

RETAIL/OFFICE/MEDICAL OFFICE/WAREHOUSE FOR SALE & LEASE

1023 N MONROE ST
SPOKANE, WA 99201



JON JEFFREYS, SIOR
Telephone (509) 622 3566
jjeffreys@naiblack.com



Sale Price \$4,150,000
Lease Rate \$16.50/SF

DARREN SLACKMAN, SIOR
Telephone (509) 622 3595
dslackman@naiblack.com

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\$16.50/SF
Lease Rate
TI Allowance Available



DTG-70
Zoning



±15,295
Usable SF



1.08
Acres

Located along Spokane's revitalized Monroe Street corridor, 1023 N Monroe Street has undergone a comprehensive redevelopment that combines modern functionality with durable construction. The 15,295± usable square foot building is divisible into multiple bays, providing flexibility for a wide range of warehouse, light-industrial, or mixed-use users. Extensive structural reinforcement, façade upgrades, and site improvements have transformed the property into a high-quality commercial asset ready for occupancy.

Recent upgrades focused on improving energy efficiency, safety, and infrastructure reliability. New systems and service connections provide a strong foundation for long-term operations, while enhanced lighting, landscaping, and accessibility features create a clean and professional exterior presentation.

This modernized facility is positioned within minutes of downtown Spokane and major arterials, offering excellent visibility and access for logistics, service, or light-industrial operations. The combination of high-end structural work, modern systems, and flexible layout ensures a move-in-ready space designed to meet today's commercial and industrial standards.



Exposed Ceiling with a clear height of 15'6-15'8

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BUILDING AND STRUCTURAL

- Full exterior shell renovation including brick, metal siding, and steel stud framing.
- Structural reinforcement and canopy framing engineered and installed for long-term durability.
- All new energy-efficient windows and two new aluminum storefronts for enhanced aesthetics and natural light.
- New roll-up door on the south elevation for future truck dock access.
- Fully insulated.

MECHANICAL, ELECTRICAL & SAFETY

- Modern security and alarm system installed for monitored protection.
- Electrical service and system upgrades, including two 400-amp 480 V 3-Phase meters - Meter One serves as the primary house meter; Meter Two available for future tenant service.
- New roof drain system improving stormwater flow and protecting the building envelope.

SITE & PARKING LOT RECONSTRUCTION

- Complete site and parking lot rebuild, including:
 - New 5 inch (4000 PSI) concrete paving, curbs, and ADA compliant ramps - 50 parking stalls w/ ability to add more pending use.
 - Stormwater drywells and underground utility upgrades, and landscape swales
 - New fire and domestic water service vaults and irrigation lines
 - New sidewalks, street trees, and decorative lighting along Monroe & Gardner
 - New lighting, landscaping, and signage for improved visibility and accessibility
- Fire hydrant located on Gardner Ave with a 4-inch ductile-iron water line to run the building for a future sprinkler system.
- Post Indicator Valve and Fire Department Connection installed at the north parking lot water vault for future fire tie-in



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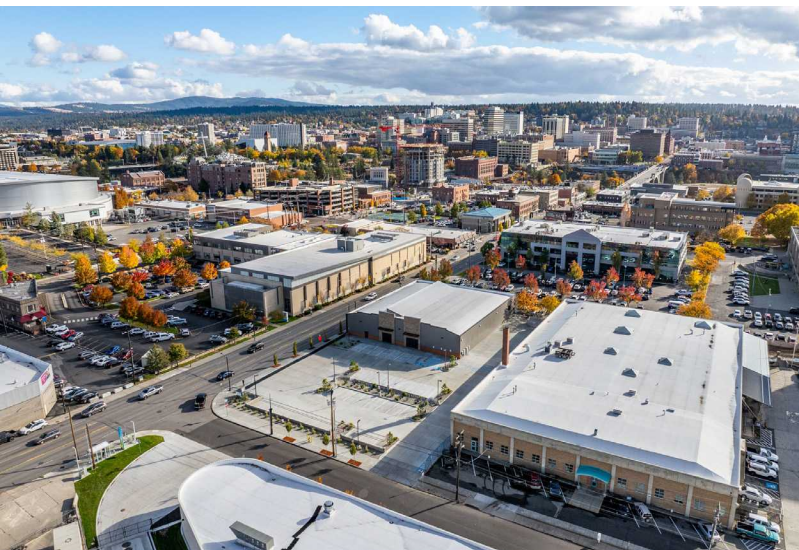
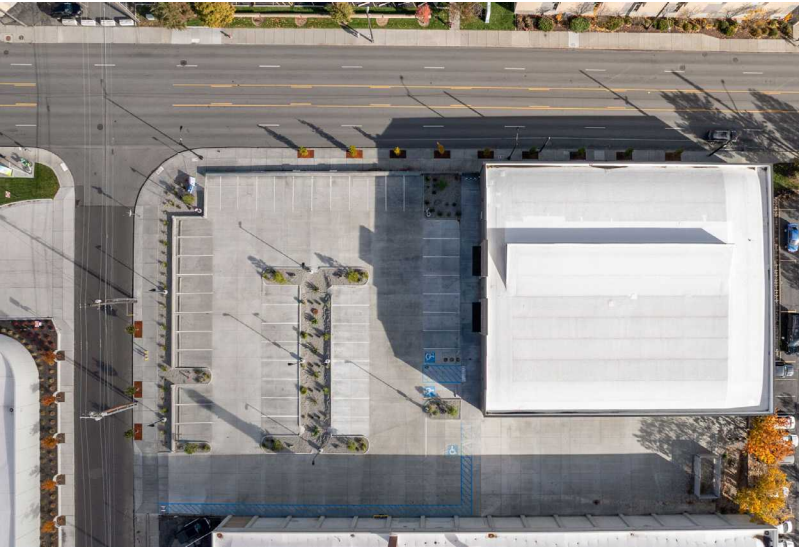
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Click or Scan here for Floor Plan & Virtual Tour!

