

# FOR LEASE



## HUTTON BUILDING

9 SOUTH WASHINGTON STREET  
SPOKANE, WA 99201

[KIEMLEHAGOOD

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# HUTTON BUILDING OFFICE SPACE

9 S Washington Street  
Spokane, WA 99201

## BUILDING AMENITIES

Address	9 S Washington Street
City, State, Zip	Spokane, WA 99201
Parcel #	35191.6215
Zoning	Downtown Core (DTC)
Total Building Size	±57,220 SF
# of Floors	8 Floors
Land Size	±36,590 SF   ±0.84 AC
Security	Dedicated & onsite Security Cameras in Common and Parking Areas
Access	Secure
Parking	96 Stalls Total 64 Covered & Secure 32 Surface Stalls
Janitorial	Five (5) Days per Week
Storage	Available in Basement
Building Amenities	Conference Room Fitness Room Lunch Room
Retail Tenants	STCU Sweet Frostings

## AVAILABLE SPACE

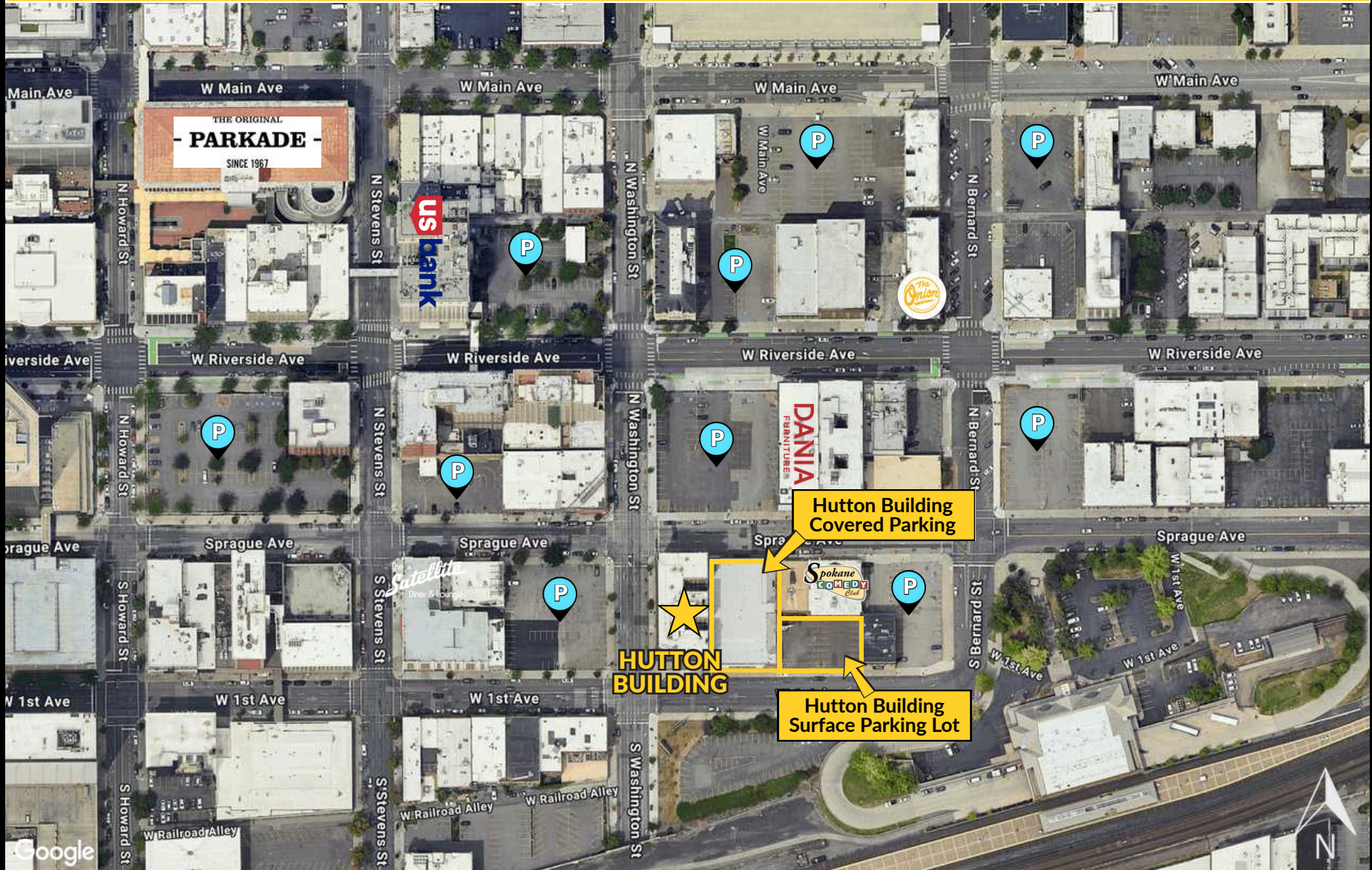
SUITE #	SIZE	RENT (PSF/YR)	MONTHLY RENT
310	±1,479 SF	\$17.00 PSF	\$2,095 per month
315	±2,600 SF	\$17.00 PSF	\$3,683 per month
405	±1,397 SF	\$17.00 PSF	\$1,979 per month
415	±3,346 SF	\$17.00 PSF	\$4,740 per month







