

FOR SUBLEASE



Office Space Sublease

1628 W Francis Avenue
Spokane WA 99205

AVAILABLE	SUITE A
SUBLEASE RATE	\$18.75 PSF/YR
Est NNN	\$5.26 SF
SITE SIZE	±2,538 SF
PARCEL NO.	26254.1502
ZONING	CB-55
YEAR BUILT	2008
PARKING	In front and behind premises

KIEMLE
HAGOOD

CRAIG SOEHREN
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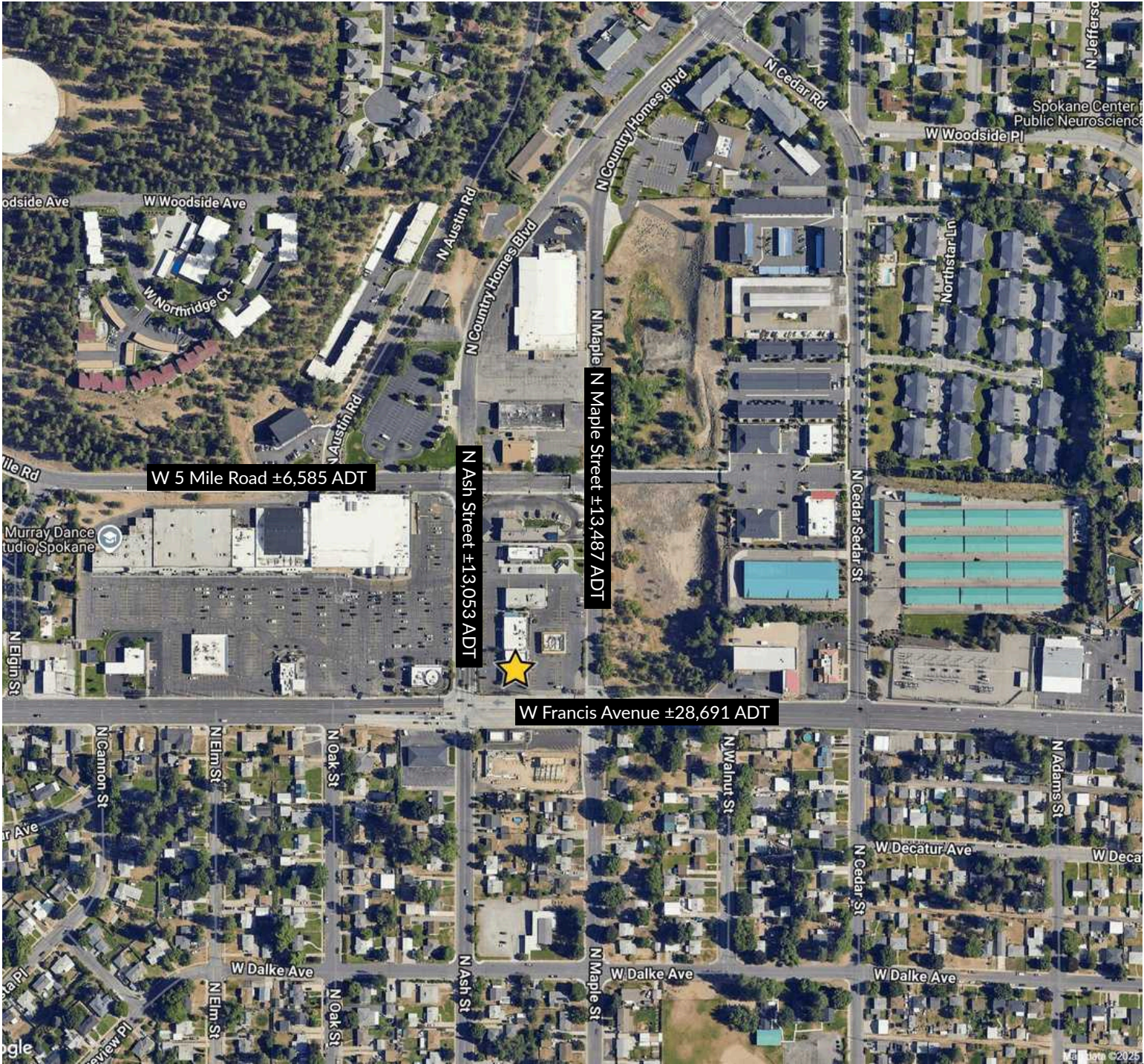
CHRISTIAN ALFARO
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PRIME FRANCIS AVENUE LOCATION | SUITE A

