

FOR LEASE



RETAIL/OFFICE SPACE

525 W 2nd Avenue
Spokane, WA 99201

LEASE RATE	\$6.00-\$12.00 PSF /YR
EST NNN RATE	\$3.00 PSF
TOTAL BUILDING SF	±16,659 SF
YEAR BUILT	1978
LOT SIZE	±0.16 AC (±7,100 SF)
PARCELS	35191.3009
ZONING	DTG

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**KIEMLE
HAGOOD**

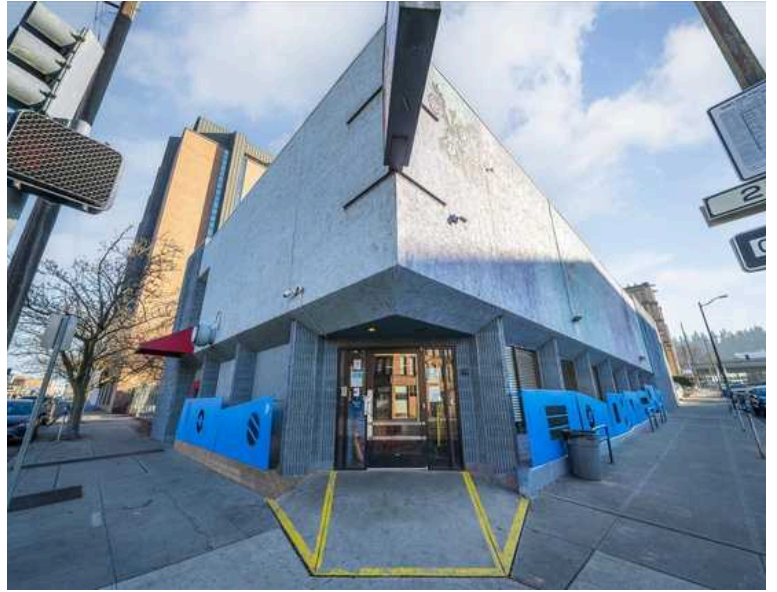
Discover a versatile retail and office property offering endless potential in the heart of downtown Spokane. This three-story, $\pm 16,659$ SF building situated on a $\pm 7,100$ SF lot and zoned DTG (Downtown General) delivers flexible space ideal for a range of uses. The property features convenient elevator access, basement storage, and multiple levels suitable for both office and retail operations.

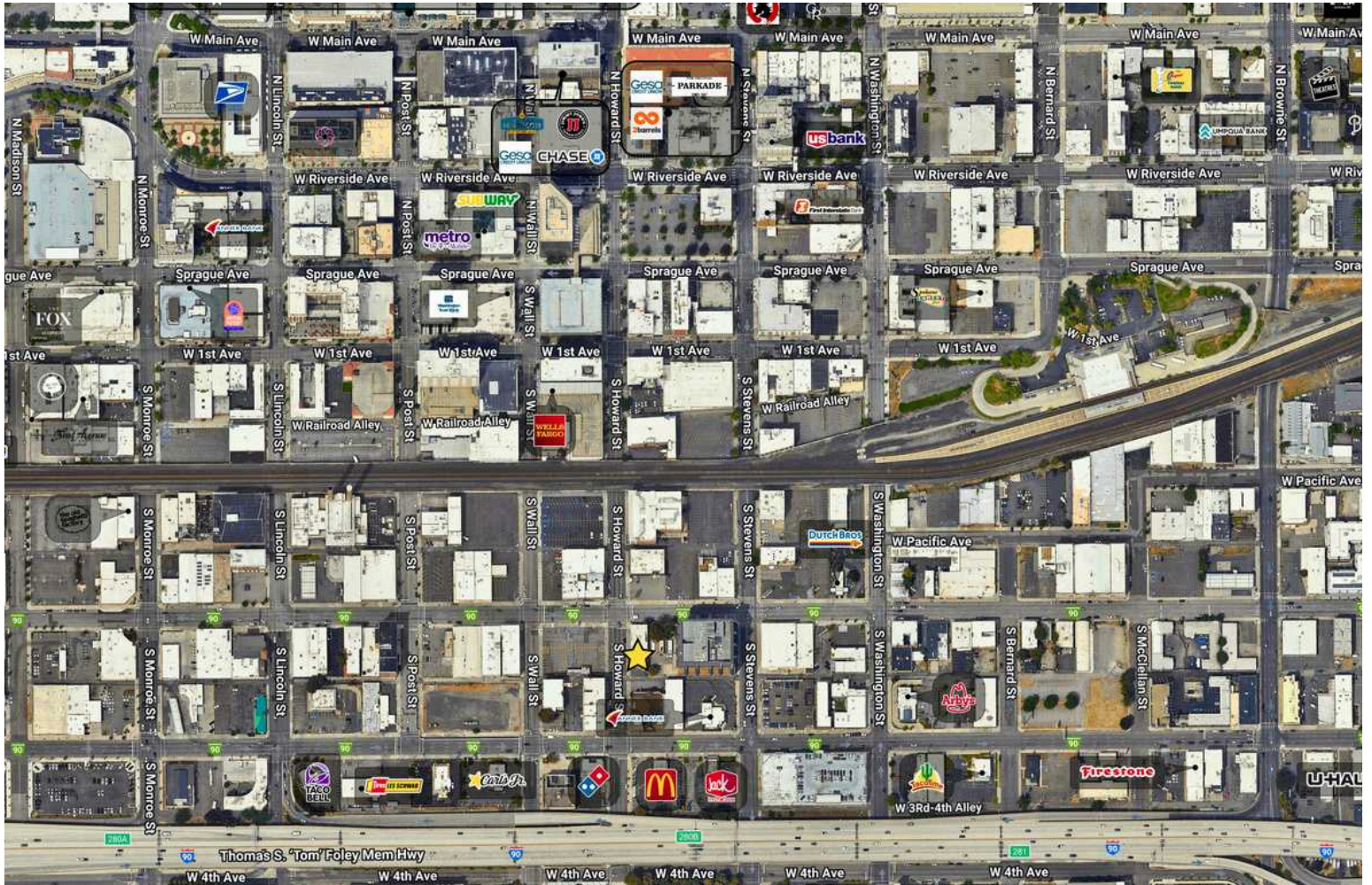
With excellent visibility and proximity to downtown amenities, this property presents a prime opportunity for a bar, restaurant, convenience store, or mixed-use concept. Built in 1978, the building combines solid structure with adaptable floor layouts, providing a strong foundation for repositioning or investment.

AVAILABLE SUITE	SUITE SF	LEASE RATE
SUITE 1	$\pm 5,183$ SF	\$12.00 PSF /YR + NNN
SUITE 2	$\pm 5,820$ SF	\$12.00 PSF /YR + NNN
SUITE 0	$\pm 5,605$ SF	\$6.00 PSF /YR + NNN



INTERIOR PHOTOS





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201