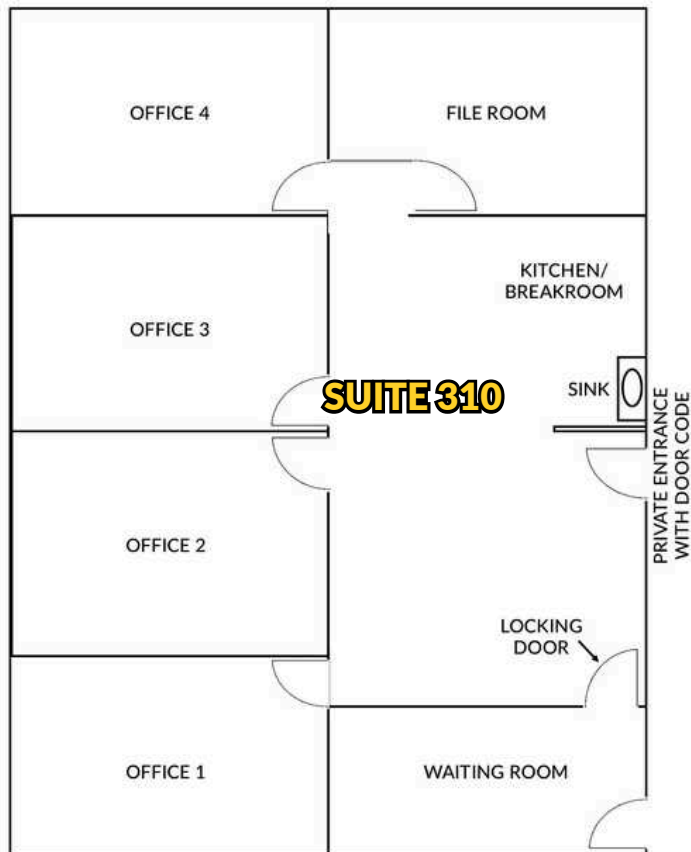
## Nearby Surface Lot Parking Options



## SUITE 310

±1,479 RSF | \$17.00 PSF | \$2,095 per Month

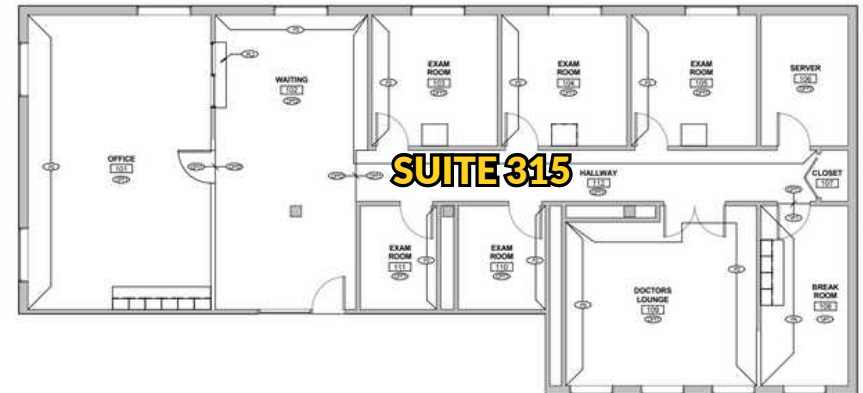
- Former Mental Health Office
- Private Waiting Room
- Four (4) Private Offices
- Storage Room
- Open Breakroom | Kitchenette
- Two (2) Entrances



## SUITE 315

±2,600 RSF | \$17.00 PSF | \$3,683 per Month

- Reception & Waiting Room
- Large Open Work Area
- Six (6) Private Offices | Exam Rooms
- Break Room
- Large Conference Room
- Storage





## SUITE 405

±1,397 RSF | \$17.00 PSF | \$1,979 per Month

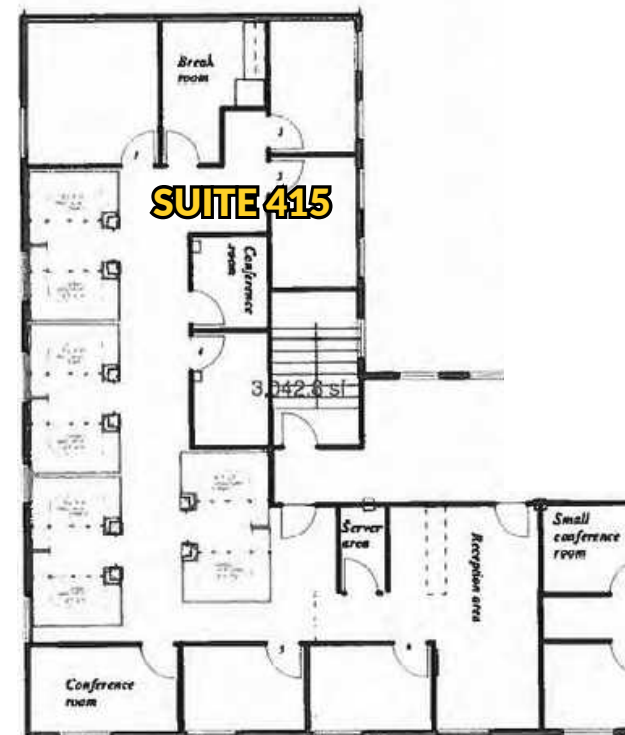
- Existing Furniture Available for Tenants Use
- Two (2) Private Offices
- Three (3) Open Work Areas
- Large Work Room with Kitchenette
- Suites 405 & 415 may be combined



