

# FOR LEASE



## GATEWAY TO SPOKANE

2 West 3<sup>rd</sup> Avenue, Spokane, WA 99201

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# GATEWAY TO SPOKANE SPACE FOR LEASE

2 W 3rd Avenue  
Spokane, WA 99201

[View  
Location](#) 

## PROPERTY DETAILS

**Building Size:** ±15,417 SF

**Total Lot Size:** ±36,680 SF

**Parcel #:** 35191.1317

**Year Built:** 2016

- Pylon signage available
- Built in 2016
- Abundant natural light in all suites
- Ample parking
- Elevator access to floor 2

*Landlord incentives available for  
qualifying tenants!*



## LOCATED IN DOWNTOWN SPOKANE, WASHINGTON

Situated at the high-visibility corner of Division and 3<sup>rd</sup> Avenue, at the main entry to Downtown Spokane!

### DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	15,278	116,608	226,178
Projected Pop 2030	15,925	116,485	224,610
Est Daytime Pop 2025	45,379	115,654	185,217
2025 Average HHI	\$72,804	\$92,061	\$98,496
2025 Median HHI	\$50,168	\$66,170	\$72,739

### TRAFFIC

**West 3rd Avenue (Eastbound):**

±8,208 ADT

**South Division Street (Northbound):**

±20,441 ADT

# GROUND LEVEL - RETAIL SPACE

2 W 3rd Avenue | Spokane, WA 99201

## SUITE 101 - RETAIL/CAFE SPACE

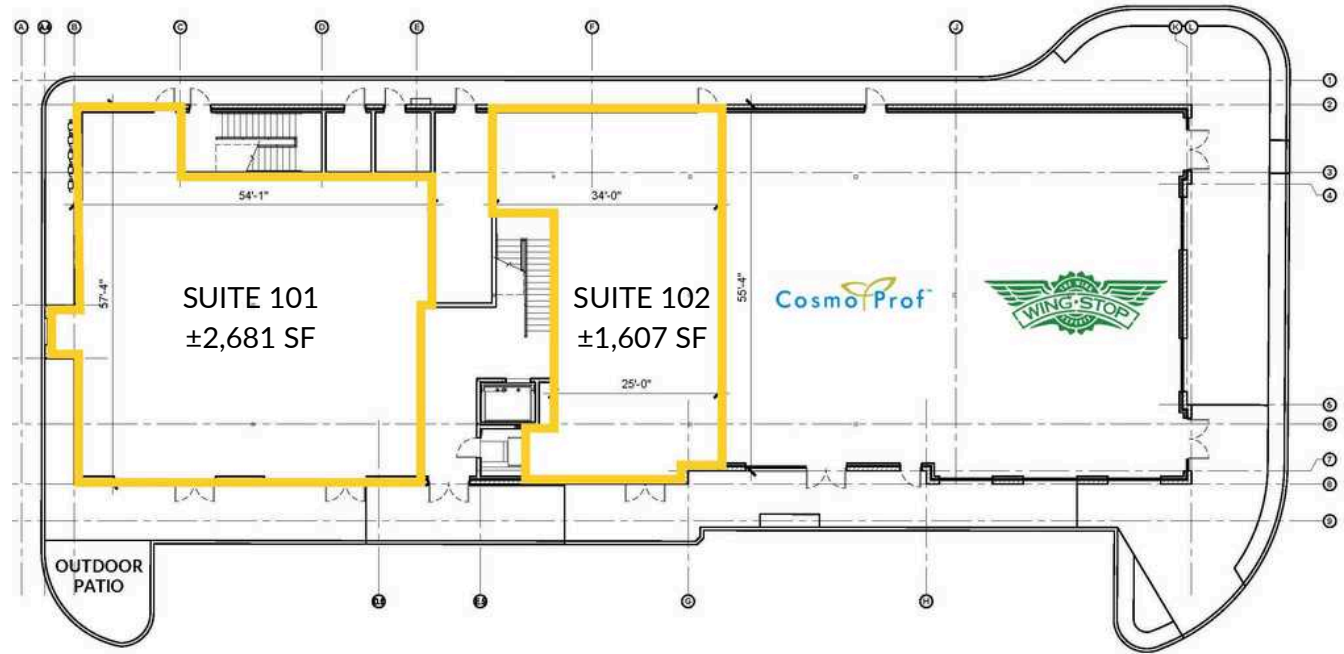
Lease Rate: \$17.90 PSF + NNN  
NNN Exp: \$6.00 PSF  
Size: ±2,681 SF

- Former Coffee Shop
- Drive-Thru
- 12 ft Ceilings
- Hood system

## SUITE 102 - RETAIL/OFFICE

Lease Rate: \$16.00 PSF + NNN  
NNN Exp: \$6.00 PSF  
Size: ±1,607 SF

- Former Man Shop Barber Shop
- Finished Concrete Floors
- 12 ft Ceilings
- 1 ADA Restroom



# SECOND LEVEL - OFFICE SPACE

2 W 3rd Avenue | Spokane, WA 99201



## SUITE 202 - SHELL CONDITION

Lease Rate: \$12.00 PSF + NNN

NNN Exp: \$6.00 PSF

Size: ±2,500 SF

- Shell space with TI allowance
- Potential 2 roughed in restrooms
- Access to private patio





# KIEMLEHAGOOD

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SPOKANE, WA 99201

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