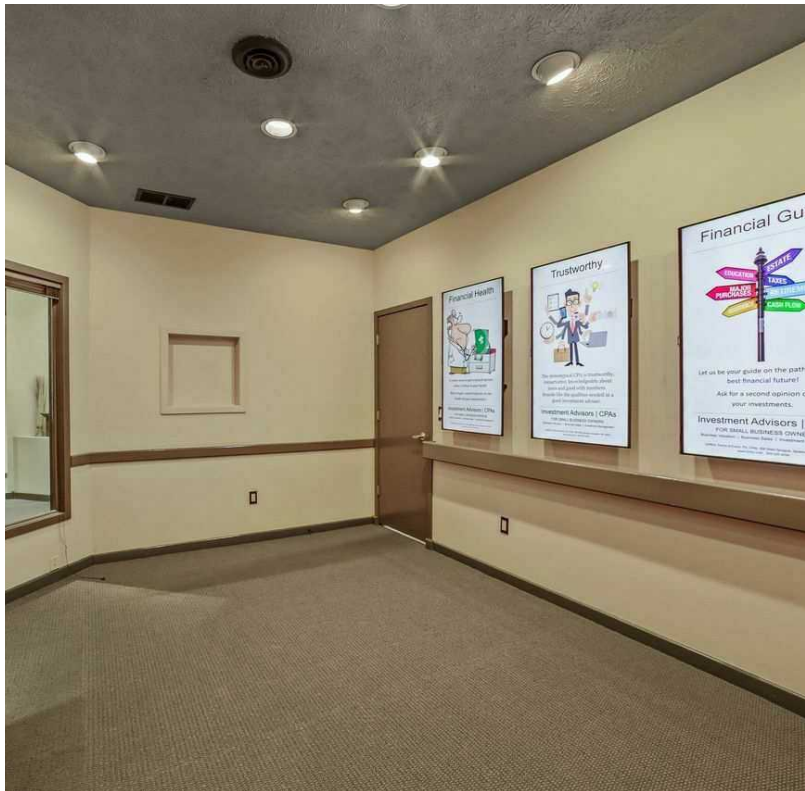
SPACES	LEASE RATE	SPACE SIZE
1st floor - 906 W Sprague	\$12.00 SF/yr	3,800 SF
2nd floor - 908 W Sprague	\$12.00 SF/yr	3,800 SF
Combined - both floors	\$12.00 SF/yr	7,600 SF





