

# FOR LEASE

**OFFICE/RETAIL SPACE AVAILABLE AT THE HISTORIC FLOUR MILL**

621 W Mallon Avenue, Suite 301 | Spokane, WA 99201

**BRANDON PETERSON, Broker**  
509.755.7541  
brandonp@kiemlehgood.com

**BRYAN DUNCAN, Property Manager**  
509.755.7584  
bryan.duncan@kiemlehgood.com

**KIEMLE  
HAGOOD**

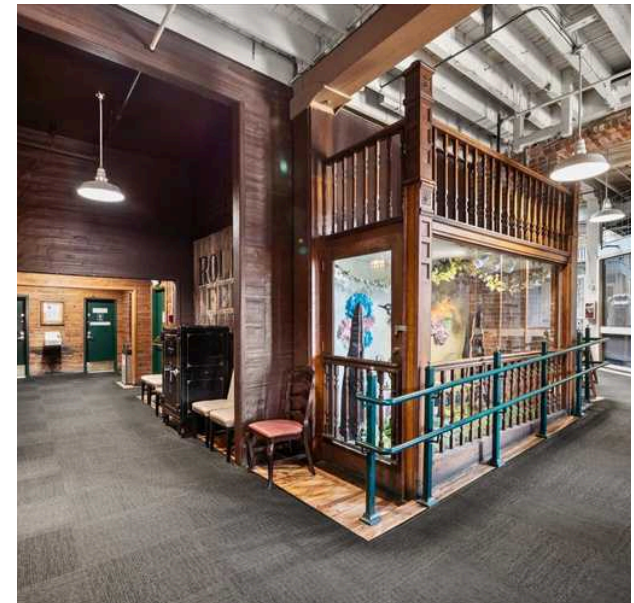
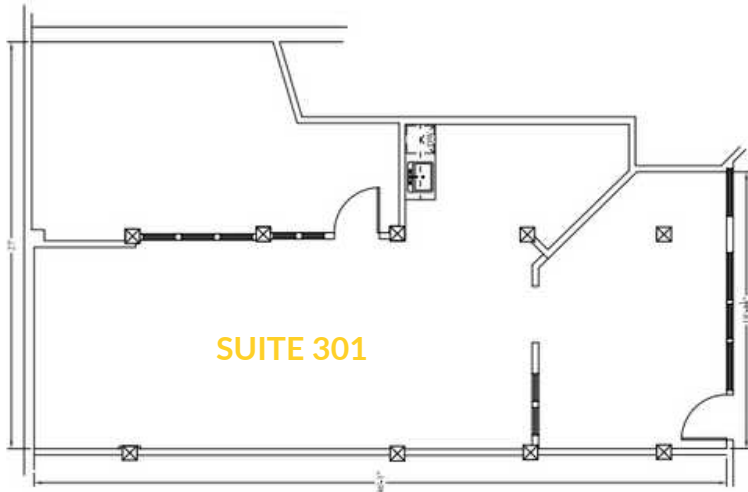
# PROPERTY DESCRIPTION

This beautifully finished space offers a unit blend of historic charm and modern sophistication with skylight producing great natural light throughout the space.

