



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

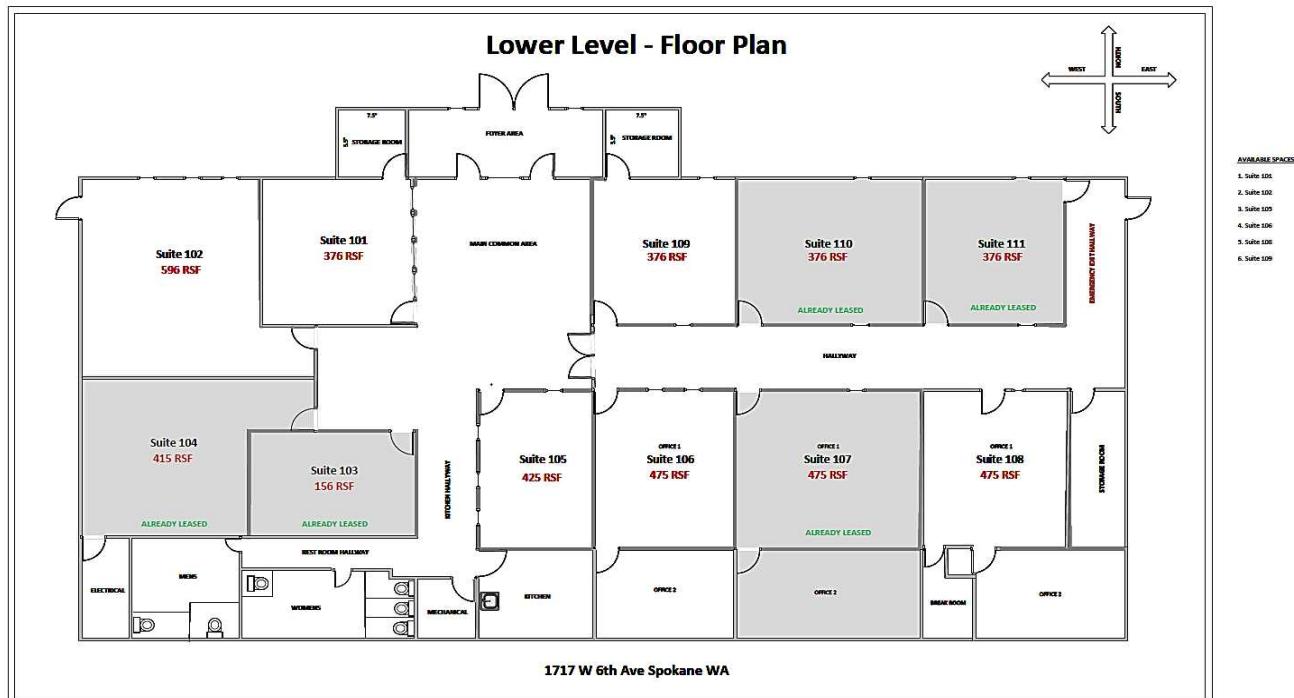
SURESH MUTHUSWAMY
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1 Lake Bellevue Dr Ste 209
Bellevue, WA 98005
Landlord is a WA Real Estate Agent



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FLOOR PLAN



LOCATION



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ADDITIONAL PHOTOS & VIDEOS



VIDEO TOUR



<https://youtu.be/fhZqBQEYoe8>

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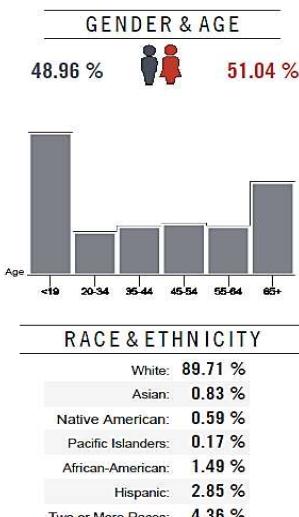
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Location Facts & Demographics

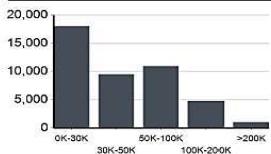
Demographics are determined by a 10 minute drive from 1717 W 6th Ave, Spokane, WA 99204

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



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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