



# 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

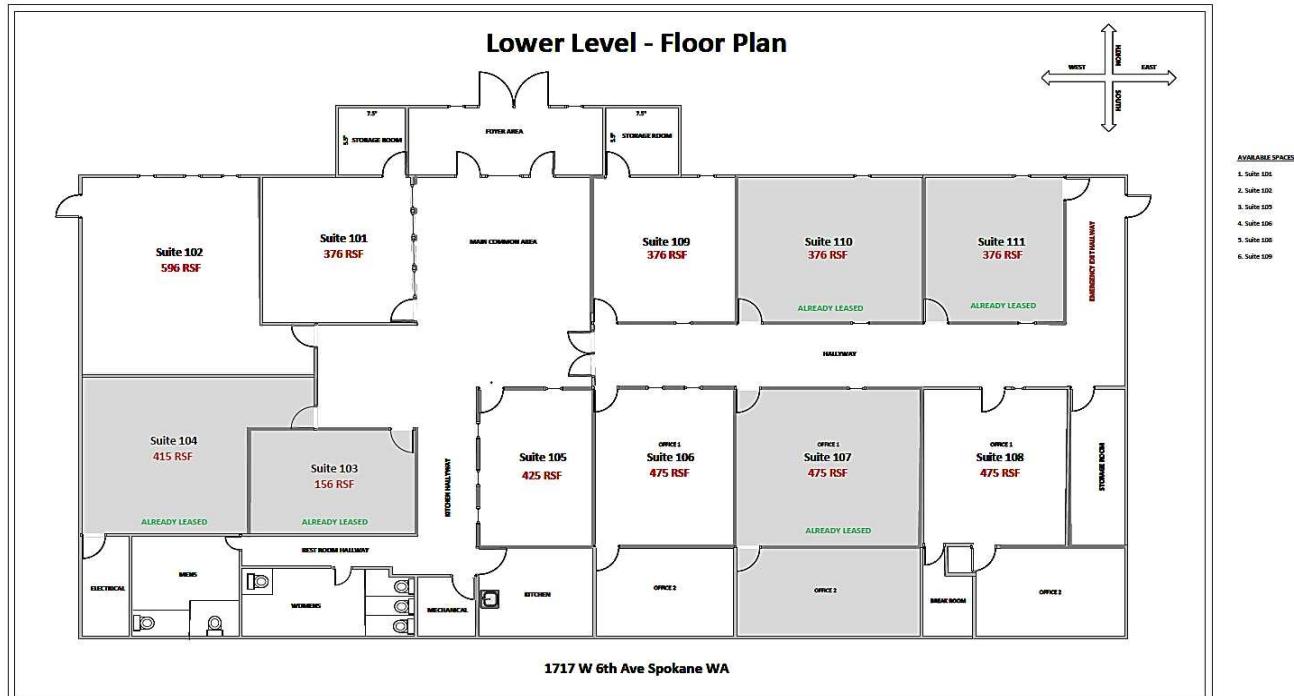
SURESH MUTHUSWAMY  
Managing Member  
Direct: 425.442.6431  
suresh@asaprs.com  
[www.asapproPERTIES.net](http://www.asapproPERTIES.net)  
1 Lake Bellevue Dr Ste 209  
Bellevue, WA 98005  
Landlord is a WA Real Estate Agent



# FOR LEASE

1717 W 6TH AVE, SPOKANE, WA 99204

## FLOOR PLAN



## LOCATION



## CONTACT

**SURESH MUTHUSWAMY**  
Managing Member  
Direct: 425.442.6431  
suresh@asapsrs.com  
[www.asaproperties.net](http://www.asaproperties.net)  
1 Lake Bellevue Dr Ste 209 Bellevue, WA 98005  
Landlord is a WA Real Estate Agent



# FOR LEASE

1717 W 6TH AVE, SPOKANE, WA 99204

## ADDITIONAL PHOTOS & VIDEOS



VIDEO TOUR



<https://youtu.be/fhZqBQEYoe8>

## LOCATION



## CONTACT

SURESH MUTHUSWAMY  
Managing Member  
Direct: 425.442.6431  
suresh@asaprs.com  
[www.asaproperties.net](http://www.asaproperties.net)  
1 Lake Bellevue Dr Ste 209 Bellevue, WA 98005  
Landlord is a WA Real Estate Agent



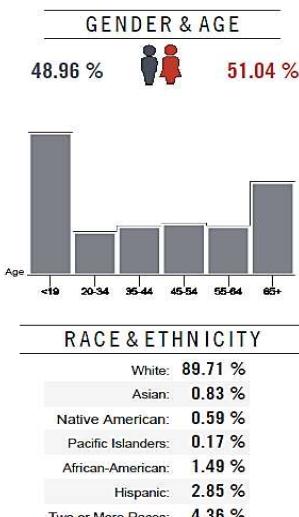
# FOR LEASE

## 1717 W 6TH AVE, SPOKANE, WA 99204

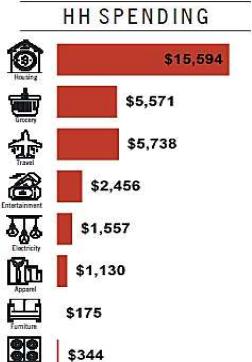
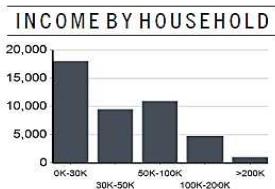
### Location Facts & Demographics

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

CITY, STATE
<b>Spokane, WA</b>
POPULATION
<b>94,358</b>
AVG. HH SIZE
<b>2.25</b>
MEDIAN HH INCOME
<b>\$43,705</b>
HOME OWNERSHIP
Renters: <b>19,395</b>
Owners: <b>20,909</b>



**Catylist Research**



## 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

### LOCATION



### CONTACT

**SURESH MUTHUSWAMY**  
 Managing Member  
 Direct: 425.442.6431  
 suresh@asaprs.com  
[www.asaproperties.net](http://www.asaproperties.net)  
 1 Lake Bellevue Dr Ste 209 Bellevue, WA 98005  
 Landlord is a WA Real Estate Agent



# FOR LEASE

1717 W 6TH AVE, SPOKANE, WA 99204

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for another purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the ASAP Properties or Property Owner or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the ASAP Properties listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the ASAP Properties.

Neither the ASAP Properties nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the ASAP Properties and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the ASAP Properties nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the ASAP properties from any liability with respect thereto.

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.

## LOCATION



## CONTACT

SURESH MUTHUSWAMY  
Managing Member  
Direct: 425.442.6431  
[suresh@asaprs.com](mailto:suresh@asaprs.com)  
[www.asaproperties.net](http://www.asaproperties.net)  
1 Lake Bellevue Dr Ste 209 Bellevue, WA 98005  
Landlord is a WA Real Estate Agent