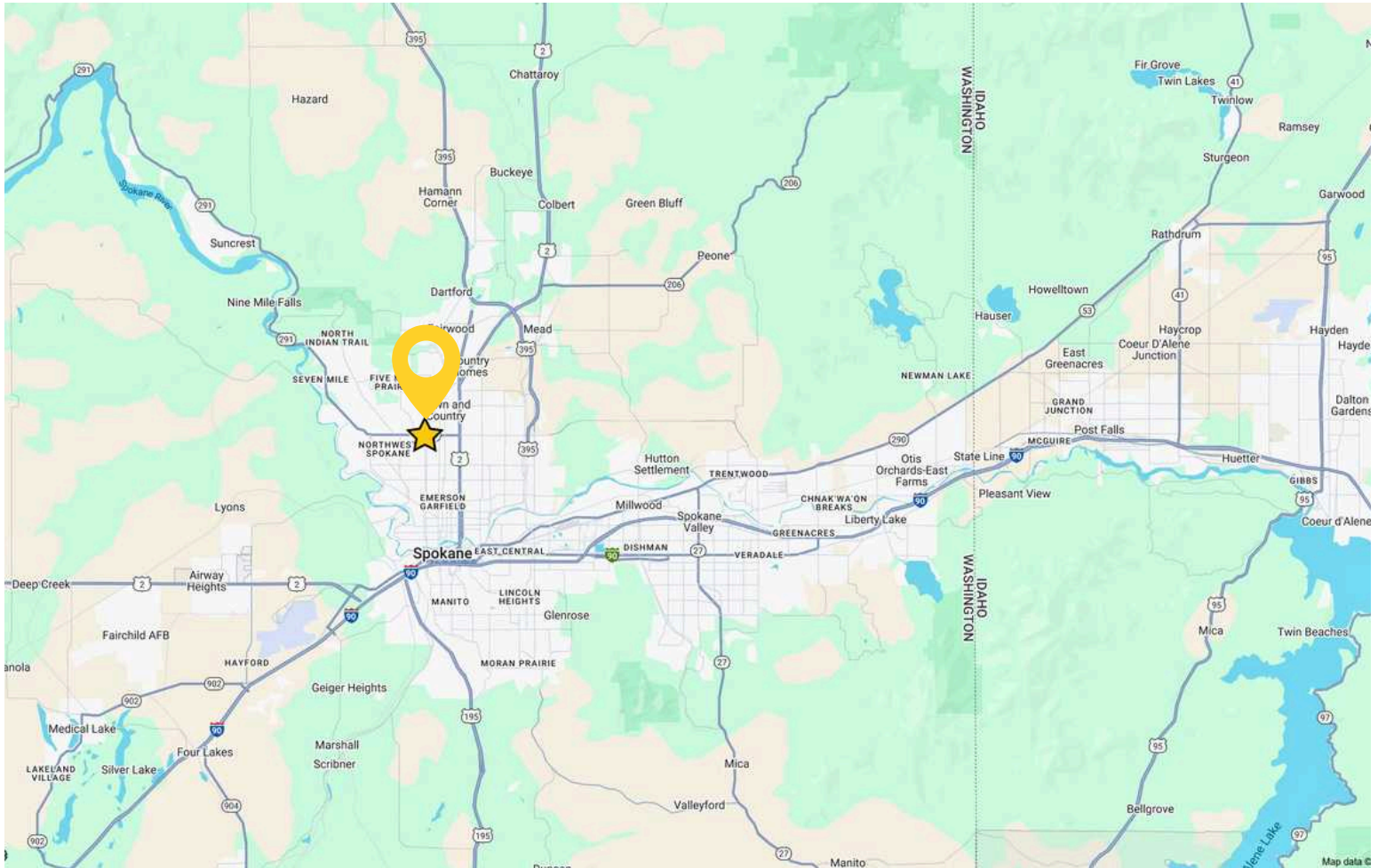
Modern ±2,538 SF suite available in a 2008-built building, perfectly positioned for maximum exposure along busy Francis Avenue. Situated on a ±15,465 SF lot, this well-maintained property offers excellent visibility, strong traffic counts, and a professional presence for your business.



TRAFFIC | DEMOGRAPHICS



DEMOGRAPHICS	1 MI	3 MI	5MI
EST POP ULATION 2025	14,675	114,800	199,143
PROJ. POPULATION 2030	14,263	113,528	198,644
ADJ. DAYTIME DEMOS	6,677	65,088	165,884
2025 AVERAGE HHI	\$101,460	\$98,888	\$94,471
2025 MEDIAN HHI	\$81,858	\$76,377	\$70,154



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VIEW LOCATION



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OFFICE LOCATIONS

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

**601 W Main Avenue, Suite 400
Spokane WA 99201**