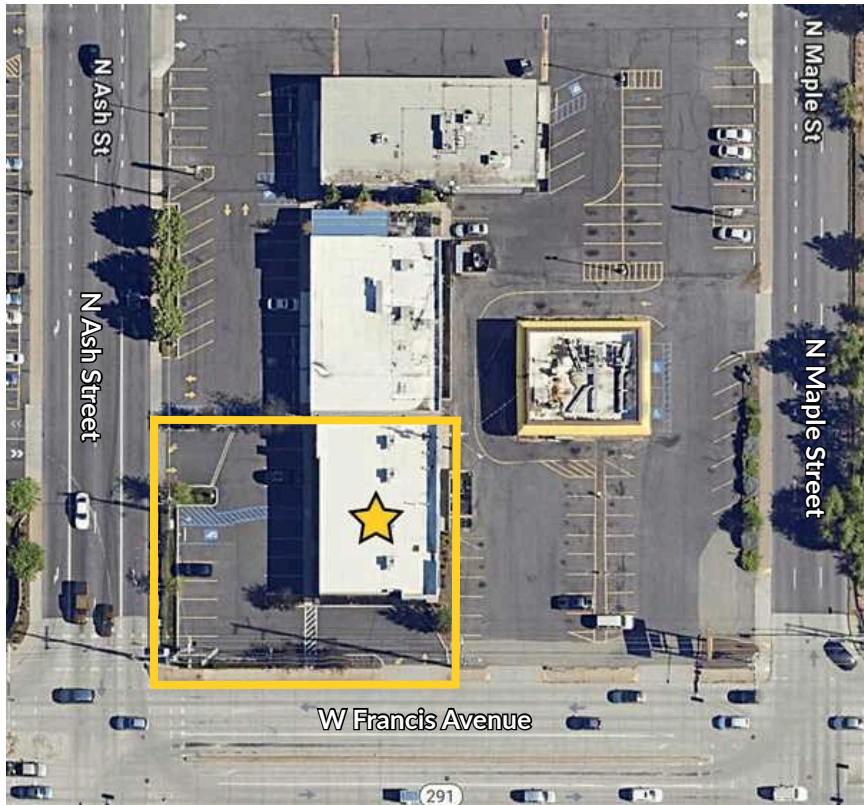


FOR SUBLEASE



Office Space Sublease

1628 W Francis Avenue
Spokane WA 99205

AVAILABLE	SUITE A
SUBLEASE RATE	\$18.75 PSF/YR
Est NNN 2025	\$5.23 SF
SUBLEASE TERM EXPIRATION	3/31/2029
SPACE SIZE	±2,538 SF
PARCEL NO.	26254.1502
ZONING	CB-55
YEAR BUILT	2008
PARKING	In front and behind premises

