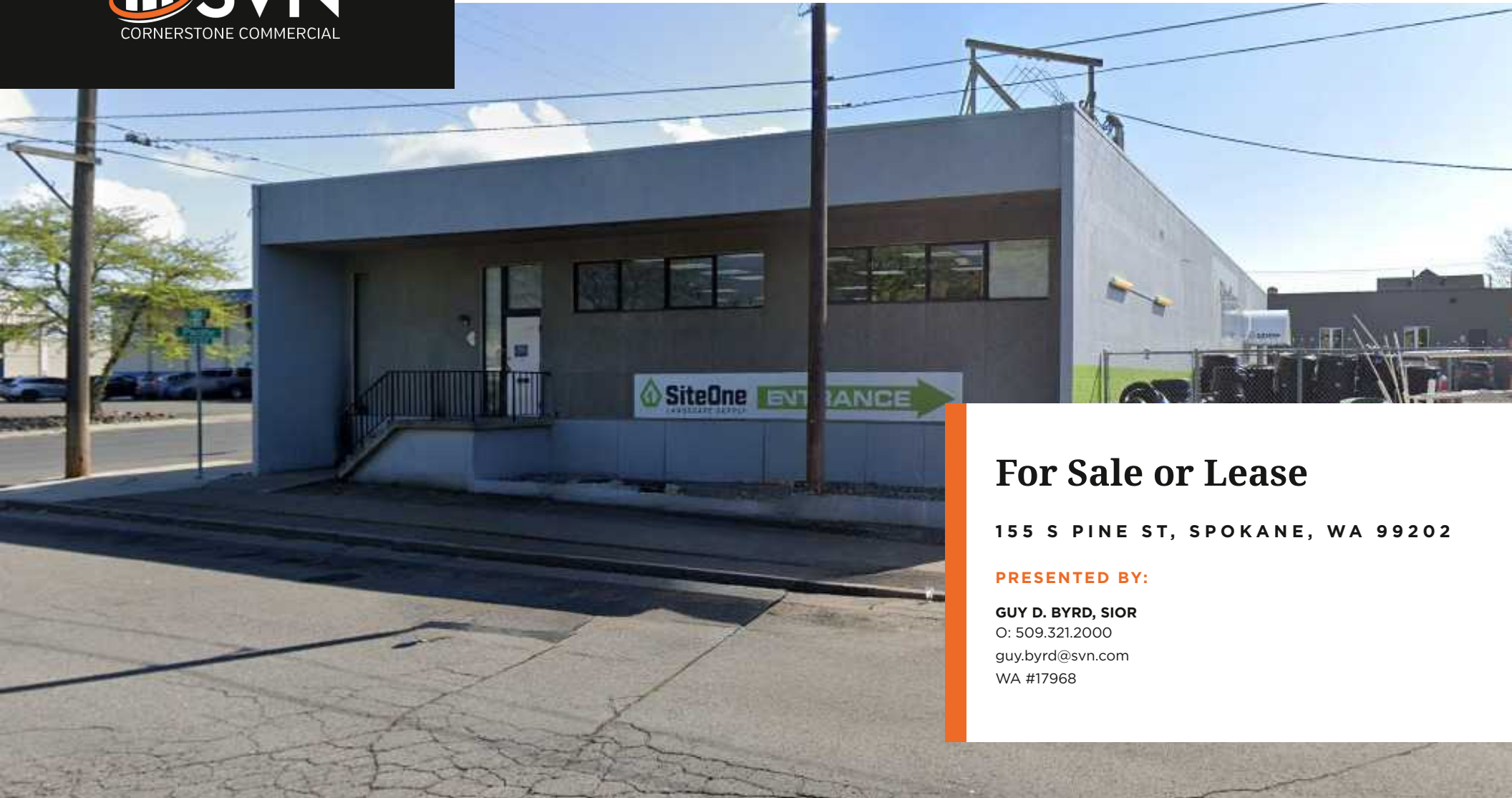




# Offering Memorandum



## For Sale or Lease

155 S PINE ST, SPOKANE, WA 99202

**PRESENTED BY:**

**GUY D. BYRD, SIOR**  
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WA #17968

## PROPERTY SUMMARY

### DOWNTOWN SPOKANE FLEX BUILDING

155 S PINE ST  
SPOKANE, WA 99202

#### OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>SALE PRICE:</b>    | \$990,000           |
| <b>PRICE / SF:</b>    | \$165.00            |
| <b>LEASE RATE:</b>    | \$6,000.00/MO (NNN) |
| <b>BUILDING SIZE:</b> | 6,000 SF            |
| <b>LOT SIZE:</b>      | 15,000 SF           |
| <b>CAP RATE:</b>      | 7.90%               |



## PROPERTY SUMMARY

This Downtown Spokane property offers approximately 6,000 SF of adaptable warehouse and commercial space supported by 600 AMP power, providing substantial electrical capacity for fabrication, service, contractor, retail, community service, or light industrial users. The building features two 10' x 12' drive-thru grade-level doors for efficient vehicle access and workflow, along with on-site surface parking and a fenced yard area suitable for equipment and material storage. Zoned GC-150, the site supports a wide range of commercial and community-oriented uses and benefits from strong arterial connectivity within Spokane's urban core.