## SUITE 415

±3,346 RSF | \$17.00 PSF | \$4,740 per Month

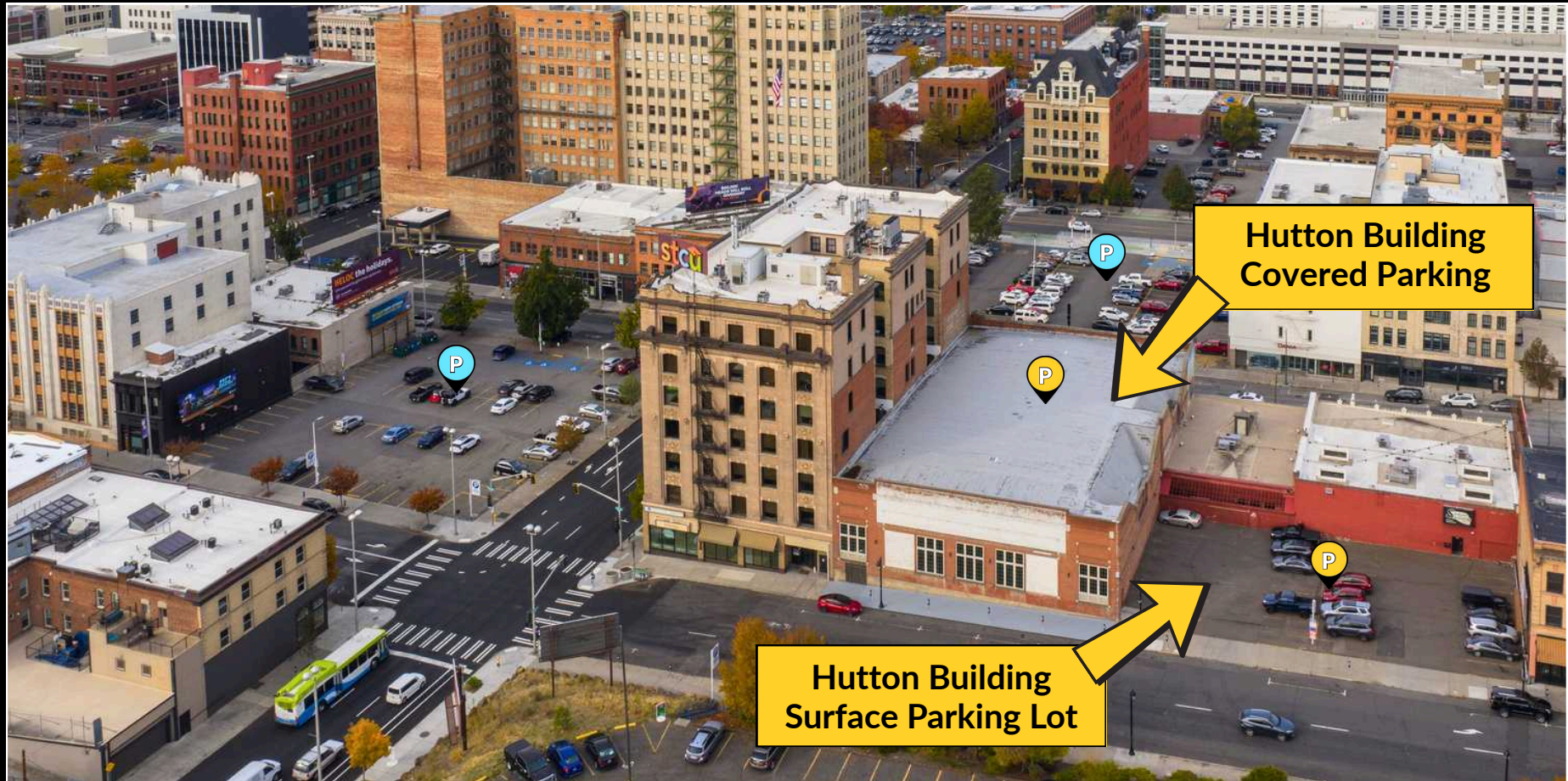
- Dedicated Reception
- Five (5) Private Offices
- Two (2) Small Conference Rooms
- One (1) Large Conference Room
- Break room
- Large Open Work Area
- Suites 405 & 415 may be combined



## BUILDING PHOTOS





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