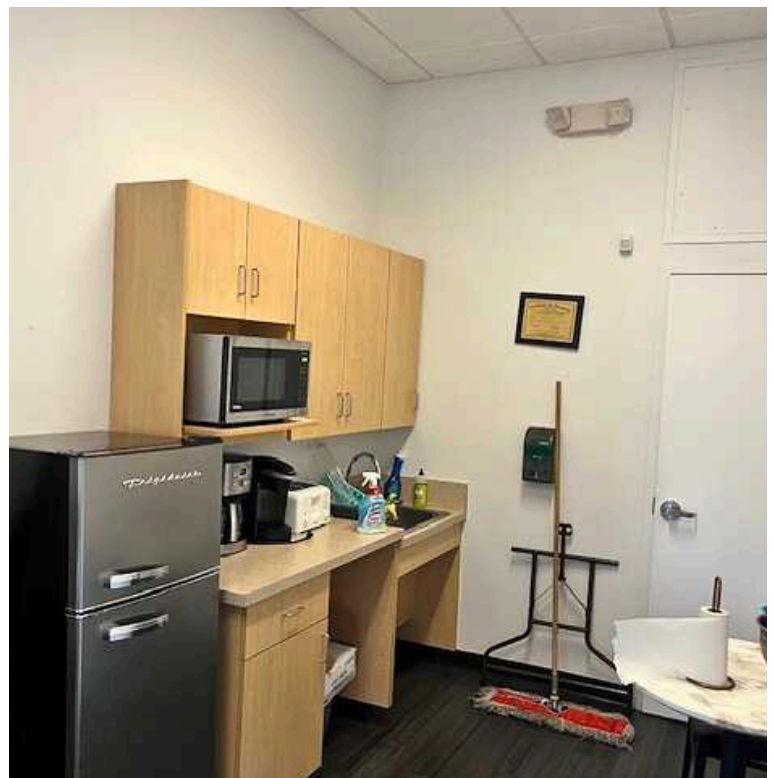
**KIEMLE
HAGOOD**

CRAIG SOEHREN
509.755.7548
craigs@kiemlehagood.com

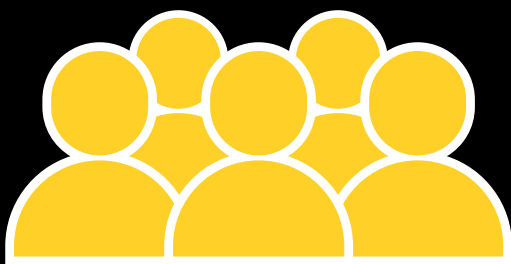
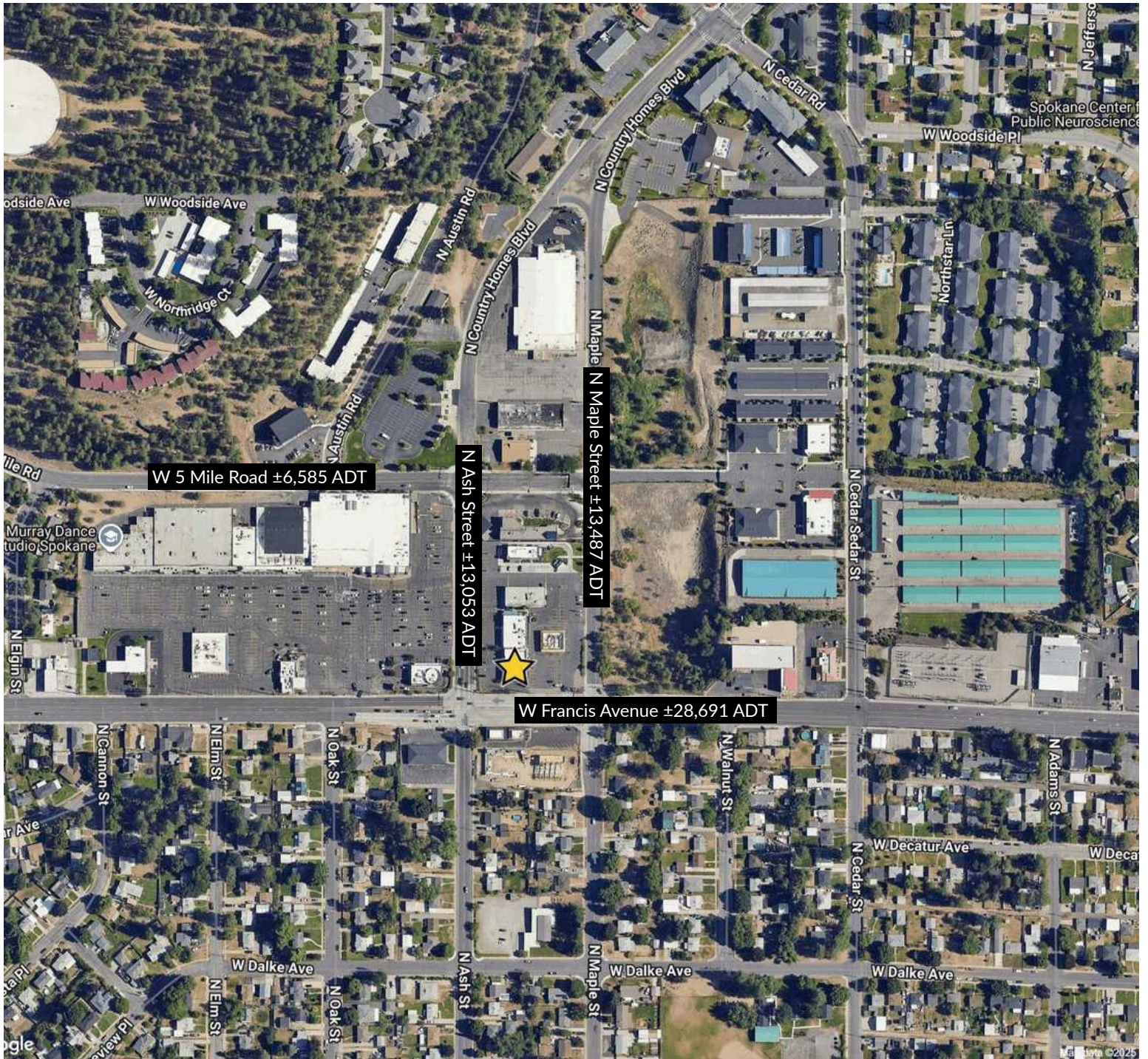
CHRISTIAN ALFARO
509.755.7505
christian.alfaro@kiemlehagood.com

PRIME FRANCIS AVENUE LOCATION | SUITE A

Modern ±2,538 SF suite available in a 2008-built building, perfectly positioned for maximum exposure along busy Francis Avenue. Situated on a ±15,465 SF lot, this well-maintained property offers excellent visibility, strong traffic counts, and a professional presence for your business.

