

LEASING FLYER

Fully Renovated Office Building on Sunset Hill



Garden Springs Professional Building

1717 S Rustle St.
Spokane, WA 99224



DISCLAIMER – The Designated and Managing Broker of Brumback Inc. are Members of Garden Springs at I90, LLC, the property owner.

OFFERING UP TO 3 MONTHS FREE RENT!

The Garden Springs Professional Building has been fully renovated and is available for lease. The renovation has brought this building a modern and fresh look with new ownership and management that is focused on providing an exceptional leasing experience for their tenants. Space sizes range from approximately 320 RSF to 3476 RSF and is offered at a competitive rate of \$16-18.00 +/- per sf full service. The building is well located being directly off the Garden Springs exit off of I-90 at the Sunset Hill. The location is 5 minutes to Downtown and 5 minutes to the airport with abundant free parking for employees, guests, and clients. Call for your tour today. All suites are turn-key and move-in ready!

Lease Rate \$16-18/sf +/- Full Service

Designated Broker, Nick Brumback | 509.869.4640

1717 S Rustle Street, Suite 203
Spokane, WA 99224
509.924.3939 | brumbackre.com

Exclusively Managed By
Brumback Commercial Real Estate

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Suite Information & Amenities

SUITE SIZE & LEASE RATE

1st Floor

Suite 101A:	961 RSF	\$1,450/mo	LEASED
Suite 101B:	606 RSF	\$925/mo	LEASED
Suite 101C:	1,213 RSF	\$1,625/mo	AVAILABLE
Suite 102:	527 RSF	\$800/mo	LEASED
Suite 103:	3,476 RSF	\$5200/mo	AVAILABLE
Suite 104:	604 RSF	\$920/mo	LEASED
Suite 105:	3,319 RSF	\$4,978.50/mo	LEASED
Suite 106:	463 RSF	\$700/mo	LEASED
Suite 107:	320 RSF	\$495/mo	LEASED

2nd Floor

Suite 201:	7,103 RSF	\$10,650/mo	LEASED
Suite 202:	1,024 RSF	\$1,550/mo	AVAILABLE
Suite 203:	1,700 RSF	\$2,550/mo	AVAILABLE
Suite 204:	1,706 RSF	\$2,560/mo	AVAILABLE

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*Suite 202 and 204 is currently one continuous suite. Can be demised or left as is.

*All Suites are move-in ready!

BUILDING AMENITIES

Located 5 minutes to Downtown and Airport
Directly off of I-90
Abundant FREE parking
Fully renovated exterior and interior
On-site management
Elevator
Common bathroom with shower
Central Heat and Air
Fiber line data available from Comcast
Secure access building with cameras