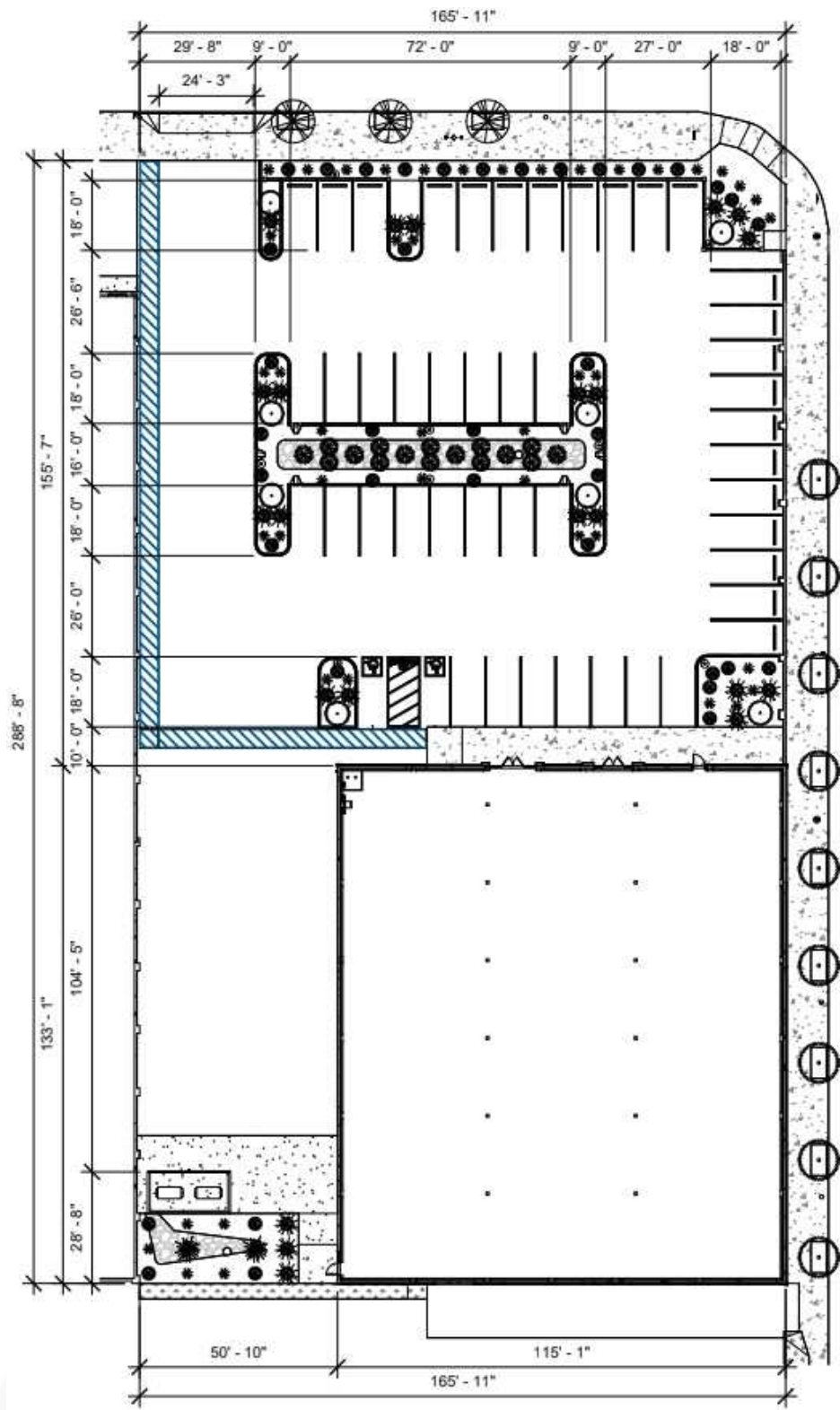
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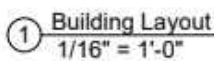
