

FOR LEASE OFFICE & RETAIL SPACE

1201 N. WASHINGTON ST
SPOKANE, WA 99201

OWNER IS A LICENSED REAL ESTATE
BROKER. CONTACT FOR MORE
INFORMATION.



NAIBlack

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801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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FOR LEASE

LEASE RATE: \$18.00 SF/YR (NNN)

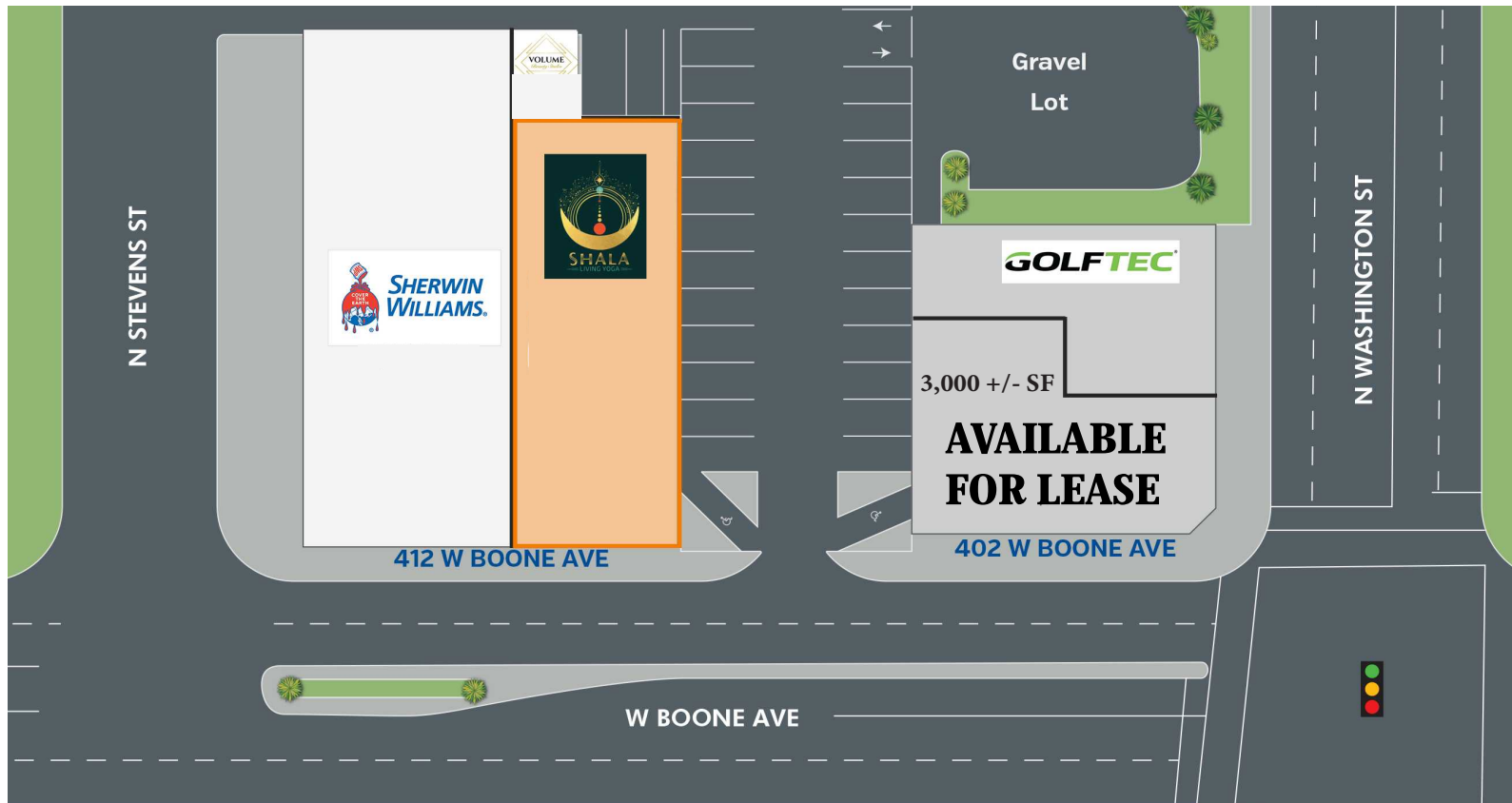
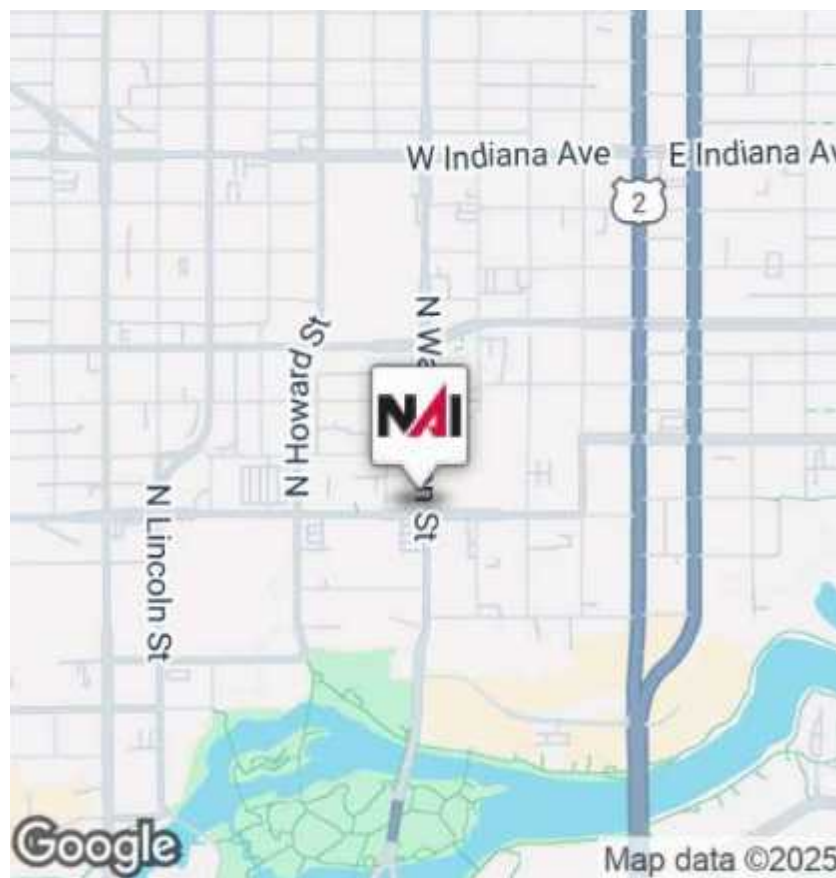
AVAILABLE SF: 3,000 RSF

