



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

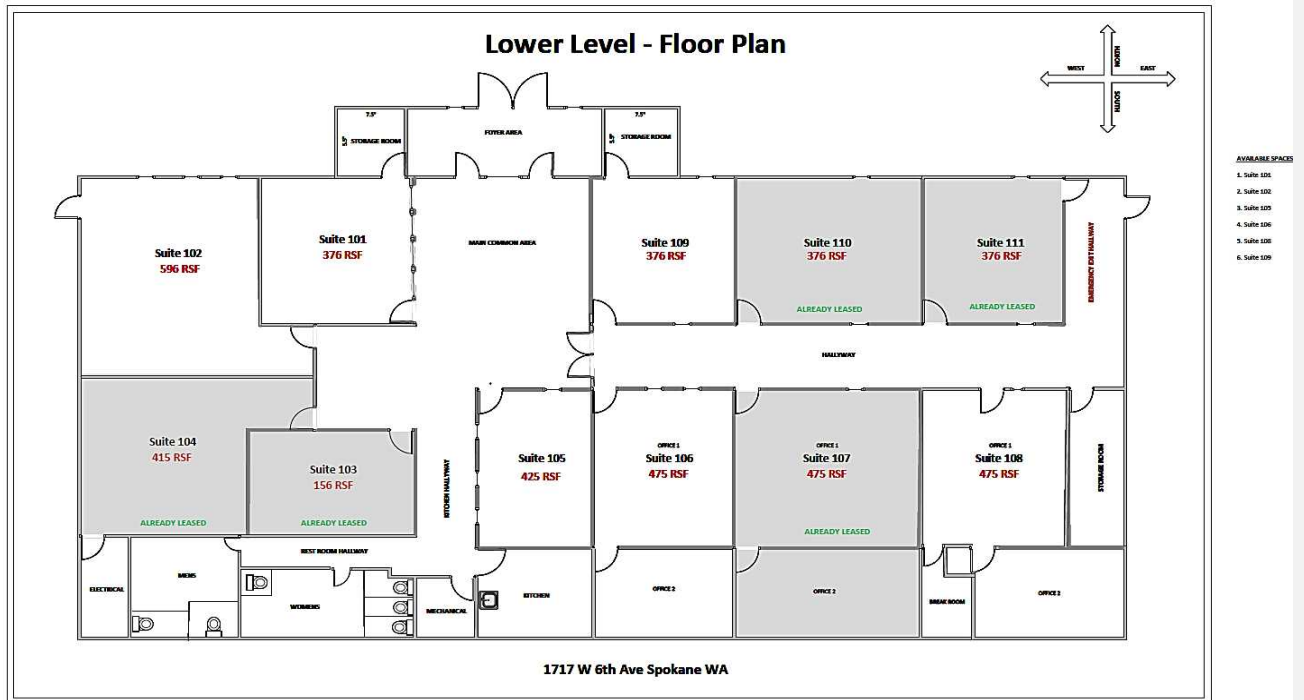
SURESH MUTHUSWAMY
Managing Member
Direct: 425.442.6431
suresh@asaprs.com
www.asaproperties.net
1 Lake Bellevue Dr Ste 209
Bellevue, WA 98005
Landlord is a WA Real Estate Agent



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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

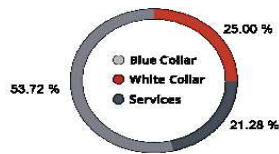
MEDIAN HH INCOME

\$43,705

HOME OWNERSHIP

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

EMPLOYMENT



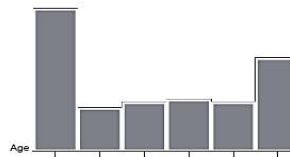
43.58 % Employed
2.00 % Unemployed

EDUCATION

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

GENDER & AGE

48.96 % Male
51.04 % Female

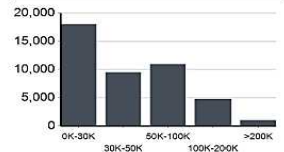


RACE & ETHNICITY

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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