

FOR SALE OR LEASE



DOWNTOWN MIXED-USE COMMERCIAL BUILDING

425 & 427 W 1st Avenue
Spokane WA 99201

SALE PRICE	\$1,195,000
LEASE RATE	\$15.00 PSF, NNN
EST. NNN RATE	\$3.50 PSF
BUILDING SIZE	±7,502 SF
LEASE AVAILABLE	±4,222 SF
LOT SIZE	±0.06 AC

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**KIEMLE
HAGOOD**

For Sale or Lease: Professional Office/Retail or Live/Work Building in the Heart of Spokane

425-427 W. 1st Ave, Spokane, WA 99201

Offered at: \$1,195,000 or \$15.00 PSF /YR

Est NNN Rate: \$3.50 PSF

Total Area: 4,222 SF (Plus Full Unfinished Basement)

Historic Stewart building available for sale or lease. Great opportunity to own a well-maintained professional office or retail building in Spokane's vibrant downtown core. This versatile two-story property offers 4,222 square feet of above-grade space plus a full unfinished basement, ideal for storage or future build-out potential.

Main Floor – 2,842 SF

- Reception area
- 4 private offices
- Open work area
- Full kitchen
- 2 restrooms (1 with shower)

Second Floor – 1,380 SF

- Reception area
- 2 private offices
- Spacious conference room
- Full kitchen
- Full bathroom with shower
- Access to a rooftop deck with a pergola – perfect for client meetings or team breaks

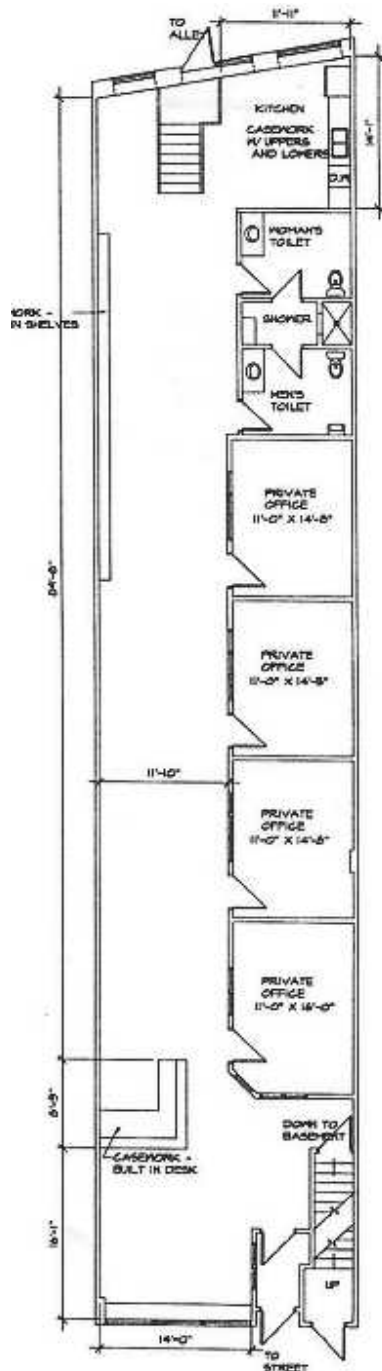
Additional features include shared elevator access via the adjacent building, enhancing ADA accessibility and convenience. Whether you're an investor, owner-user, or looking for a high-quality tenant opportunity, this flexible layout fits a variety of professional uses.



