

FOR LEASE

LANDLORD INCENTIVES AVAILABLE

FOR QUALIFYING TENANTS!



GATEWAY TO SPOKANE

2 W 3rd Avenue
Spokane, WA 99201

DOWNTOWN RETAIL/OFFICE BUILDING

GROUND LEVEL - RETAIL SPACE
RETAIL LEASE RATE: \$16.00 PSF, NNN
SPACE SIZE: ±1,607 SF

SECOND LEVEL - OFFICE SPACE
OFFICE LEASE RATE: \$12.00 PSF, NNN
SPACE RANGE: ±2,500 - 3,026 SF

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**KIEMLE
HAGOOD**

GATEWAY TO SPOKANE SPACE FOR LEASE

2 W 3rd Avenue
Spokane, WA 99201

[View
Location](#)



PROPERTY DETAILS

Building Size: ±15,417 SF

Total Lot Size: ±36,680 SF

Parcel #: 35191.1317

Year Built: 2016

- Pylon signage available
- Built in 2016
- Abundant natural light in all suites
- Ample parking
- Elevator access to floor 2

Landlord incentives available for qualifying tenants!



LOCATED IN DOWNTOWN SPOKANE, WASHINGTON

Situated at the high-visibility corner of Division and 3rd Avenue, at the main entry to Downtown Spokane!

DEMOGRAPHICS



	1 MI	3 MI	5 MI
Est Pop 2025	15,278	116,608	226,178
Projected Pop 2030	15,925	116,485	224,610
Est Daytime Pop 2025	45,379	115,654	185,217
2025 Average HHI	\$72,804	\$92,061	\$98,496
2025 Median HHI	\$50,168	\$66,170	\$72,739

TRAFFIC



West 3rd Avenue (Eastbound):

±8,208 ADT

South Division Street (Northbound):