1201 N Washington Street offers high-visibility retail, office, or flex space at a lighted intersection across from One Spokane Stadium, The Podium, and Spokane Arena. Surrounded by over 558,000 SF of office space at Rock Pointe and benefiting from off-street parking, this location delivers unbeatable exposure in a high-traffic corridor — CAMs just \$4.20 per SF/Yr.

Traffic Count:

Washington St. - 17,100

Boone Ave. - 11,200



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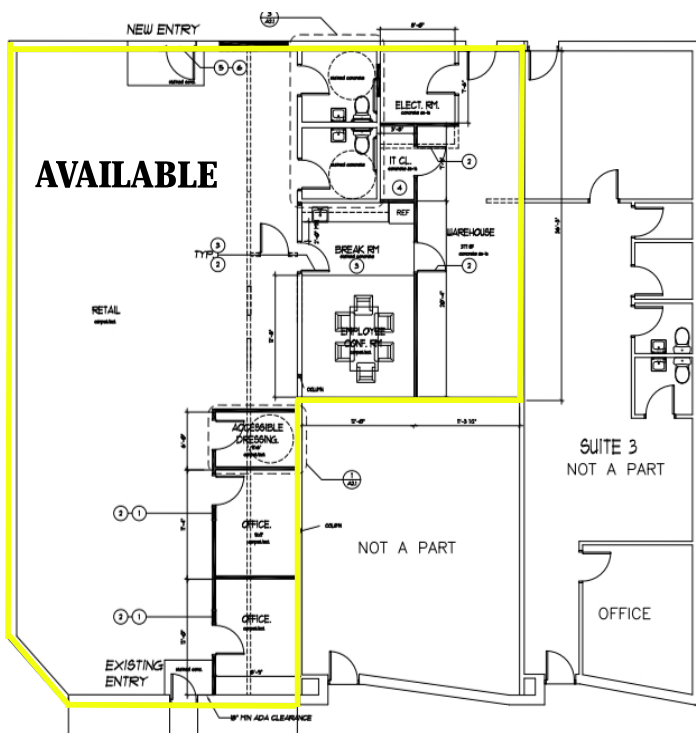


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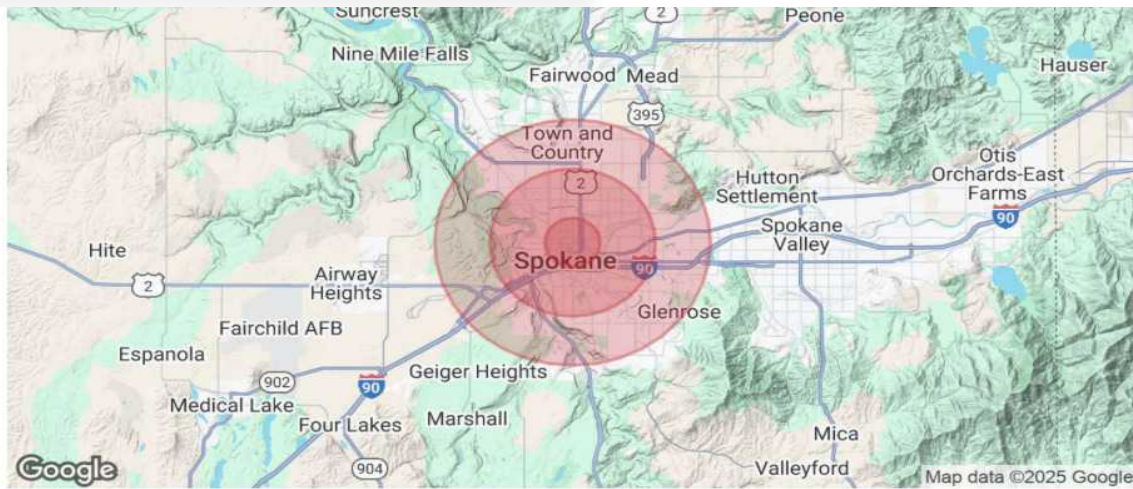
AVAILABLE