## Property Highlights:

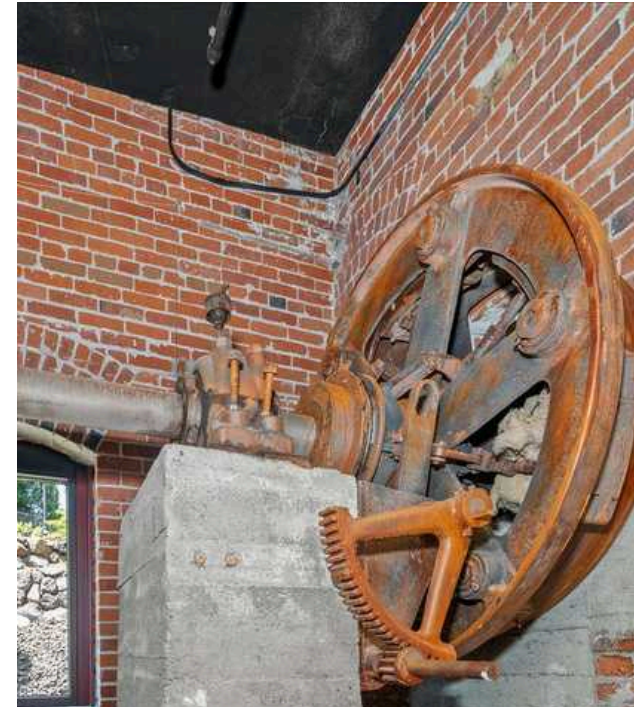
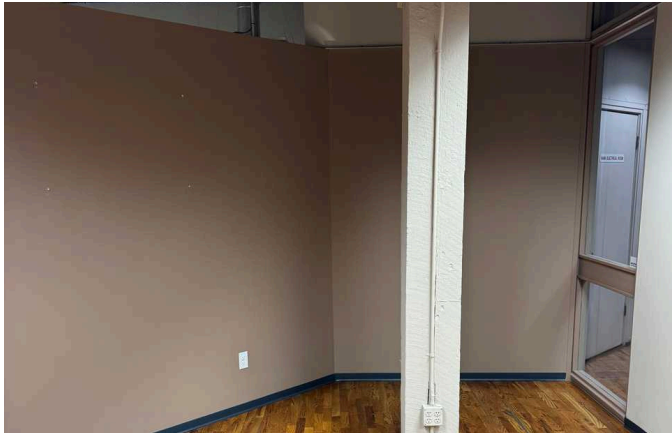
- Located directly on the Centennial Trail, offering easy access to scenic riverfront recreation
- Steps from Clunkerdagger's Restaurant, Spokane Arena, and downtown Spokane
- On site parking available for staff and clients
- Position your business in a setting that reflects both prestige and functionality. The Historic Flour Mill offers an unmatched work environment surrounded by culture, dining, events, and the vibrant Spokane riverfront.