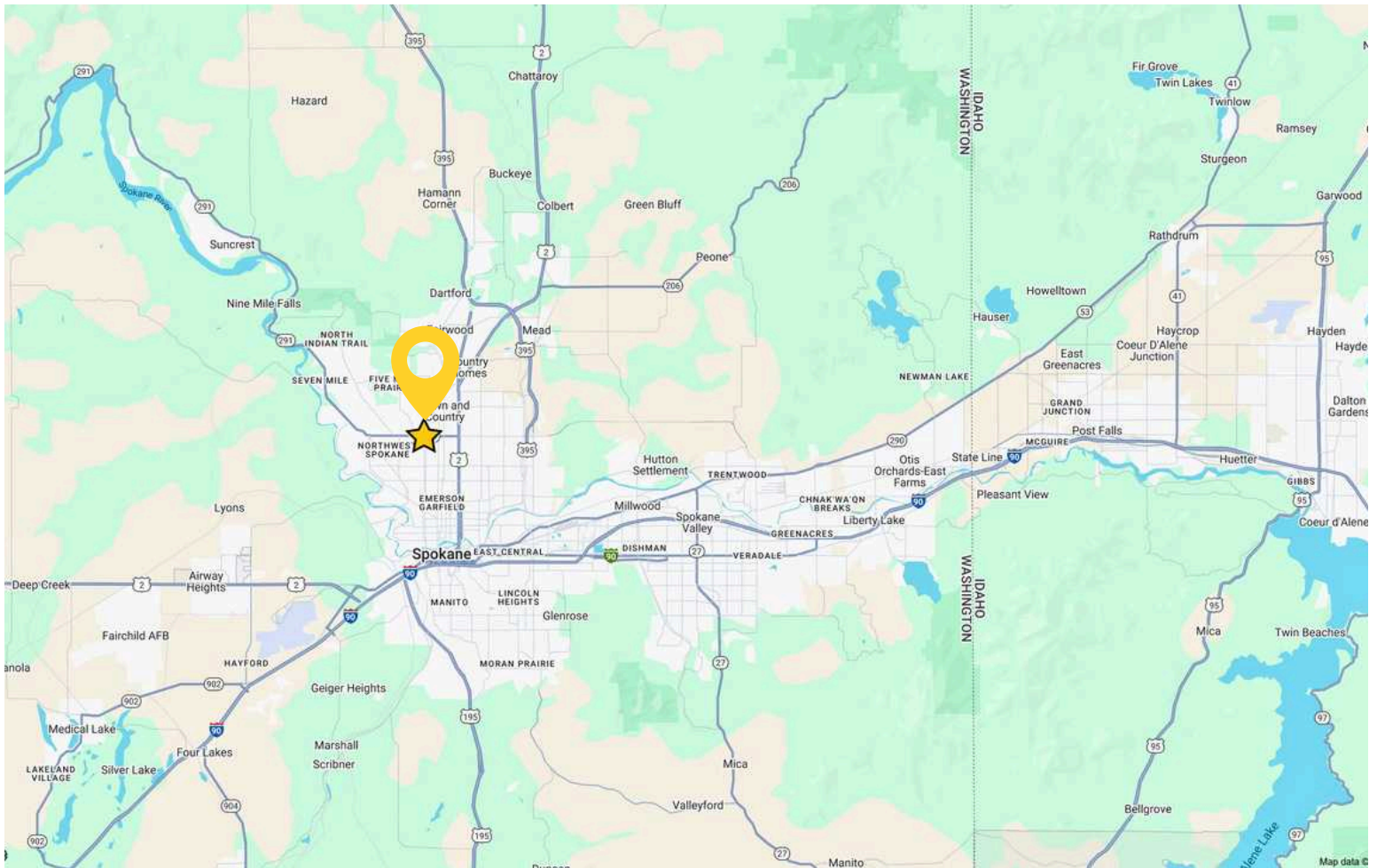


TRAFFIC | DEMOGRAPHICS



DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	14,675	114,800	199,143
PROJ. POPULATION 2030	14,263	113,528	198,644
ADJ. DAYTIME DEMOS	6,677	65,088	165,884
2025 AVERAGE HHI	\$101,460	\$98,888	\$94,471
2025 MEDIAN HHI	\$81,858	\$76,377	\$70,154



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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