

OFFICE/RETAIL FOR LEASE

**Suite A & Suite B**



**2 months FREE RENT with qualifying lease!**

**1009 N WASHINGTON ST**

Spokane, WA 99201



Near the Spokane Arena,  
the Podium, One Stadium,  
Riverfront Park and more



Off Street  
Parking



High Traffic  
Location

**FULL SERVICE  
LEASE**

Maintenance & Utilities  
are Included

**Exclusively listed by:**

Katie Bohr  
Commercial Broker  
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## Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,248	54,369	110,283
TOTAL POPULATION	11,792	125,268	257,220
AVERAGE HH INCOME	\$34,057	\$47,806	\$51,240

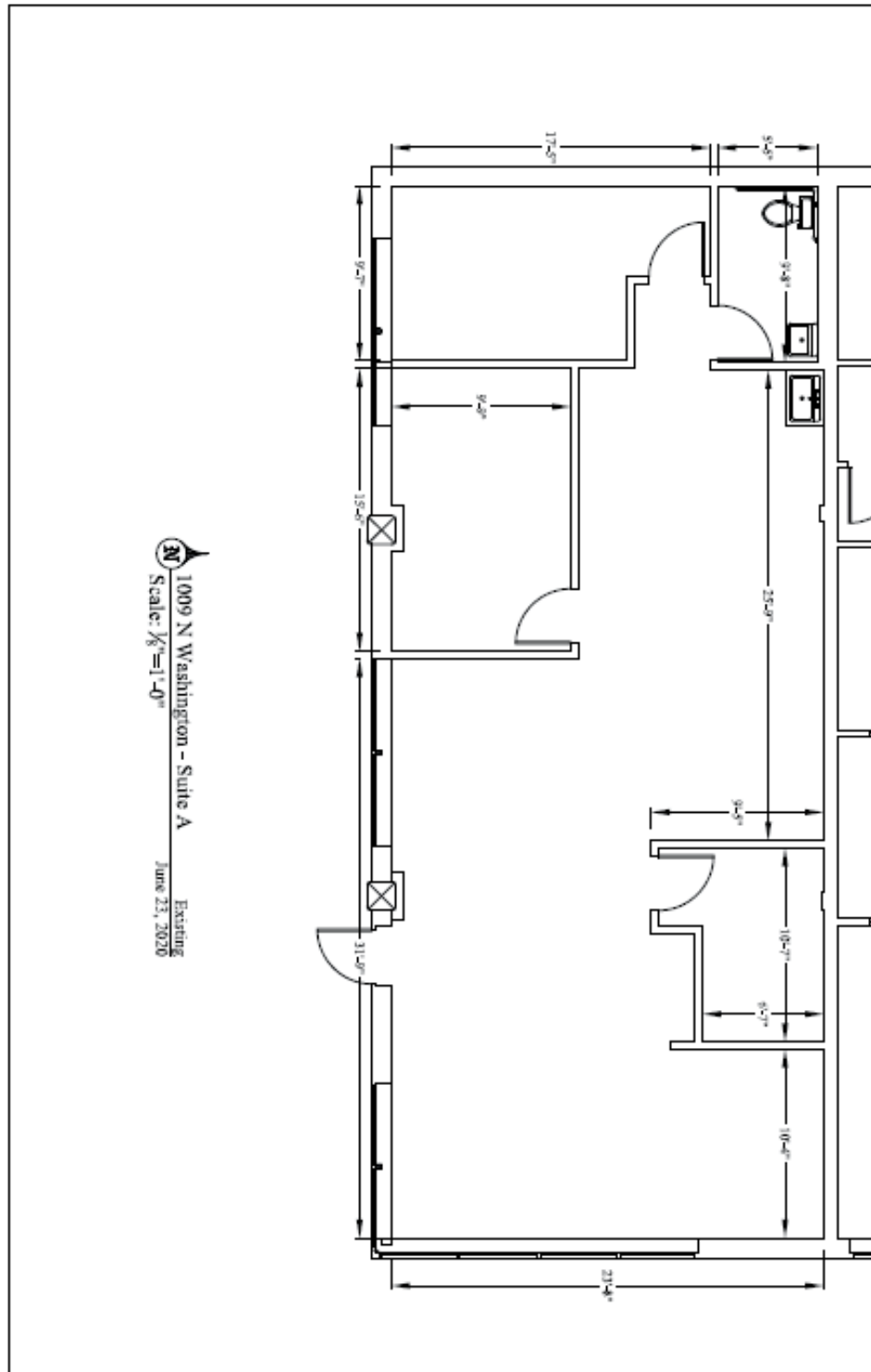


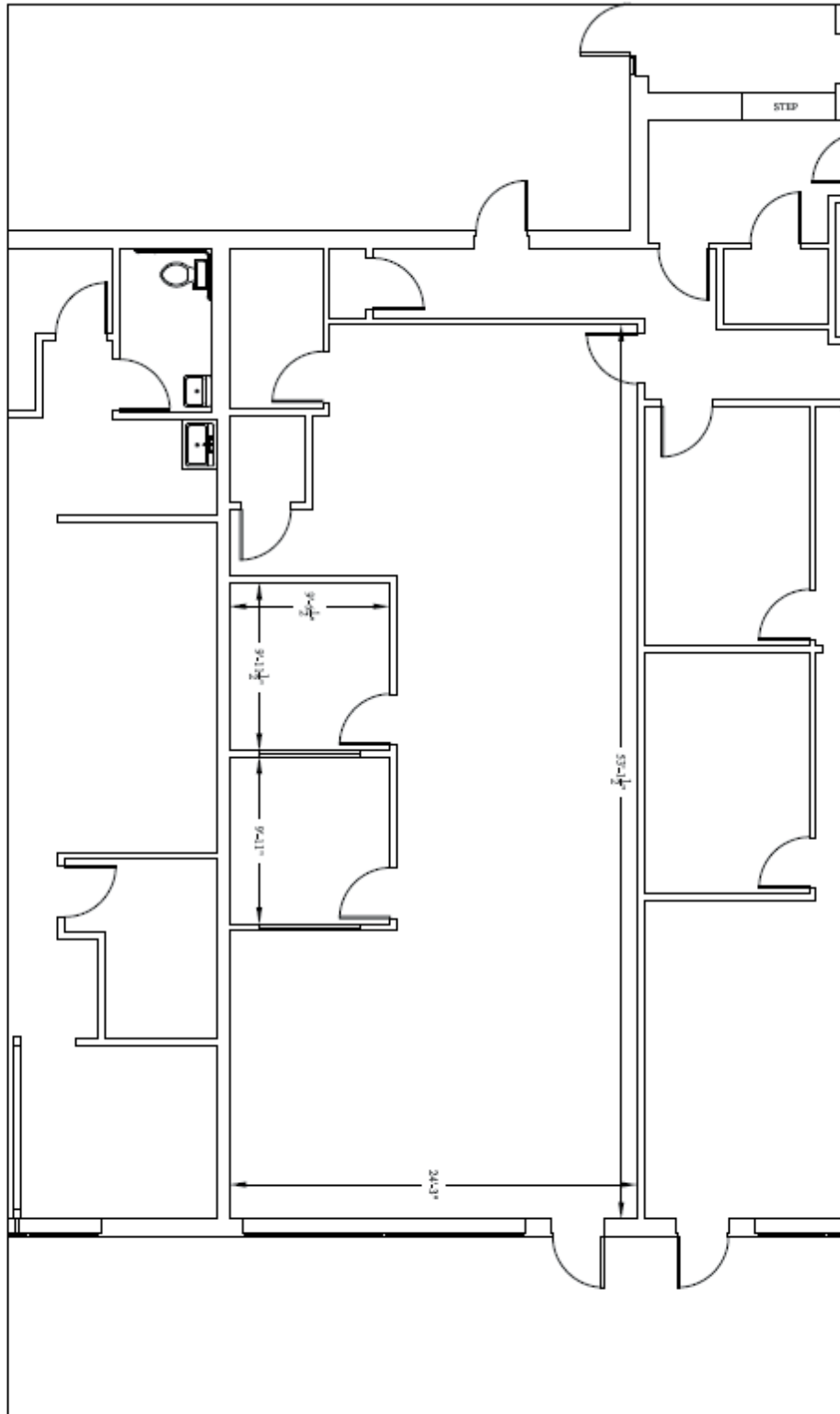
## Available Spaces

OFFICE/RETAIL	RATE	SIZE	AVAILABLE
SUITE A	\$2,703/MONTH	1,626 SF	NOW
SUITE B	\$2,273/MONTH	1,367 SF	NOW

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1009 N Washington - Suite B  
Scale: 1/8" = 1'-0"  
June 18, 2020

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# LOCATION OVERVIEW

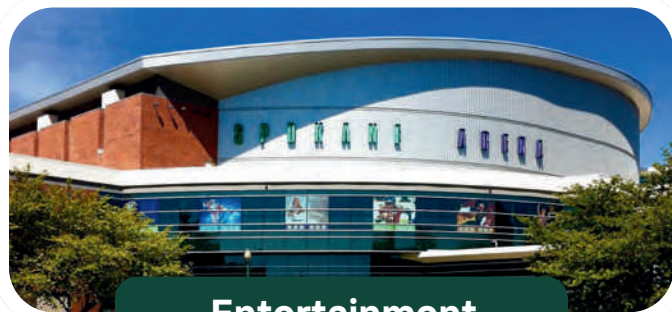
Spokane, Washington



International Events



Outdoor Activities



Entertainment

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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## AERIAL MAP

*General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself.*

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