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Aerial Location Map



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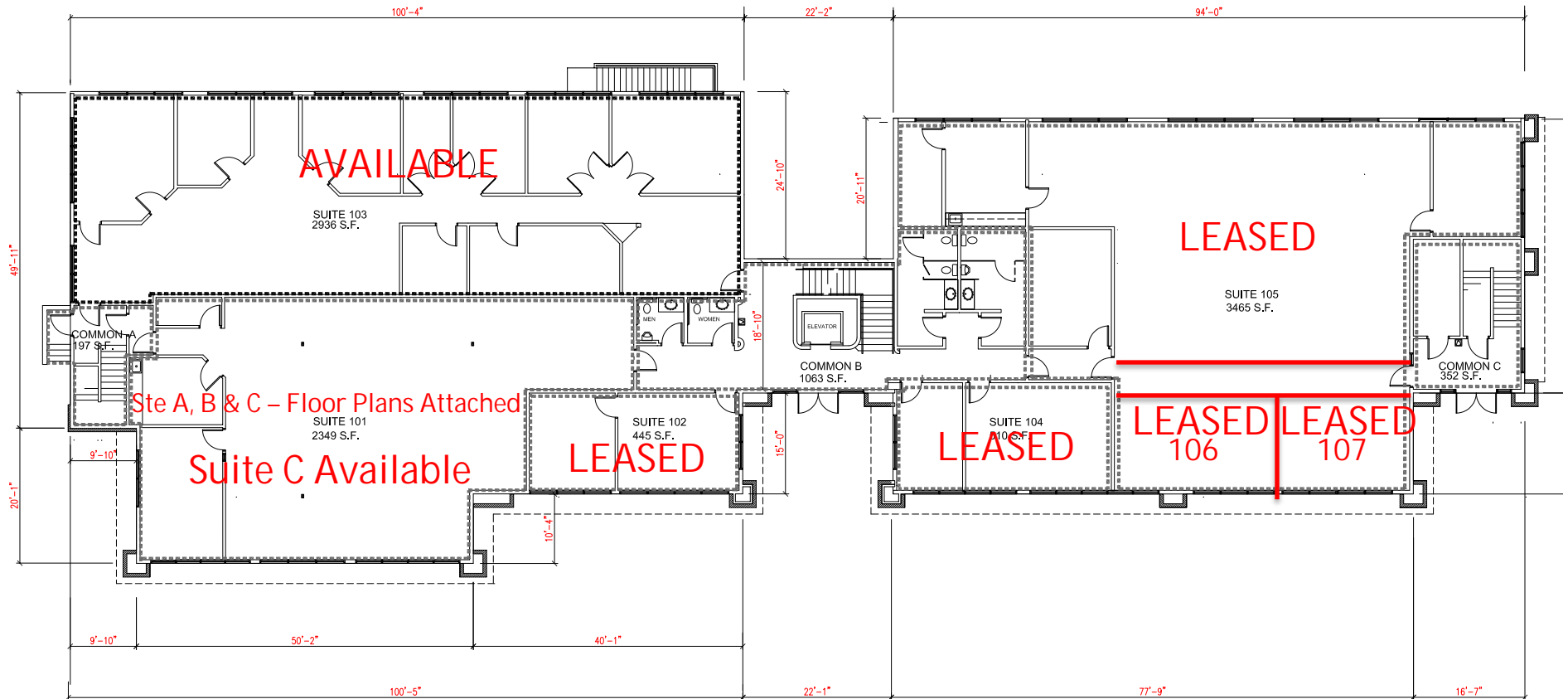
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1st Level Floor Plan



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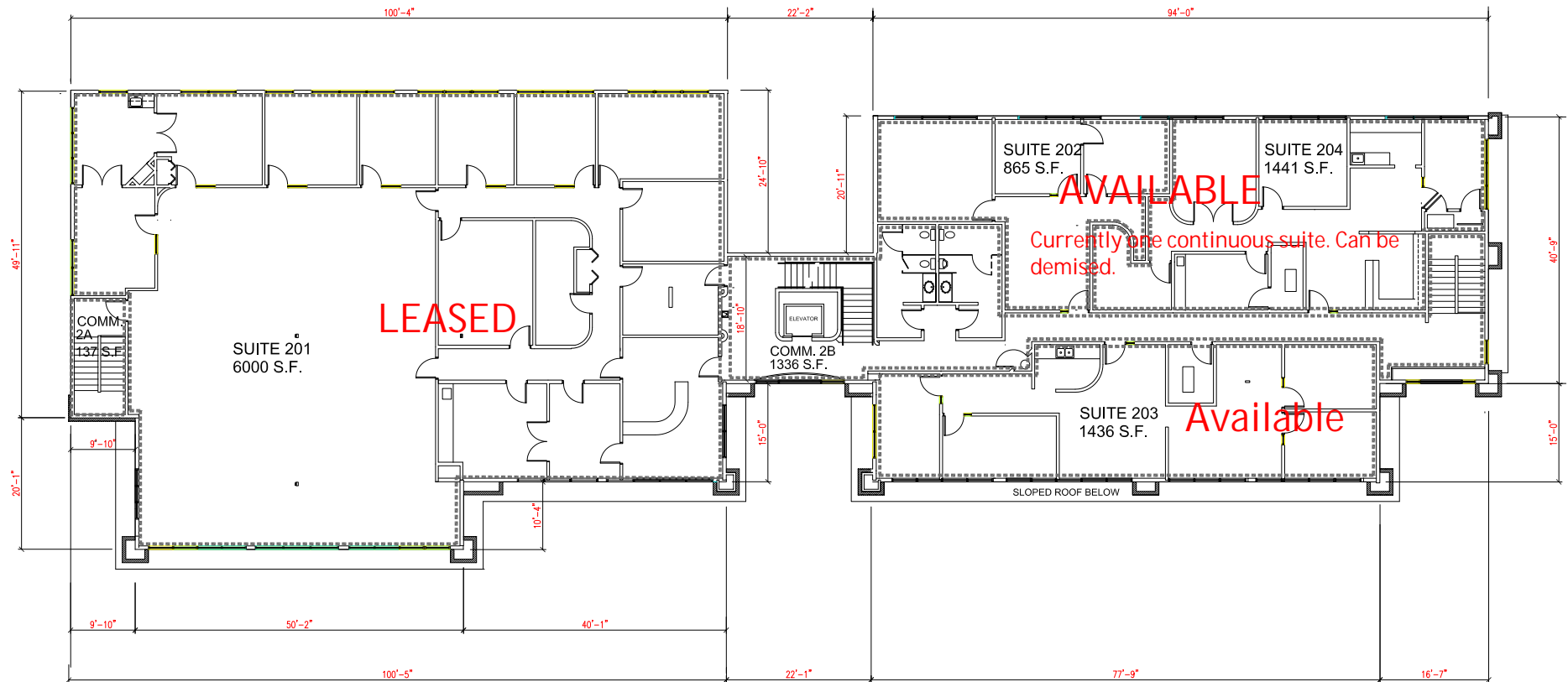
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2nd Level Floor Plan



