

FOR LEASE

**Suite 13E**

2ND LEVEL WALK-UP OFFICE SPACE



Moran Prairie Cedar Canyon Village

**3022 E. 57<sup>TH</sup> AVE**

Spokane, WA 99223

**Exclusively listed by:**

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# Property Description

A unique window of opportunity in a sought-after prime South Hill location is perfect for Retail and Office business ventures. **This property is a second level walk-up office space** and offers a wide variety of uses. This local retail hub is surrounded by the upper South Hill's vibrant and thriving community with the strongest demographics in Spokane, WA.

## Demographics

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS  | 5,365     | 22,140    | 47,332    |
| TOTAL POPULATION  | 12,086    | 53,623    | 112,992   |
| AVERAGE HH INCOME | \$112,169 | \$127,107 | \$109,004 |



## Available Spaces

| SPACES    | RATE              | SIZE     | AVAILABLE |
|-----------|-------------------|----------|-----------|
| SUITE 13E | \$15.50 SF/YR NNN | 2,000 SF | MAY 2026  |

## Property Highlights



[View Prime Location](#)



Abundant Parking



Built in 2000

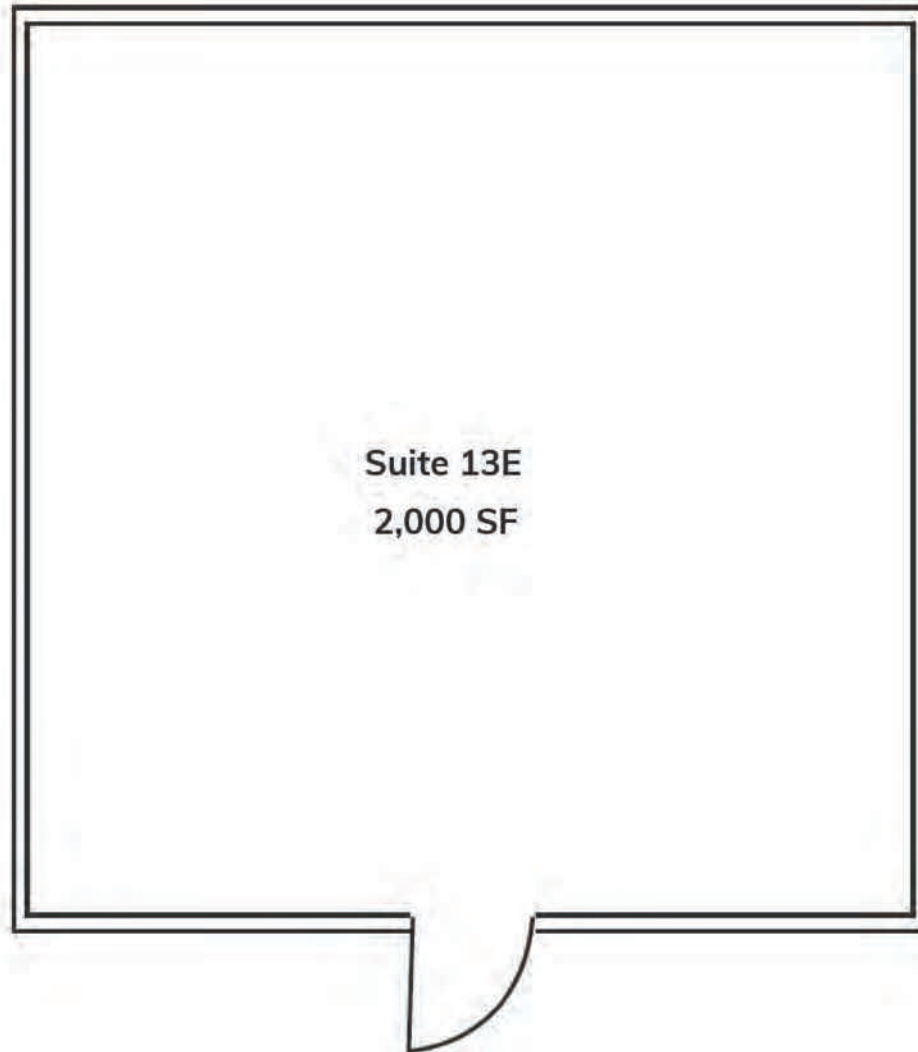


Easy Access to Public Transit

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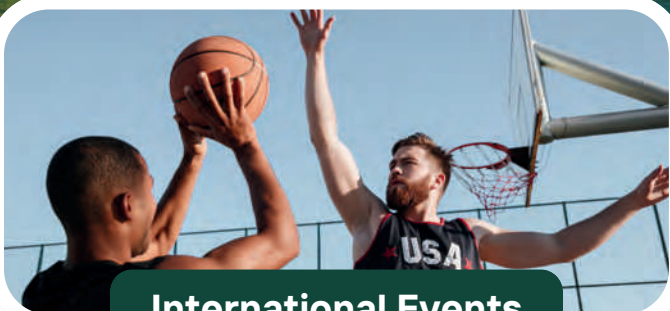
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# LOCATION OVERVIEW

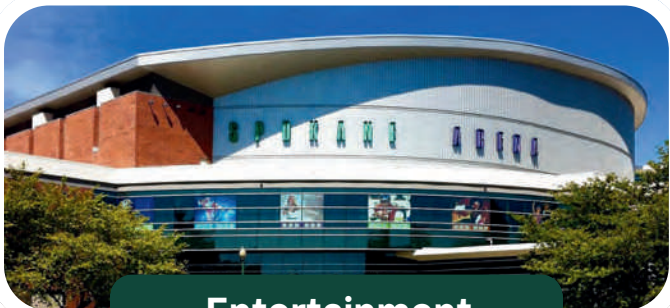
Spokane, Washington



**International Events**



**Outdoor Activities**



**Entertainment**

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.



The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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## AERIAL MAP

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