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

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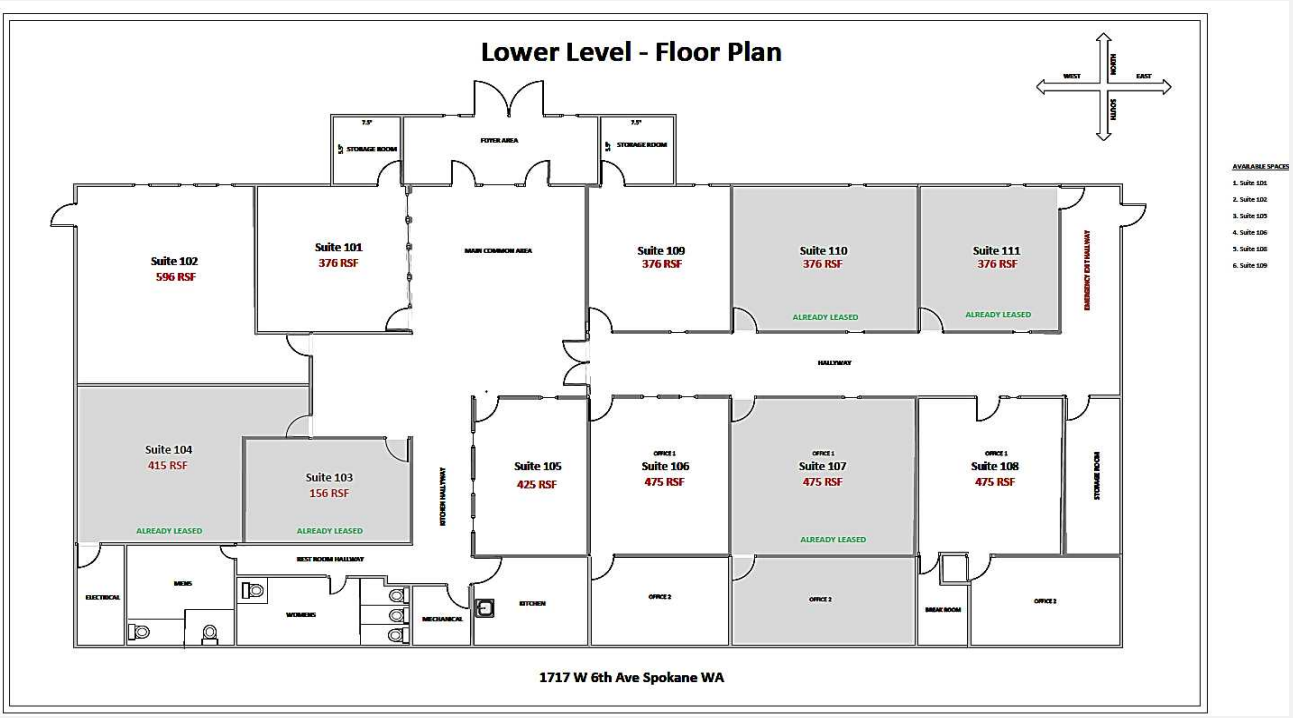
FLOOR PLAN



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

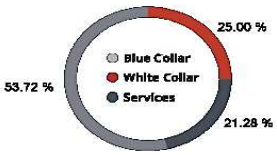
AVG. HH SIZE
2.25

MEDIAN HH INCOME
$43,705

HOME OWNERSHIP

Renters:	19,395
Owners:	20,909

EMPLOYMENT



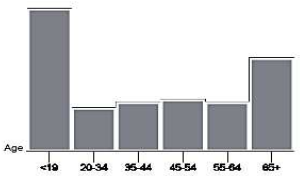
43.58 % Employed
2.00 % Unemployed

EDUCATION

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

GENDER & AGE

48.96 % 51.04 %

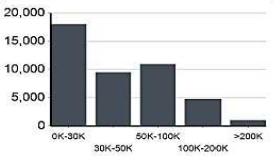


RACE & ETHNICITY

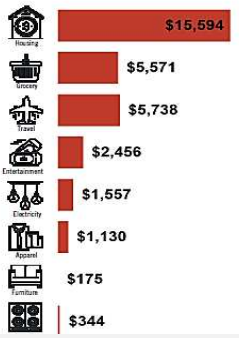
White:	89.71 %
Asian:	0.83 %
Native American:	0.59 %
Pacific Islanders:	0.17 %
African-American:	1.49 %
Hispanic:	2.85 %
Two or More Races:	4.36 %

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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DISCLAIMER

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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.

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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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