***\*Incentives available! Call listing broker today!\****



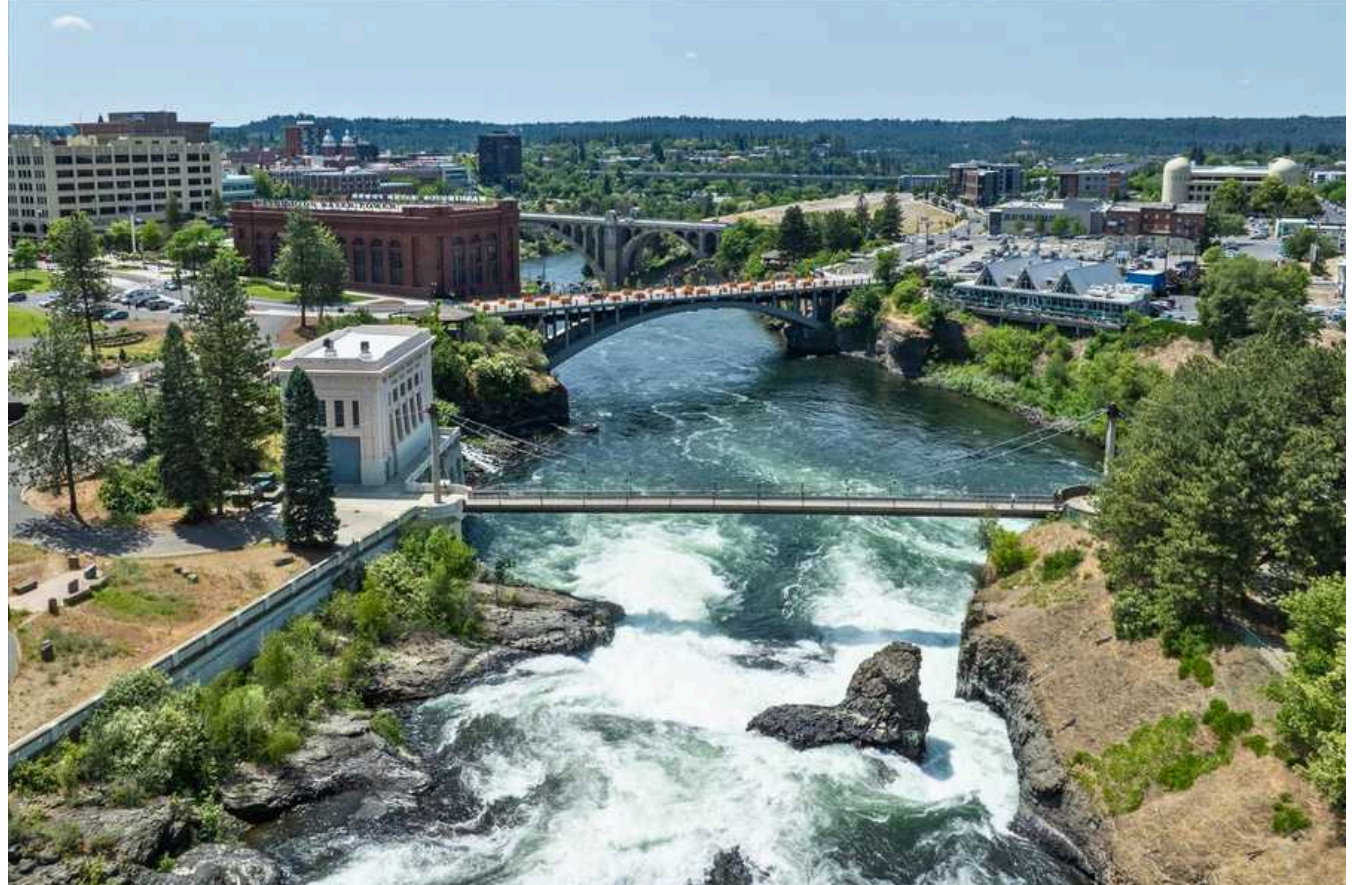
# INTERIOR PHOTOS

# OFFICE/RETAIL SPACE



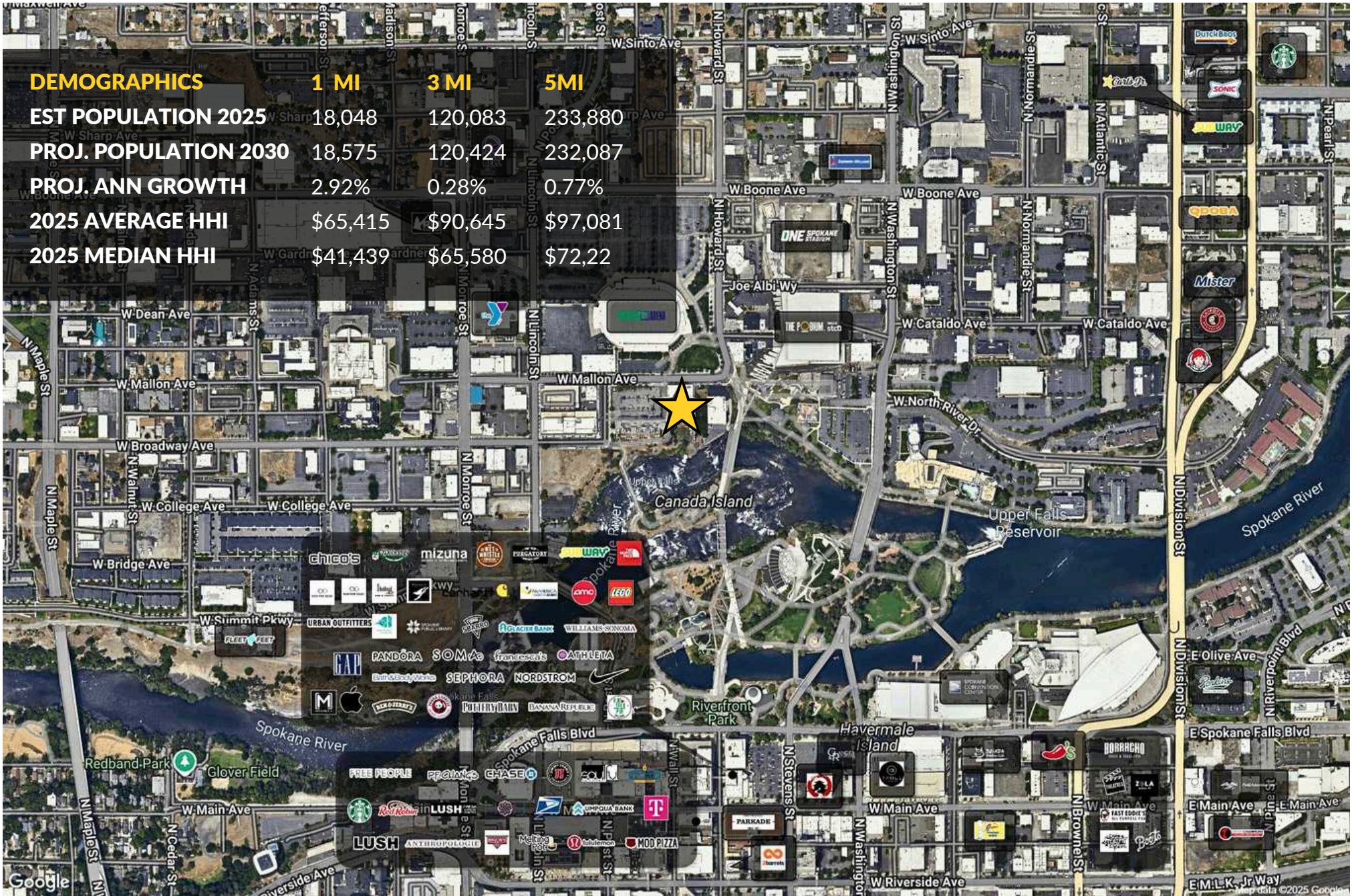
<b>SUITE NO.</b>	Suite #301
<b>LEASE RATE</b>	\$16.00 PSF/YR
<b>LEASE TYPE</b>	Modified Gross
<b>SUITE SIZE</b>	±1,279 SF
<b>PARCEL</b>	35185.4922
<b>BUILDING SIZE</b>	±74,219 SF
<b>LOT SIZE</b>	±95,757 SF
<b>YEAR BUILT</b>	1896
<b>ZONING</b>	DTG - Downtown General
<b>PARKING</b>	Spaces available on site at \$100/month per space

# EXTERIOR PHOTOS



# SURROUNDING AREA / DEMOGRAPHICS

DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	18,048	120,083	233,880
PROJ. POPULATION 2030	18,575	120,424	232,087
PROJ. ANN GROWTH	2.92%	0.28%	0.77%
2025 AVERAGE HHI	\$65,415	\$90,645	\$97,081
2025 MEDIAN HHI	\$41,439	\$65,580	\$72,22



## HISTORY OF THE FLOUR MILL

The Flour Mill is a physical reminder of the centrality of water power in Spokane's history; nearly all of the early development of the city was directly related to the majestic falls of the Spokane River. The Spokane Flour Mill, built in 1895, was one in a series of mills built along the falls prior to 1900. It did not come into operation, however, until 1900 because the property became mired in a complex international lawsuit that was one of the most explosive and longest-fought battles in the city's legal history. The mill was adaptively renovated as a shopping center in conjunction with preparations for the World's Fair that Spokane hosted in 1974. Shoppers and diners at the Flour Mill now enjoy a view of Riverfront Park, the legacy of Expo '74 and the centerpiece of the city. The Flour Mill stands as a unique reminder that Spokane's history and wealth began in the power of the falls and endured through the bounty of the surrounding countryside.

