



FOR LEASE

1717 W 6TH AVE, SPOKANE, WA 99204



PROPERTY HIGHLIGHTS

- 1000 SF - 5200 SF
- Rate: \$14.00 + NNN (\$5.50) or \$24
- New HVAC in 2022
- NEW LED Interior Lighting
- ADA restrooms, Welcoming foyer
- Full Kitchen with Appliances
- Parking lot with re-sealed & striped
- LED parking lot lighting
- Drought tolerant landscaping

PROPERTY FACTS

BUILDING TYPE	Office
YEAR BUILT	1999
BUILDING HEIGHT	2 Stories
BUILDING SIZE	10,400 SF
BUILDING CLASS	B
FLOOR SIZE	5,200 SF
PARKING	52 Surface Parking

CONTACT

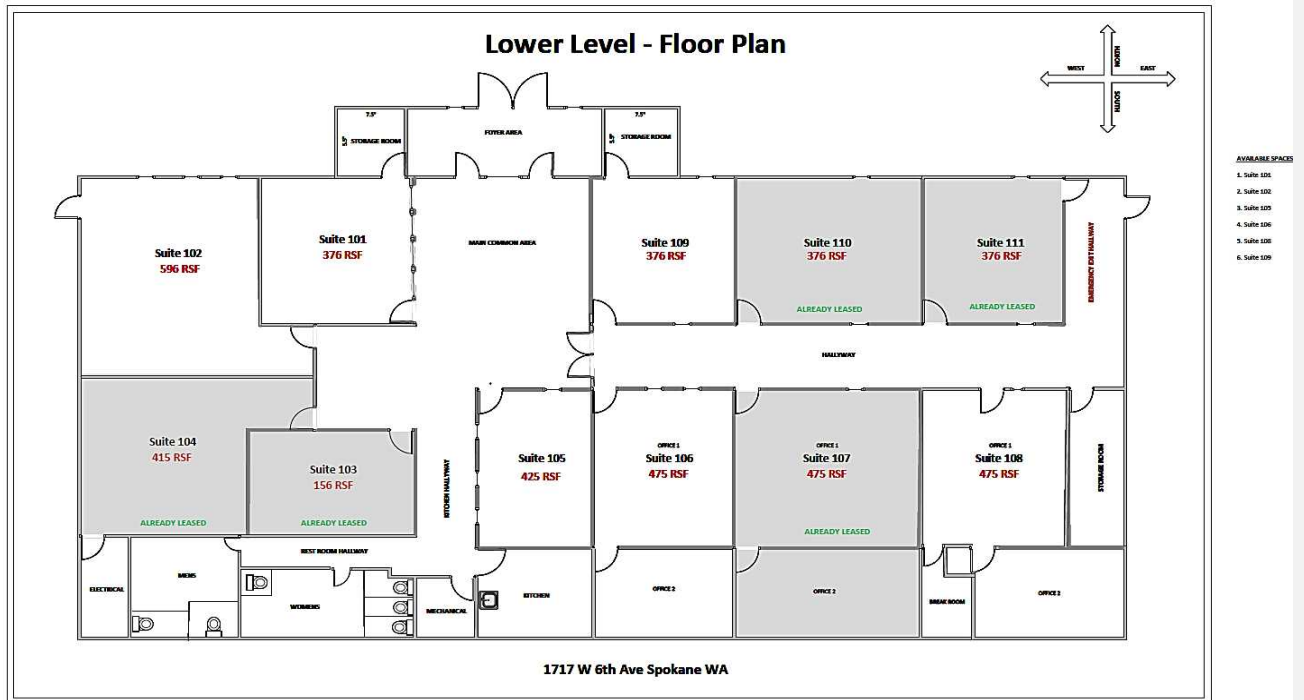
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1 Lake Bellevue Dr Ste 209
Bellevue, WA 98005
Landlord is a WA Real Estate Agent



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FLOOR PLAN



LOCATION

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ADDITIONAL PHOTOS & VIDEOS



VIDEO TOUR



<https://youtu.be/fhZqBQEYoe8>

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1717 W 6th Ave, Spokane, WA 99204

CITY, STATE

Spokane, WA

POPULATION

94,358

AVG. HHSIZE

2.25

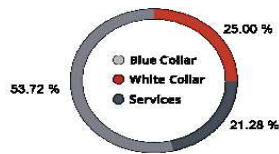
MEDIAN HH INCOME

\$43,705

HOME OWNERSHIP

Renters: **19,395**
Owners: **20,909**

EMPLOYMENT



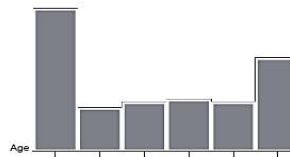
43.58 % Employed
2.00 % Unemployed

EDUCATION

High School Grad: 23.80 %
Some College: 25.43 %
Associates: 8.93 %
Bachelors: 33.35 %

GENDER & AGE

48.96 % Male
51.04 % Female

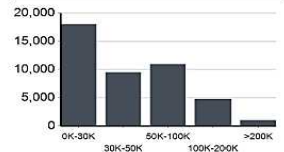


RACE & ETHNICITY

White: 89.71 %
Asian: 0.83 %
Native American: 0.59 %
Pacific Islanders: 0.17 %
African-American: 1.49 %
Hispanic: 2.85 %
Two or More Races: 4.36 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



1717 W 6th Avenue

Population

Distance	Male	Female	Total
3- Minute	2,807	2,950	5,758
5- Minute	8,298	8,431	16,729
10 Minute	46,193	48,165	94,358

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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