

FOR LEASE



**LOCATED BETWEEN PROVIDENCE &
MULTI-CARE HOSPITALS**

SUITE 105

Lease Rate: Call Broker for Pricing

Space Size: ±1,170 RSF

Lease Type: Full Service

*Full Service Lease: Tenant is responsible for janitorial services

BUILDING/PROPERTY DETAILS

Zoning: OR-150 (Office/Retail - 150')

Parcel #: 35194.2825

Year Built: 1971; Renovated 2003-2004

Extraordinary location Ample parking High-end finishes throughout, over built systems & fixtures

**9TH AVENUE
OFFICE/RETAIL SPACE**

315W 9th Avenue
Spokane, WA 99204

**View
Location**



TIM KESTELL, BROKER

509.755.7542

tim.kestell@kiemlehagood.com

JOHN SHASKY, PROPERTY MANAGER

509.755.7528

john.shasky@kiemlehagood.com



DOWNTOWN SPOKANE



9TH AVENUE OFFICE/RETAIL SPACE

315 W 9th Avenue | Spokane, WA 99204



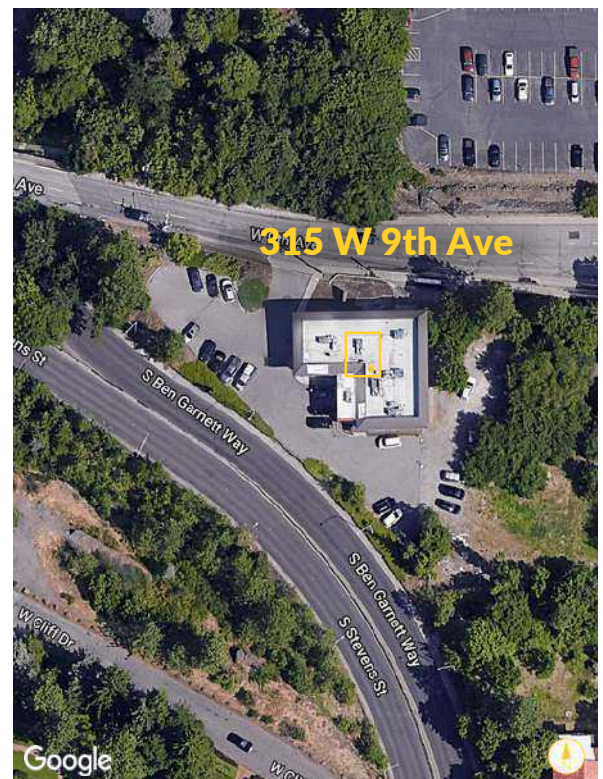
DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POP ULATION 2025	18,837	105,619	214,724
PROJ. POPULATION 2030	19,257	105,443	213,871
PROJ. ANN GROWTH	2.23%	-0.17%	-0.40%
2025 AVERAGE HHI	\$83,217	\$94,709	\$100,052
2025 MEDIAN HHI	\$58,180	\$67,600	\$73,654



AVERAGE DAILY TRAFFIC

W 9th Avenue - East Bound:	±3,602 ADT
S Ben Garrett Way - North & South Bound:	±7,824 ADT

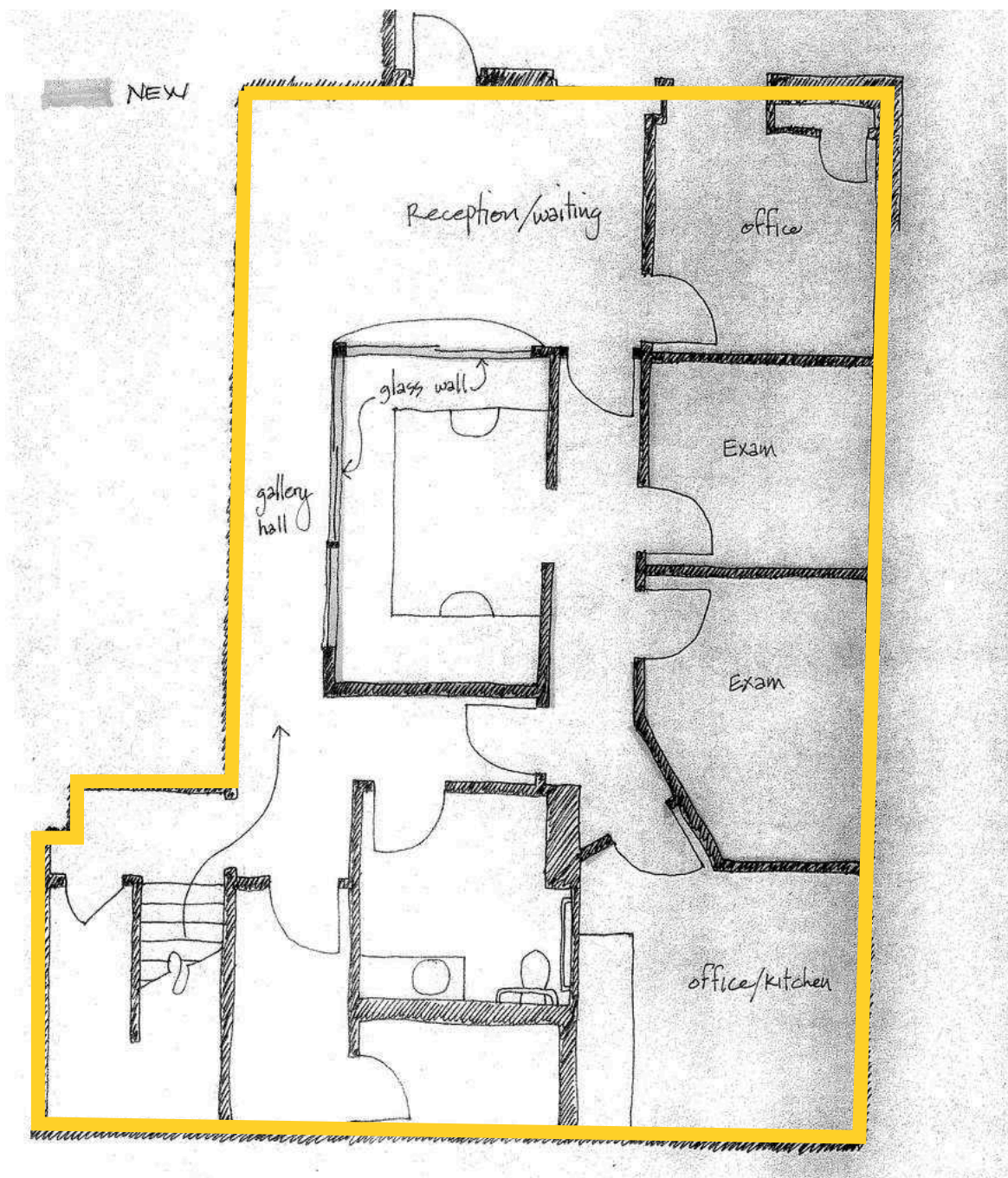


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**KIEMLE
HAGOOD**

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OFFICE LOCATIONS

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

**9TH AVENUE
OFFICE/RETAIL SPACE**

315 W 9th Avenue
Spokane, WA 99204

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

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