

OFFICE FOR LEASE

1304 W COLLEGE AVE
SPOKANE, WA 99201



LEASE RATE \$3,755.00 / Mo
Mod Gross

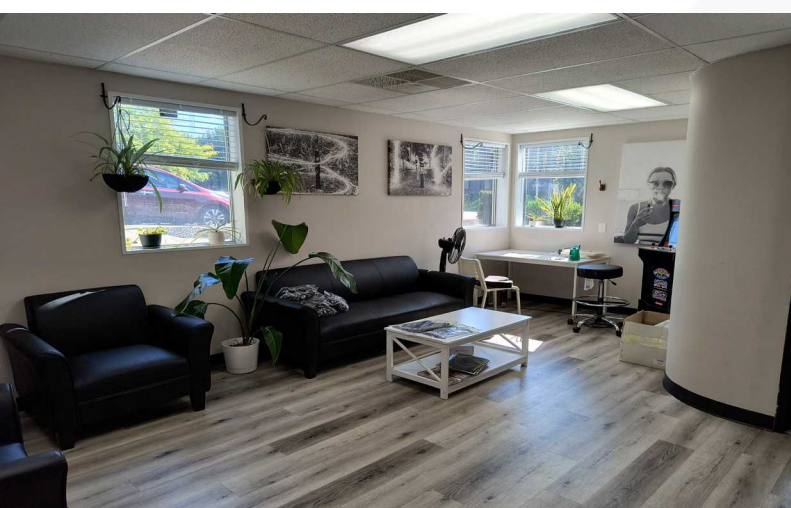
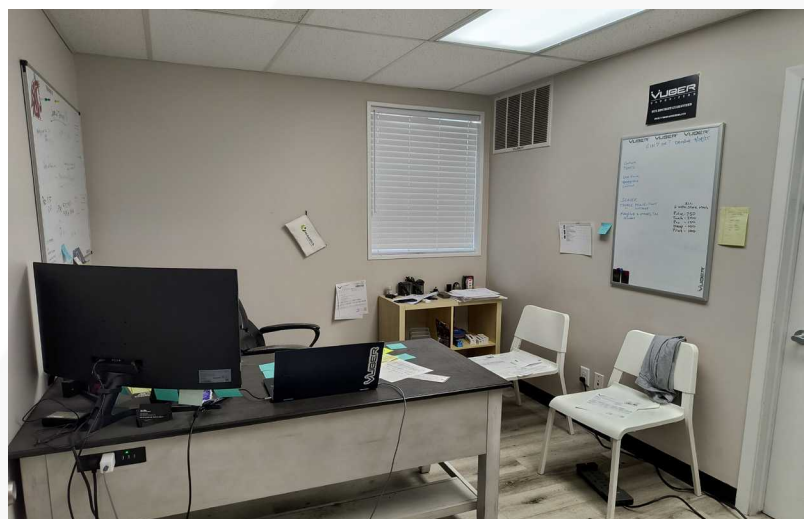
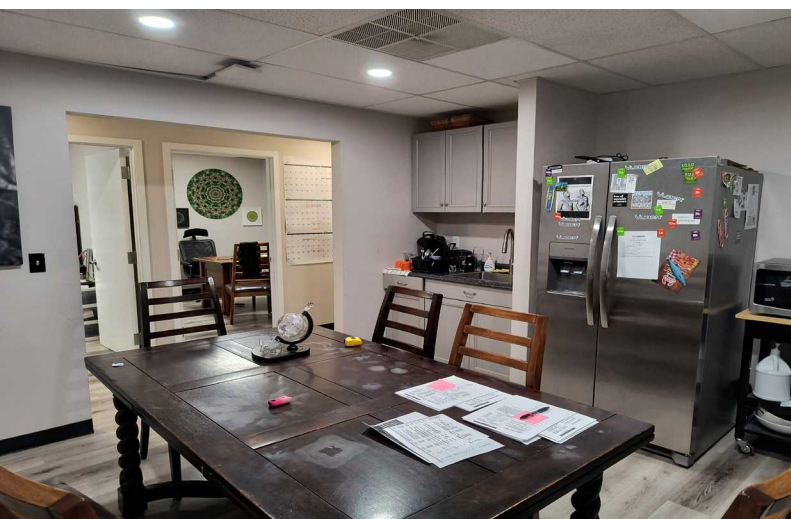
NAI Black

MARK MCLEES

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NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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PROPERTY HIGHLIGHTS

- Space Available: 2,048 SF ±
 - 6 Offices
 - Kitchenette
 - Reception & Lobby
 - Supply Room
 - 2 ADA Restrooms
 - Exclusive Patio
- Abundant 'free' & unmetered street parking
- Lease Rate is modified gross, (excludes janitorial and separately metered utilities)

PROPERTY OVERVIEW

Located in Spokane's vibrant Kendall Yards neighborhood, 1304 W College Avenue offers a well-positioned opportunity near the heart of downtown. The property sits in a walkable residential setting, with convenient access to Kendall Yards, the Spokane River, and the city's core business and retail districts. Its proximity to major arterials ensures strong connectivity while maintaining the charm of a neighborhood environment.



