



## RETAIL / OFFICE BUILDING

1201 N Monroe Street  
Spokane, WA 99201

LEASE RATE	<del>\$3,500/Month (\$24.24 PSF/YR)</del>
NEW PRICE!	\$2,500/Month (\$17.28 PSF/YR)
BUILDING SIZE	±1,736 SF
LOT SIZE	±5,796 SF
PARCEL	35182.1307
YEAR BUILT	1961

**KIEMLE**  
HAGOOD

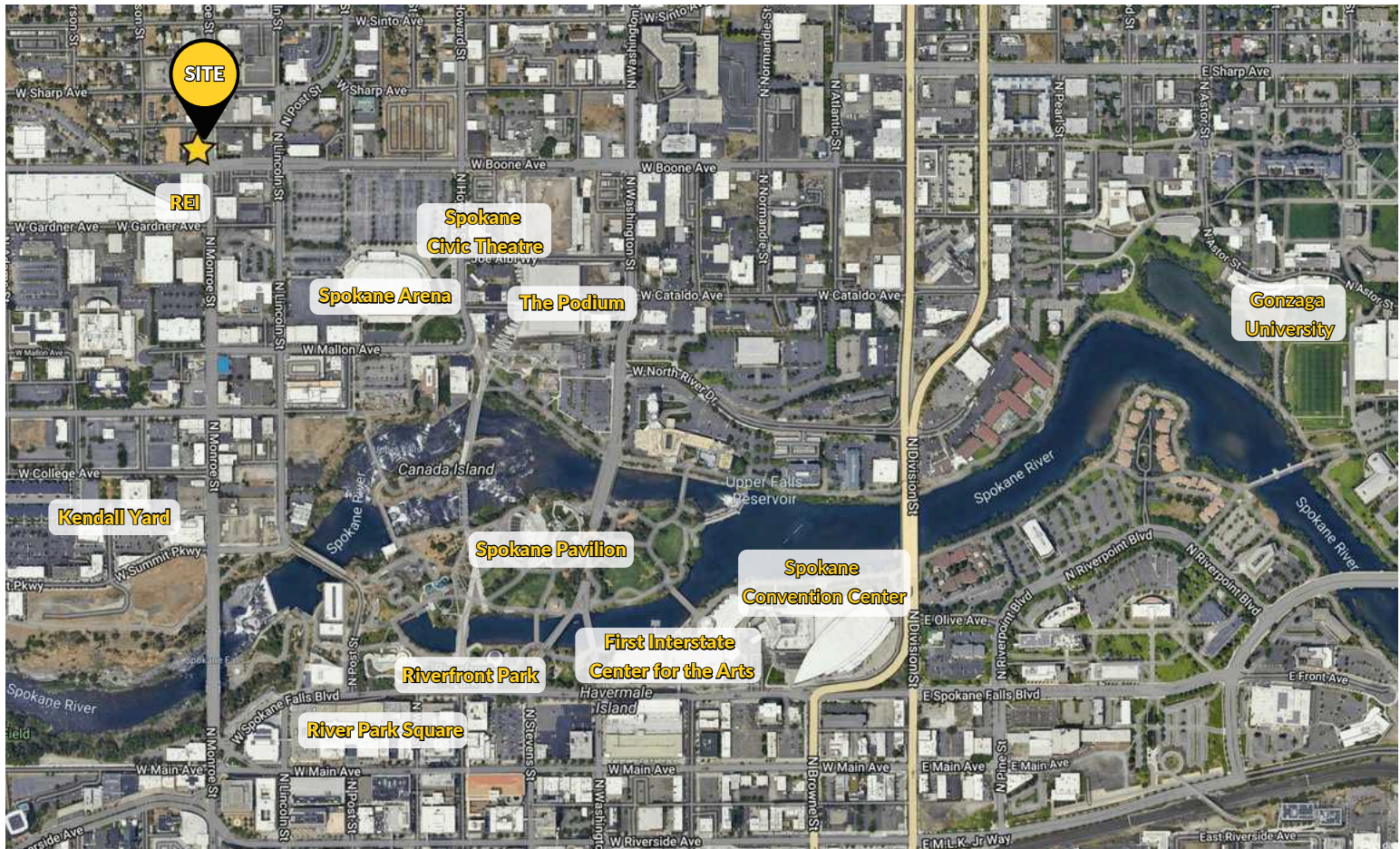
**ANTHONY "TONY" VILLELLI**  
208.661.3044  
tony.villelli@kiemlehagood.com

**BRANDON PETERSON**  
509.755.7541  
brandonp@kiemlehagood.com



# PARCEL HIGHLIGHTS

Great retail or office building on signalized NW corner of Monroe and Boone Ave. Very convenient central location for client/customers access from North or South Spokane. Building is move in ready and ready for it's next tenant!