906-908 W. Sprague // 906-908 West Sprague Avenue, Spokane, WA 99201

## // ADDITIONAL PHOTOS

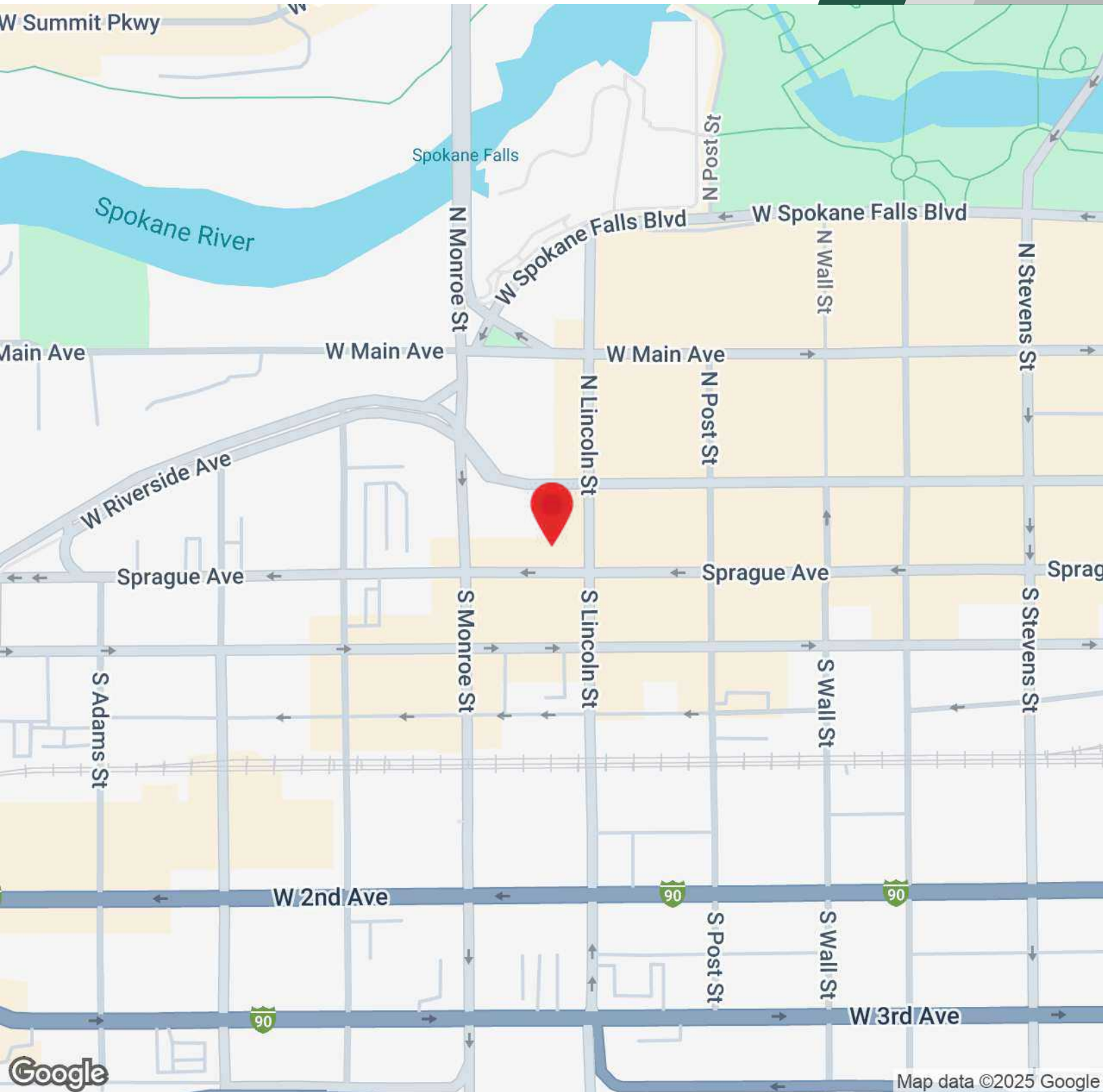


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## // LOCATION MAP



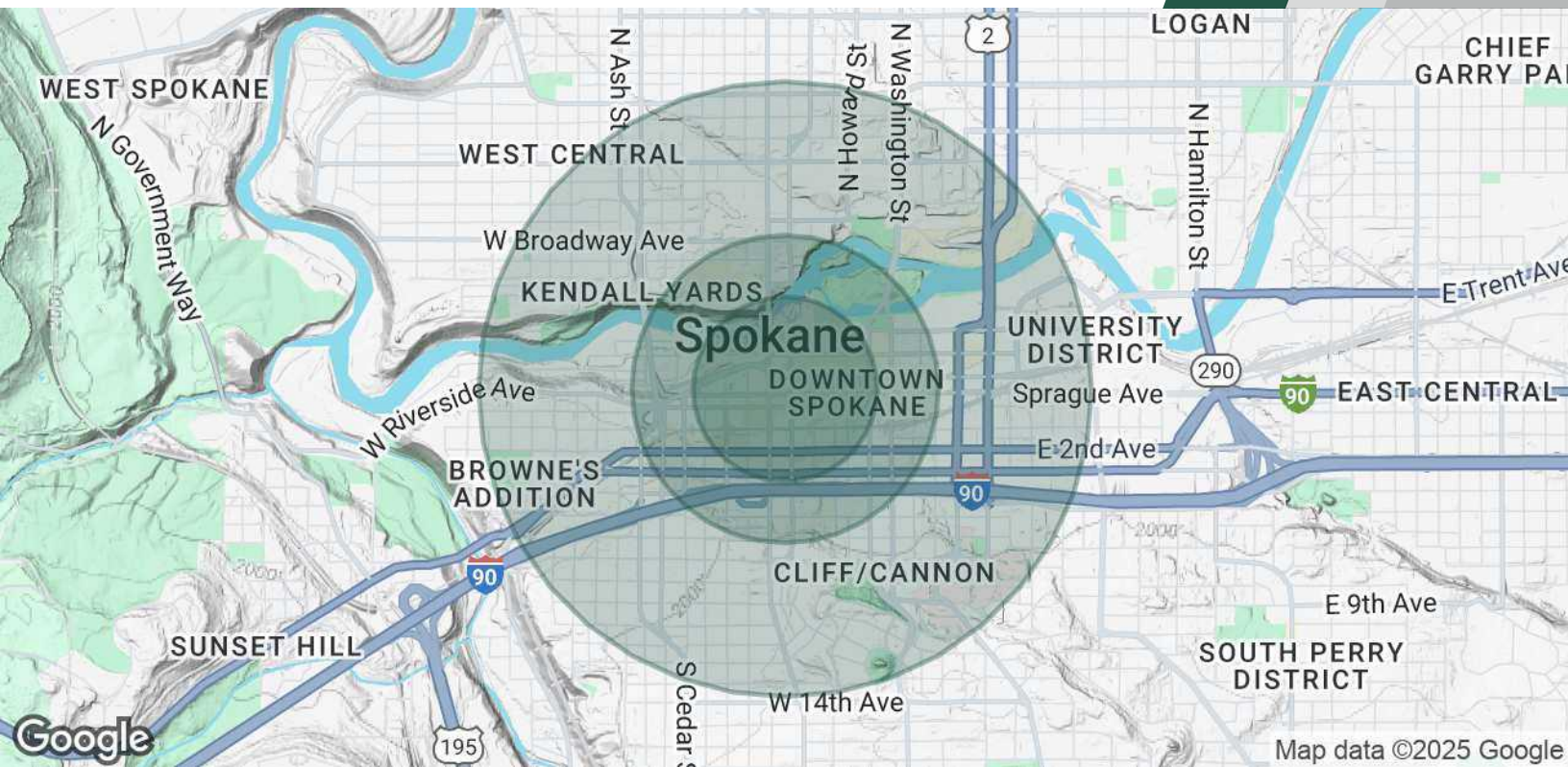
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// DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,076	3,250	17,336
Average Age	47	47	42
Average Age (Male)	48	47	41
Average Age (Female)	47	47	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	657	1,893	9,400
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$52,463	\$48,016	\$61,694
Average House Value	\$548,511	\$495,499	\$459,738

Demographics data derived from AlphaMap

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