FLOOR PLANS

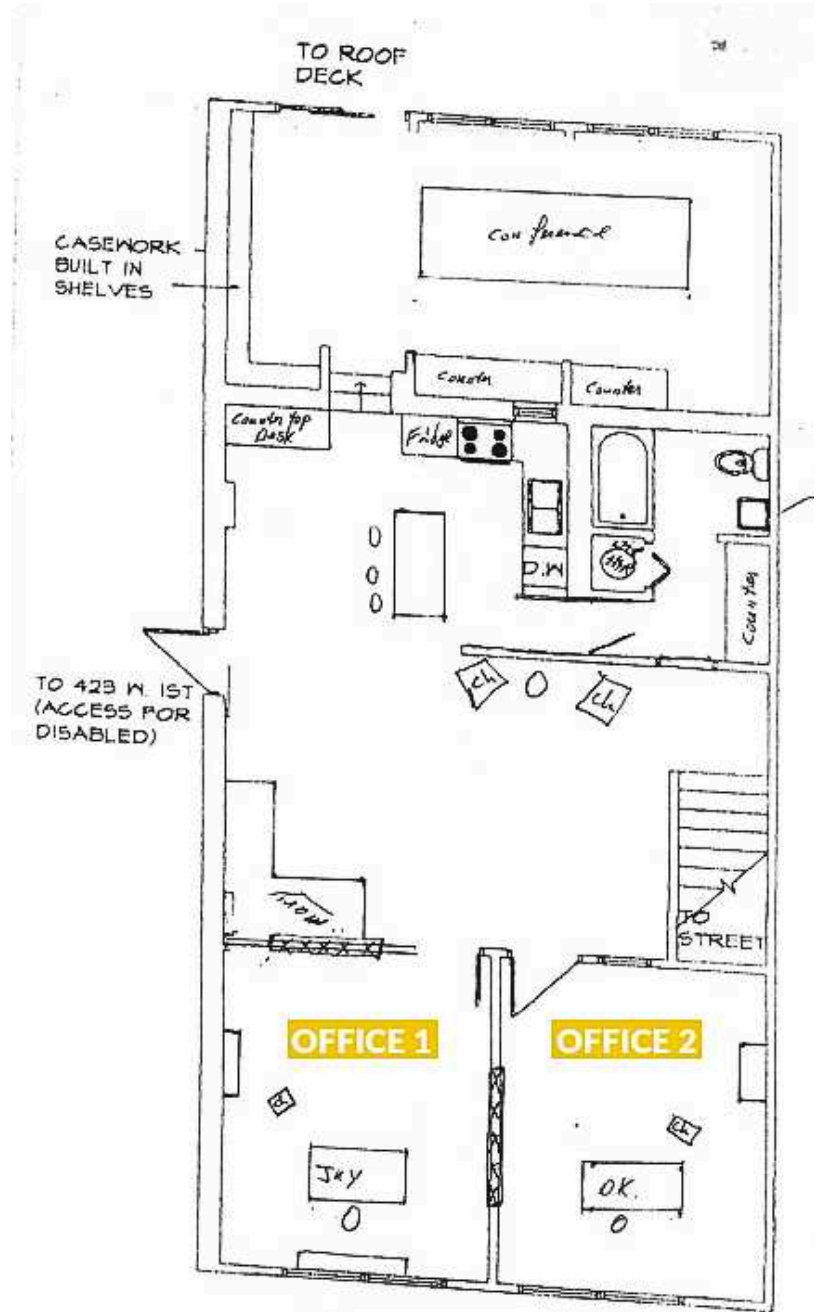
MAIN FLOOR

±2,842 SF



2ND FLOOR

±1,380 SF

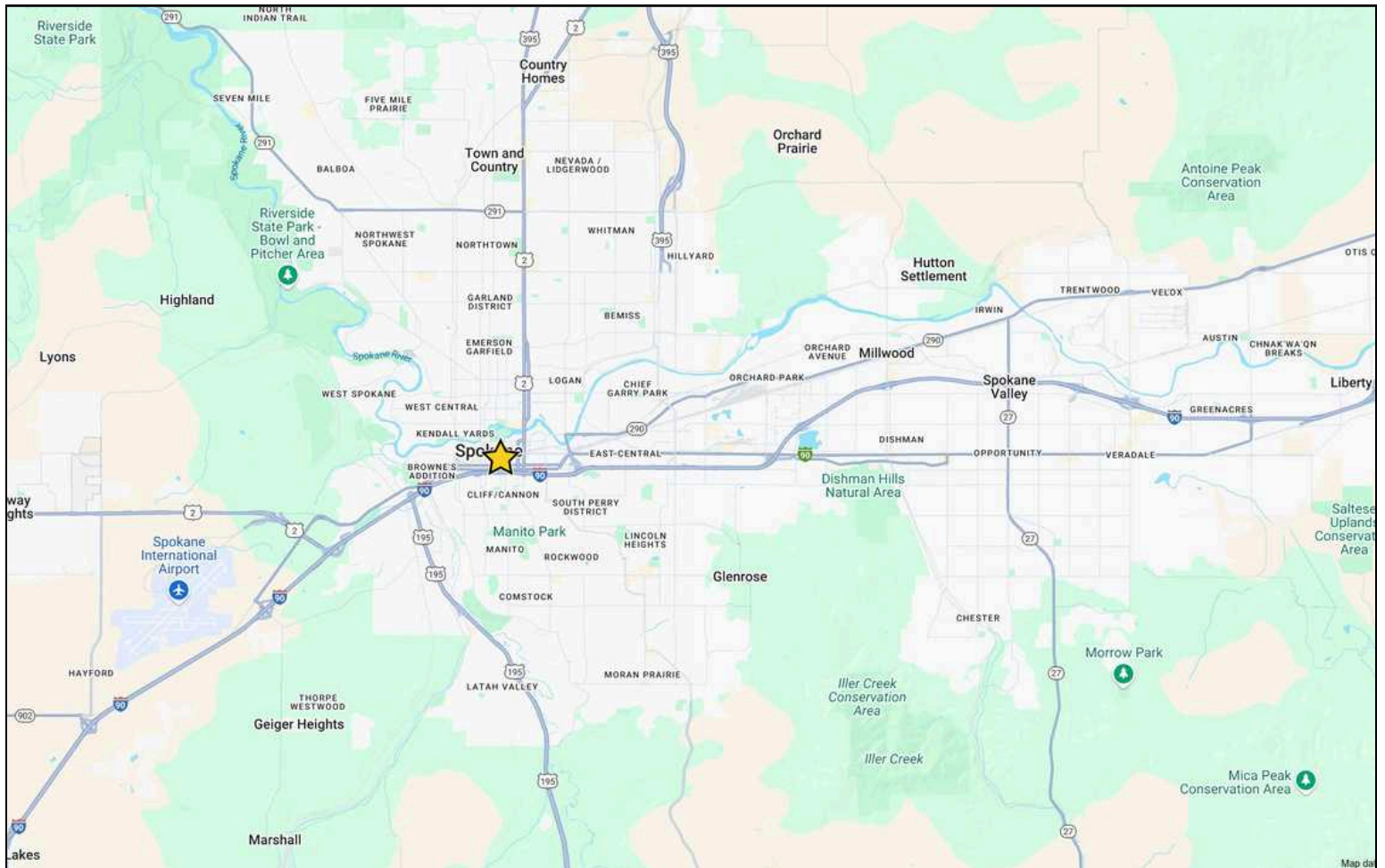


INTERIOR PHOTOS - MAIN FLOOR



INTERIOR PHOTOS - 2ND FLOOR





VIEW LOCATION

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OFFICE LOCATIONS

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

**601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201**