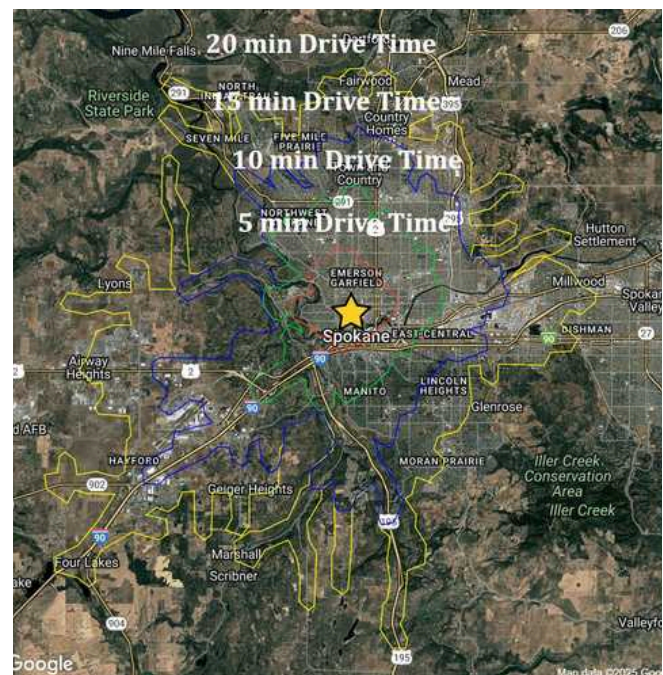
## DISTANCE AND DRIVE TIMES

Downtown Spokane  
5 minutes,  $\pm 1.3$  miles

Spokane International Airport  
11 minutes,  $\pm 6.9$  miles

Spokane Valley, WA  
15 minutes,  $\pm 10.6$  miles

Post Falls, ID  
31 minutes,  $\pm 25.7$  miles





# SITE PHOTOS

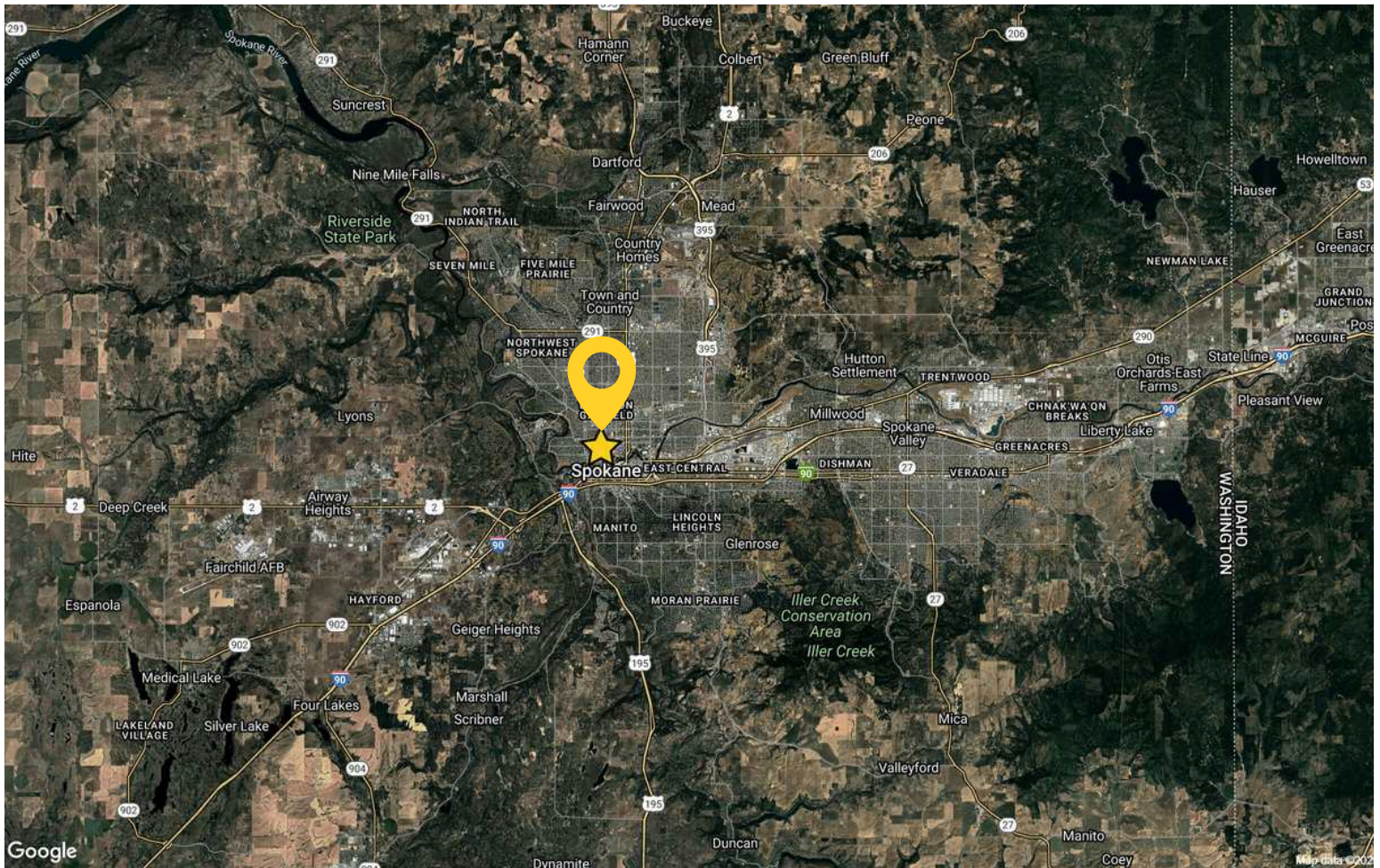




# SITE PHOTOS







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[VIEW LOCATION](#)

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### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 WEST RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814