The property is currently leased through December 2027, providing in-place income for investors while maintaining potential flexibility for an owner-user, as the existing lease may allow for early termination subject to negotiated terms. For buyers or tenants seeking a centrally located, power-capable, and functionally configured facility within the city core, this property presents a compelling opportunity. Seller financing may be available for qualified buyers. Contact the listing agent for additional details regarding lease availability, potential early termination provisions, and seller financing options.



## PROPERTY HIGHLIGHTS

- 600 AMP power providing substantial electrical capacity for industrial and equipment-intensive users
- ±6,000 SF warehouse space in Downtown Spokane
- Two 10' x 12' drive-thru grade-level doors
- Fenced yard area suitable for equipment or material storage
- On-site surface parking
- GC-150 zoning allowing broad commercial, retail, office, service, and community uses
- Currently leased through December 2027 with potential owner-user flexibility
- Seller financing may be available for qualified buyers



**Central Location**



**Flexible Zoning**



**Seller Financing**

# PROPERTY PHOTOS



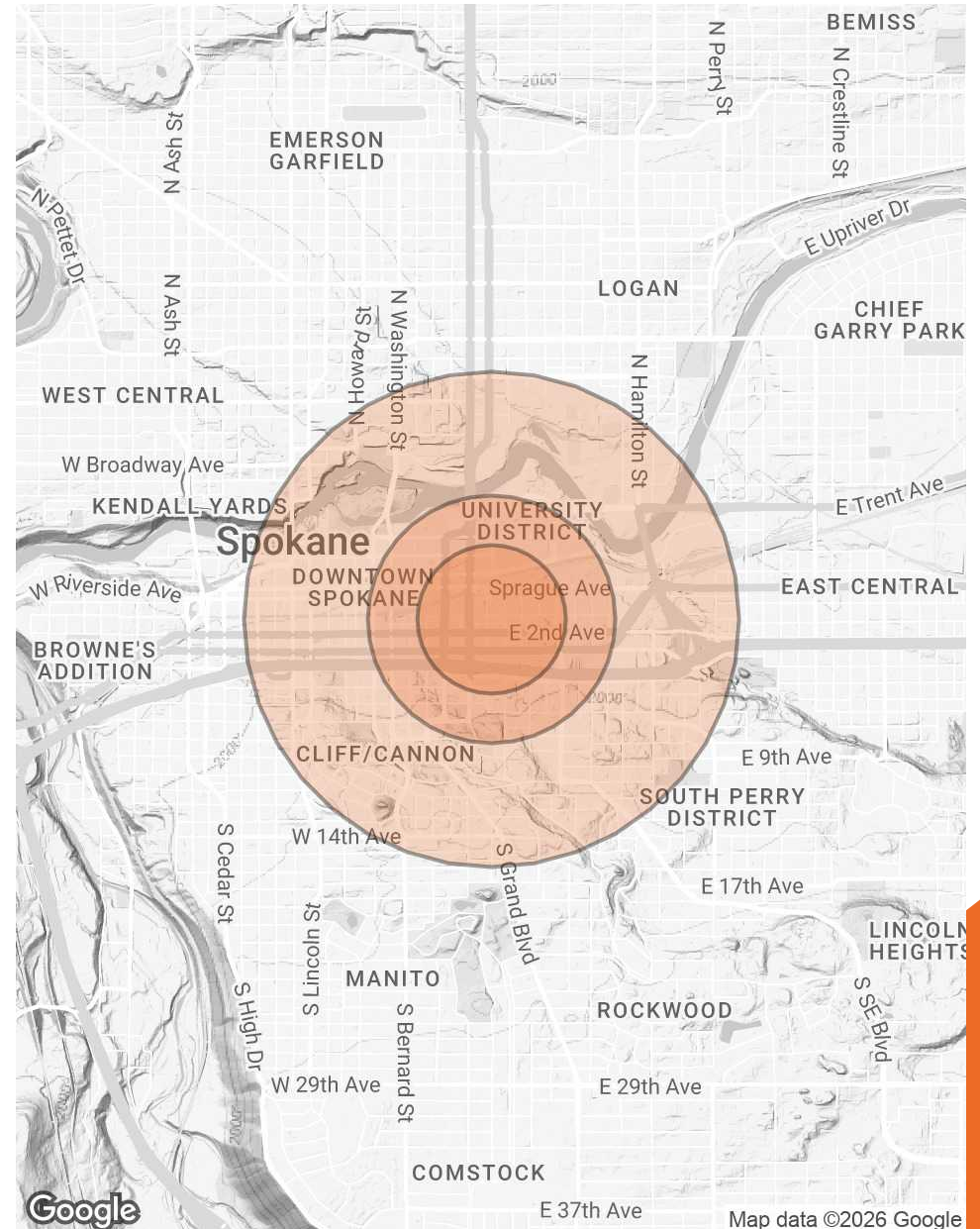
# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION     | 1,228     | 2,336     | 13,531    |
| AVERAGE AGE          | 44        | 45        | 40        |
| AVERAGE AGE (MALE)   | 44        | 45        | 40        |
| AVERAGE AGE (FEMALE) | 43        | 44        | 40        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| TOTAL HOUSEHOLDS     | 474       | 1,071     | 6,280     |
| # OF PERSONS PER HH  | 2.6       | 2.2       | 2.2       |
| AVERAGE HH INCOME    | \$29,851  | \$36,571  | \$68,081  |
| AVERAGE HOUSE VALUE  | \$322,728 | \$345,161 | \$459,051 |

Demographics data derived from AlphaMap





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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