— Spokane City | County Historic Preservation Office

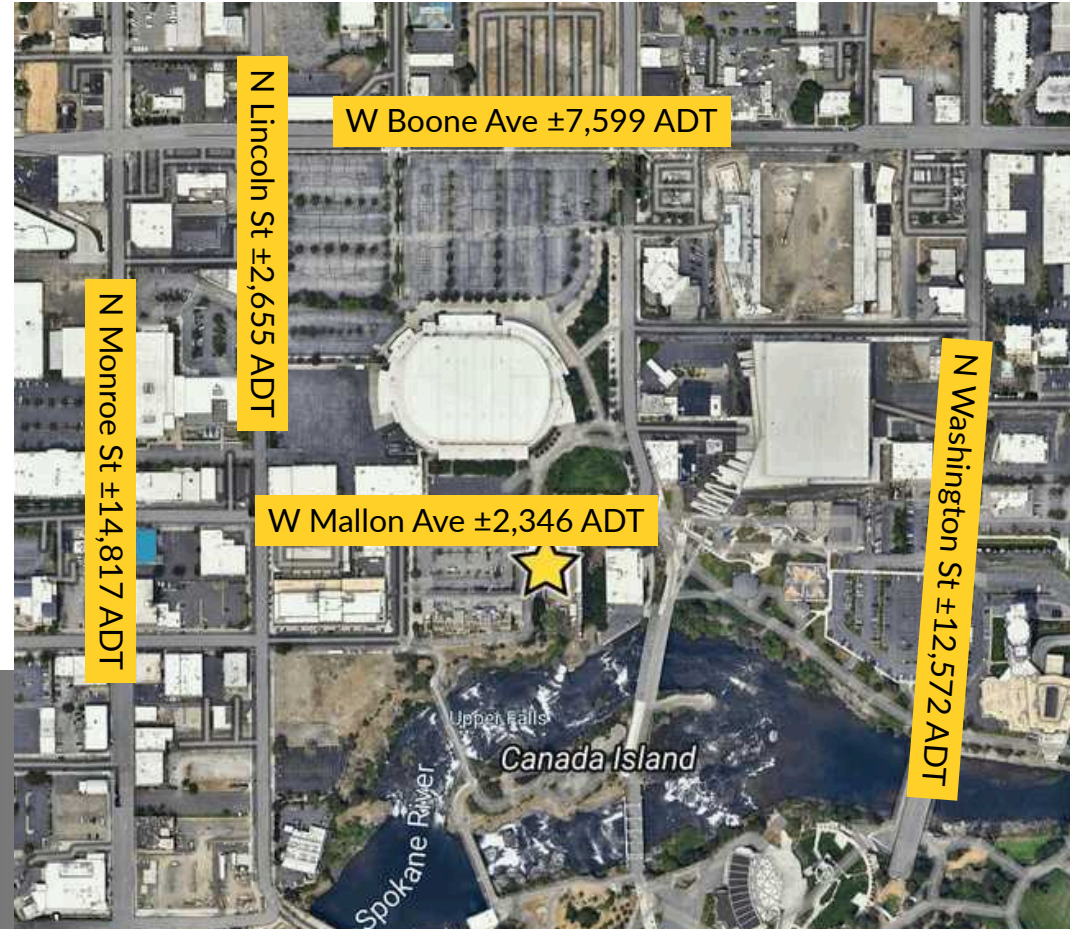


# SPOKANE HISTORY / AREA



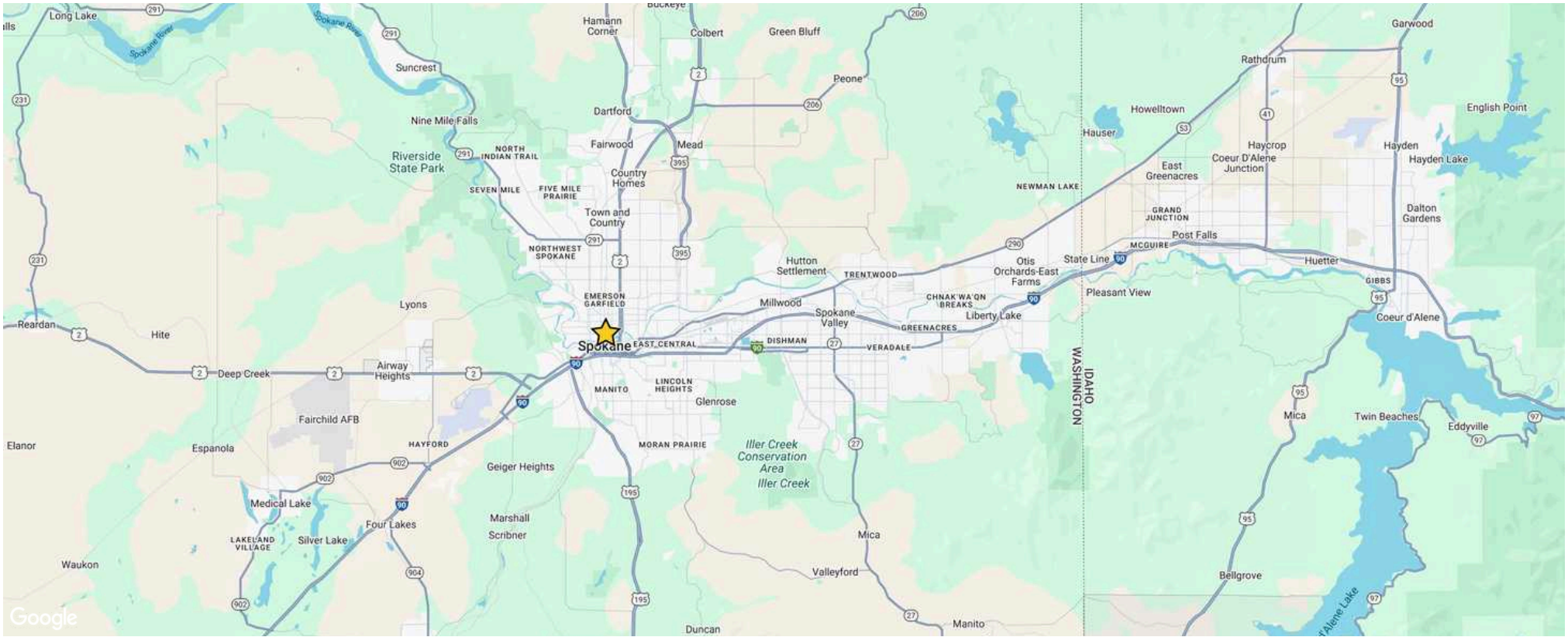
Spokane's history is deeply rooted in its location at the Spokane River Falls and the arrival of the Northern Pacific Railroad, which transformed the area into a regional hub for mining, timber, and agriculture. The city's growth was further fueled by the nearby Coeur d'Alene mining district and the Grand Coulee Dam project. Spokane's history also includes the presence of the Spokane Tribe, its hosting of Expo '74, and its role as a gateway to the Inland Northwest.

# DISTANCE & DRIVE TIMES



## Distance and Drive Time

- Spokane International Airport (East)** | ±7 Miles, ±12 Minutes
- Spokane Valley, WA (East)** | ±10 Miles, ±16 Minutes
- Post Falls, ID (East)** | ±26 Miles, ±30 Minutes
- Coeur d'Alene, ID (East)** | ±34 Miles, ±42 Minutes
- Seattle, WA (West)** | ±279 Miles, ±4 Hour, 13 Minutes
- Newport, WA (North)** | ±49 Miles, ±1 Hour
- Pullman, WA (South)** | ±75 Miles, ±1 Hour, 23 Minutes



[VIEW LOCATION](#)



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## OFFICE LOCATIONS

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

601 W Main Avenue, Suite 400  
Spokane, WA 99201