

OFFICE & RETAIL

FOR LEASE



**1202 E SPRAGUE AVE**

Spokane, WA 99202

**Exclusively listed by:**

Katie Bohr  
Commercial Broker  
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## Property Description

The property at 1202 E Sprague in Spokane, WA, is a multi-tenant commercial office and retail building located in the city's redeveloped Sprague Union District. The two-story, 5,870 SF was built in 2001 and offers convenient access to I-90, Trent Ave and Downtown Spokane.

## Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,548	52,304	94,876
TOTAL POPULATION	12,500	124,110	226,977
AVERAGE HH INCOME	\$67,814	\$83,650	\$87,736

## Traffic Counts



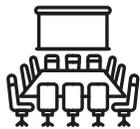
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## Available Spaces

SUITE	RATE	SIZE	LEASE TYPE
201	\$450/mo	250 SF	Full Service
203	\$350/mo	198 SF	Full Service
205	\$300/mo	161 SF	Full Service
206	\$300/mo	140 SF	Full Service
209	\$350/mo	197 SF	Full Service
1st Floor Retail	\$2,250/mo	1,620 SF	NNN

## Highlights



Building Shared  
Conference Room



Building Shared  
Kitchen



High Visibility  
Location



Manager  
On-site



Open  
Floorplans

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## Office



## Retail



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## AERIAL MAP

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