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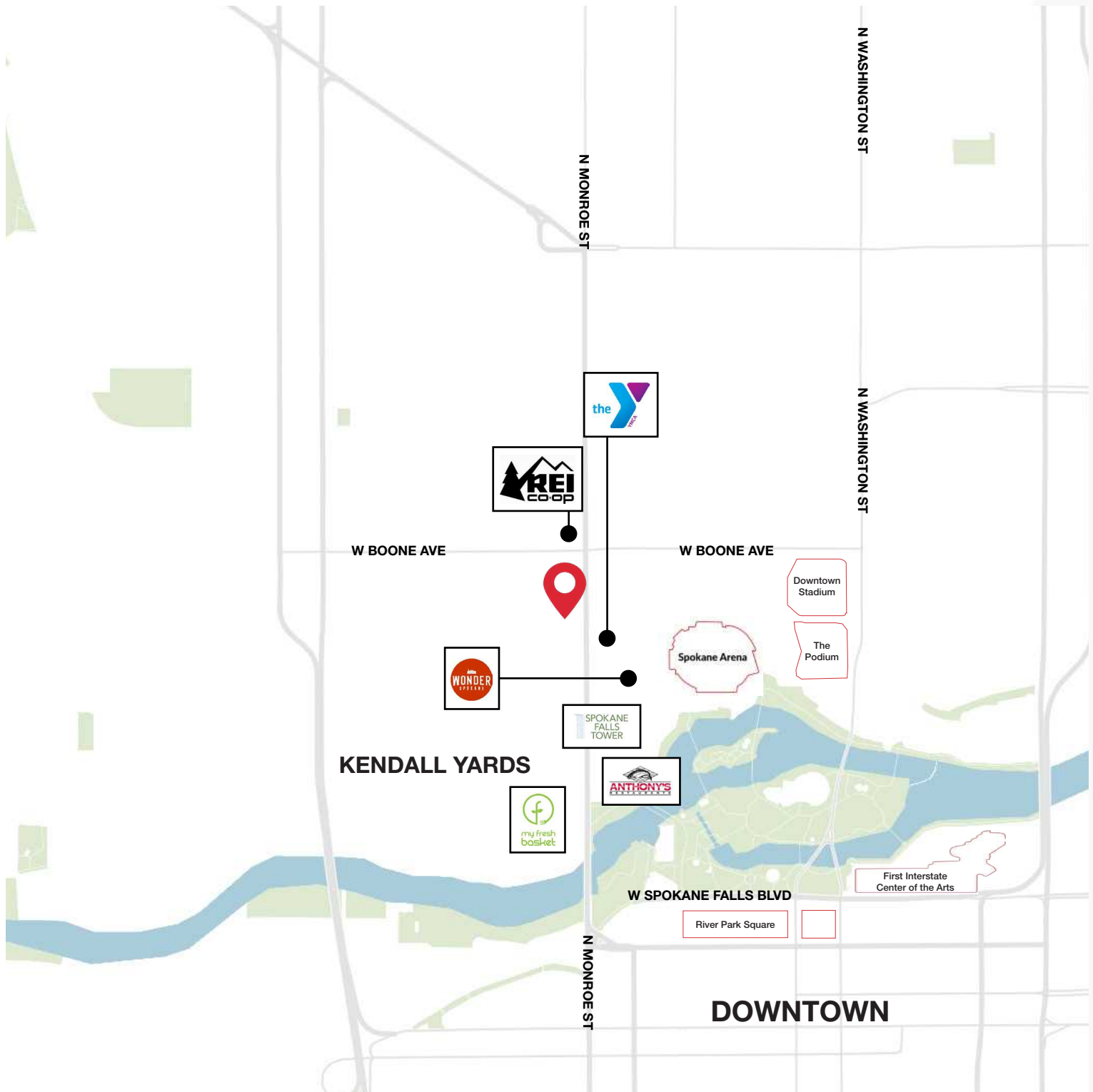
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