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Population	1 Mile	3 Miles	5 Miles
Total Population	16,689	125,596	237,496
Average Age	36	39	40
Average Age (Male)	36	38	39
Average Age (Female)	37	40	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,433	52,786	99,023
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$69,049	\$78,623	\$85,863
Average House Value	\$484,428	\$400,504	\$411,412
Demographics data derived from AlphaMap			

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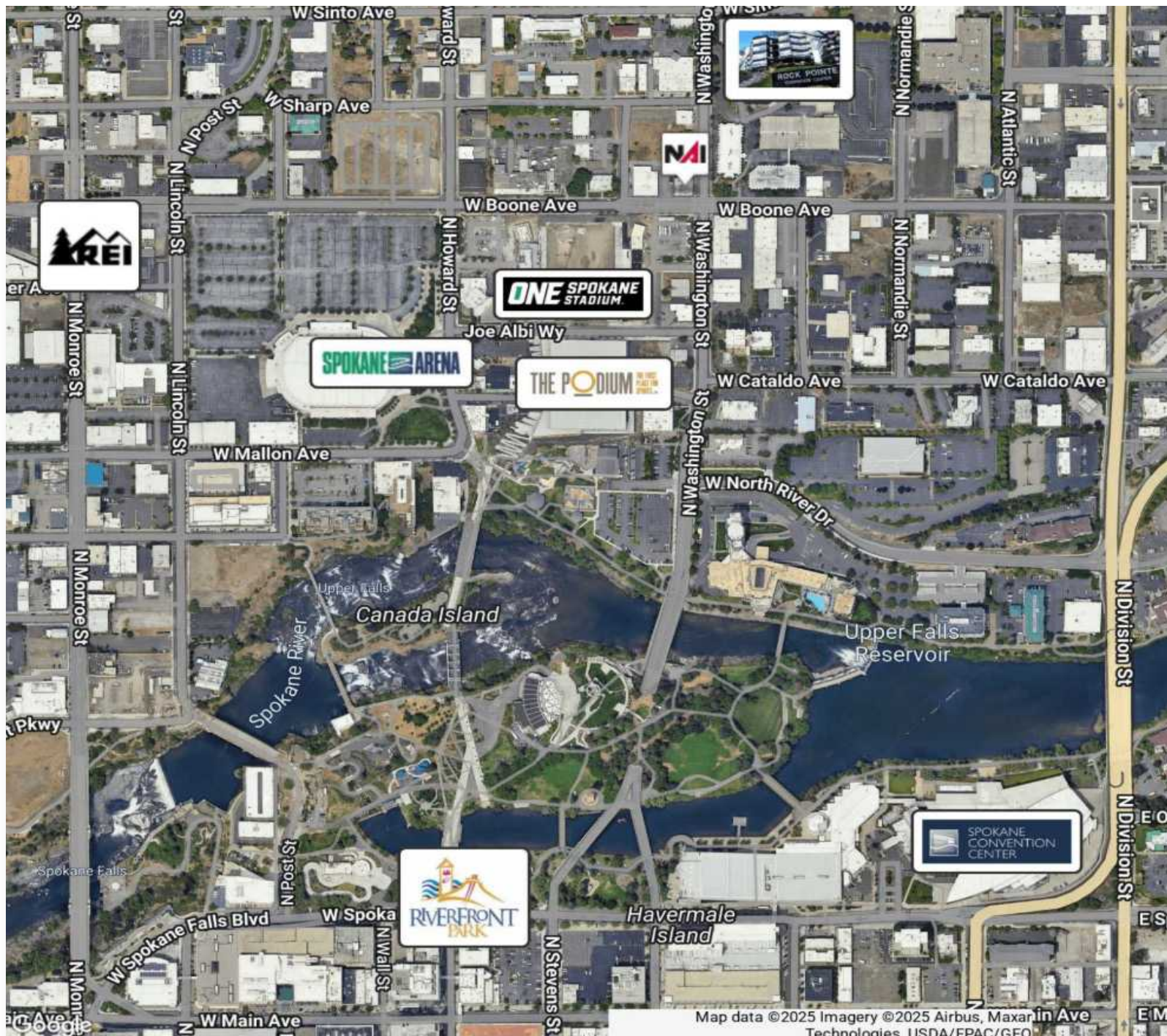
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