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Click / Scan Here for Virtual Tour

Measurements are approximate. Tenant to Verify.

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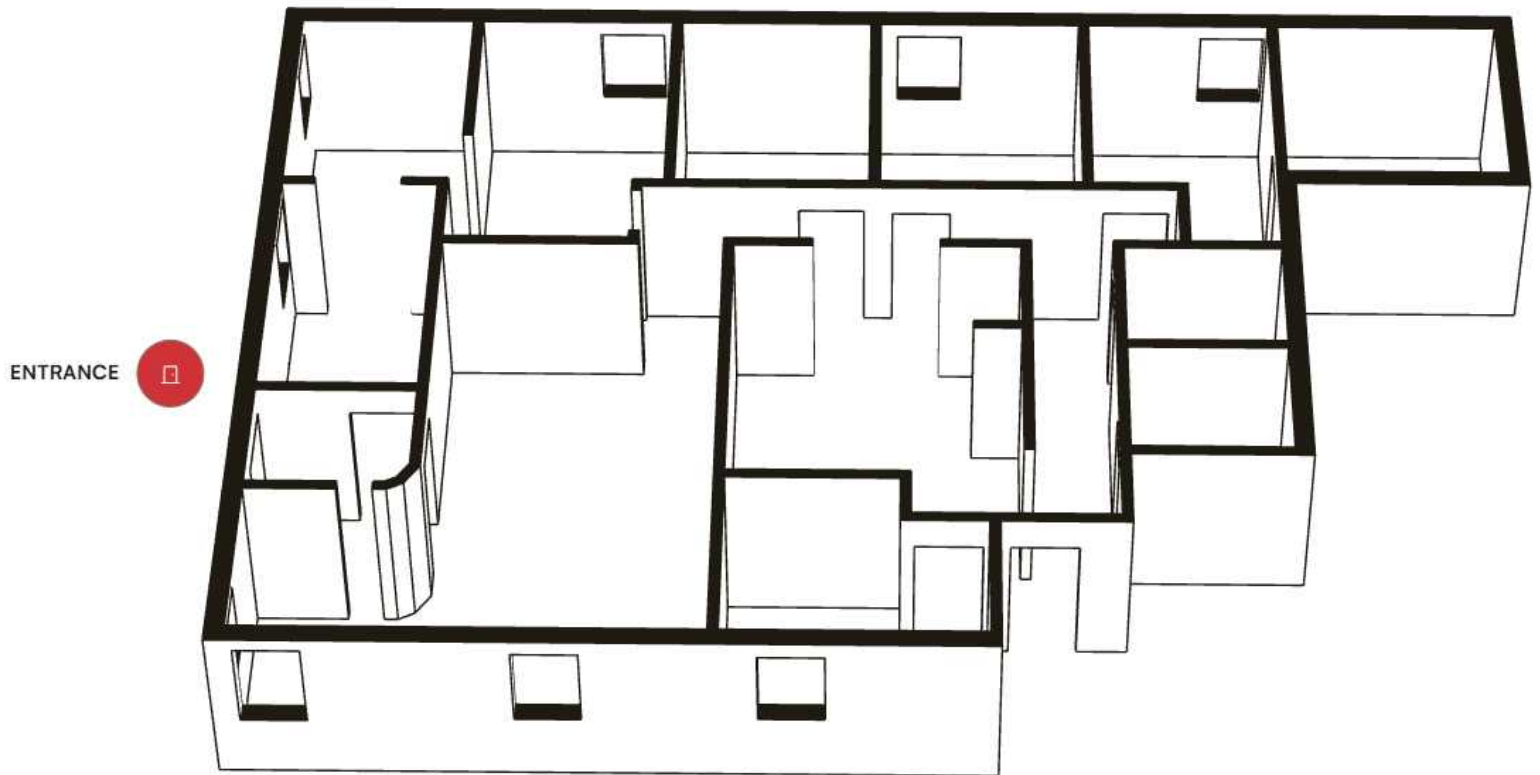
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3D RENDERING

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