±20,441 ADT

GROUND LEVEL - RETAIL SPACE

2 W 3rd Avenue | Spokane, WA 99201

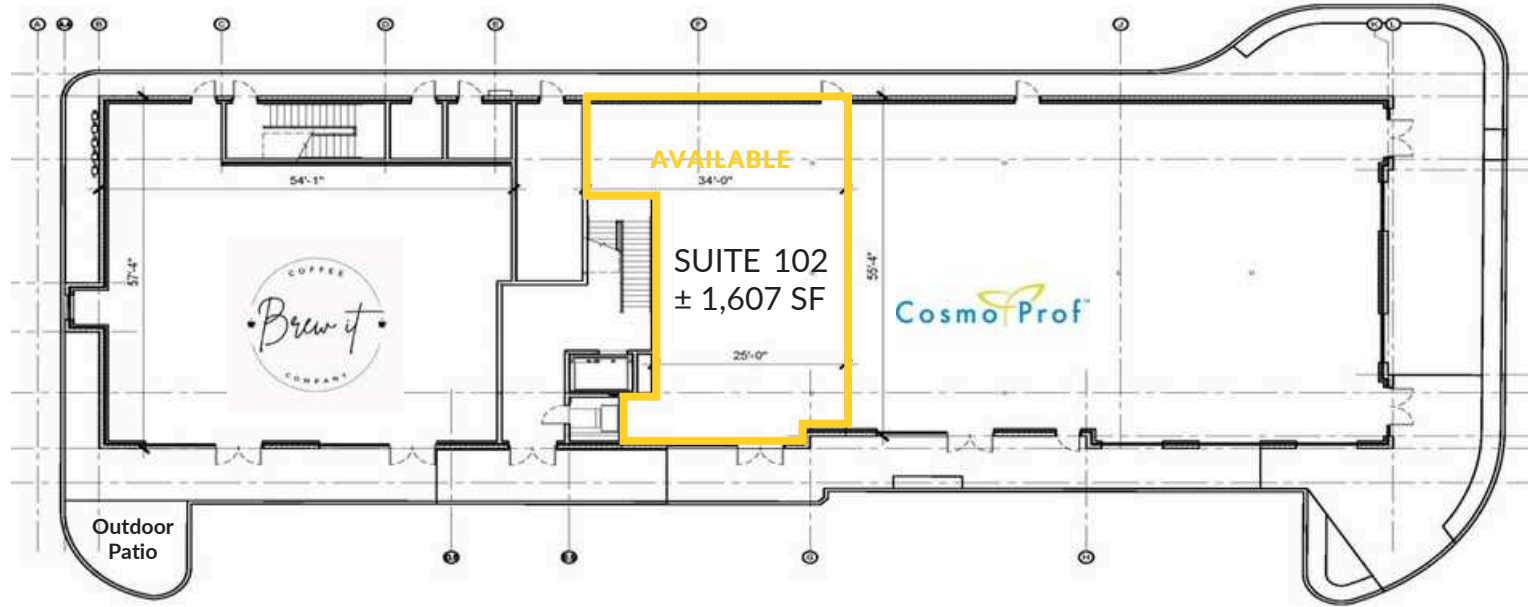
SUITE 102 - RETAIL/OFFICE

Lease Rate: \$16.00 PSF + NNN

NNN Exp: \$6.00 PSF

Size: ±1,607 SF

- Previous Man Shop Barber Shop
- Finished Concrete Floors
- 12 Ft Ceilings
- 1 ADA Restroom



SECOND LEVEL - OFFICE SPACE

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SUITE 201 - OFFICE

Lease Rate: \$12.00 PSF + NNN

NNN Exp: \$6.00 PSF

Size: $\pm 3,026$ SF

Professional office build out

- Reception area
- 5 private offices
- Oversized conference room
- Break/Lunch room
- Copier/Work room
- 2 ADA Restrooms
- Access to Private Patio

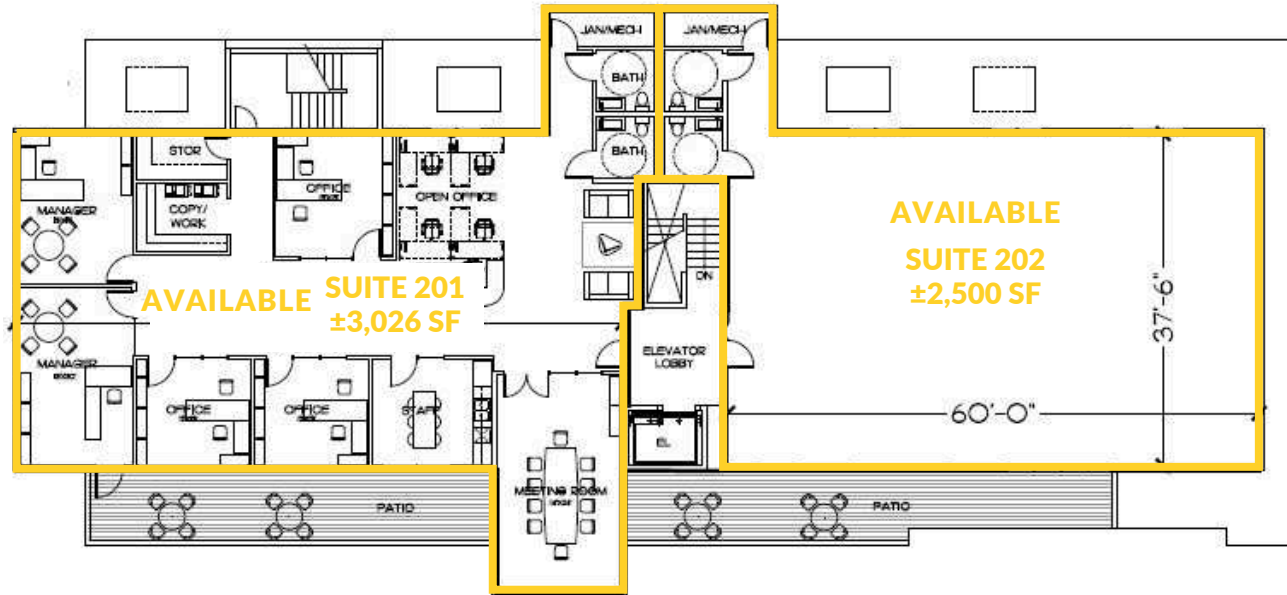
SUITE 202 - SHELL CONDITION

Lease Rate: \$12.00 PSF + NNN

NNN Exp: \$6.00 PSF

Size: $\pm 2,500$ SF

- Shell space with TI allowance potential
- 2 roughed in restrooms
- Access to private patio




KIEMLEHAGOOD

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 SPOKANE, WA 99201

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