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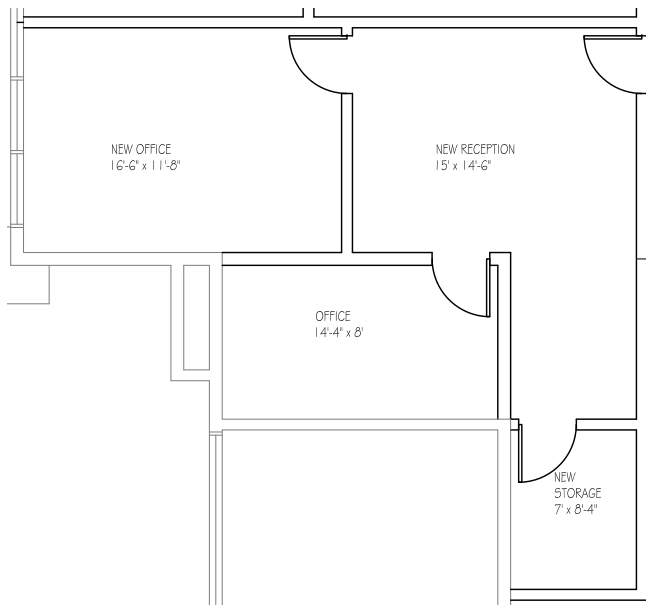
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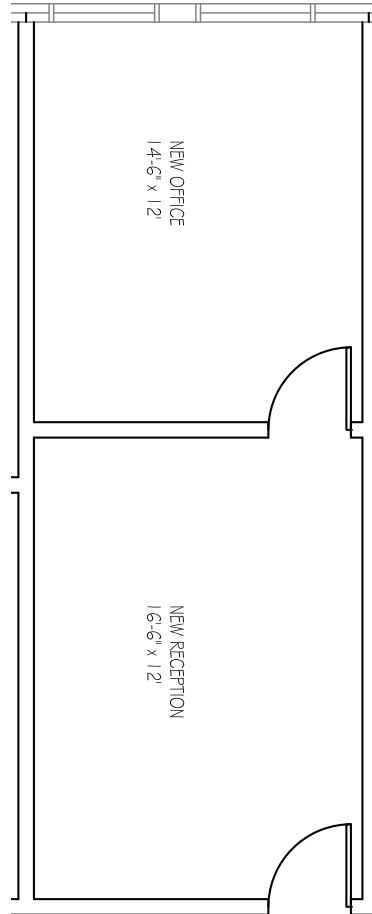


Suite 101 A, B & C Floor Plans

SUITE 101A - LEASED



SUITE 101B - LEASED



SUITE 101C - AVAILABLE

