

**FOR LEASE
RETAIL OPPORTUNITY**

**12 W SPRAGUE AVE
SPOKANE, WA 99201**



**Lease Rate \$11.00/ft/Yr
Modified Gross**



GREG PEACH
Office (509) 622 3555
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FOR LEASE

12 W SPRAGUE AVE
SPOKANE, WA 99201



PROPERTY HIGHLIGHTS

- Flexible Layout
- Building Size: 7,000 SF
- Free Downtown parking
- Corner of Sprague and Division
- High Traffic Visibility
- Average Daily Traffic
 - Division St: 24,900 VPD
 - Sprague Ave: 10,200 VPD



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NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

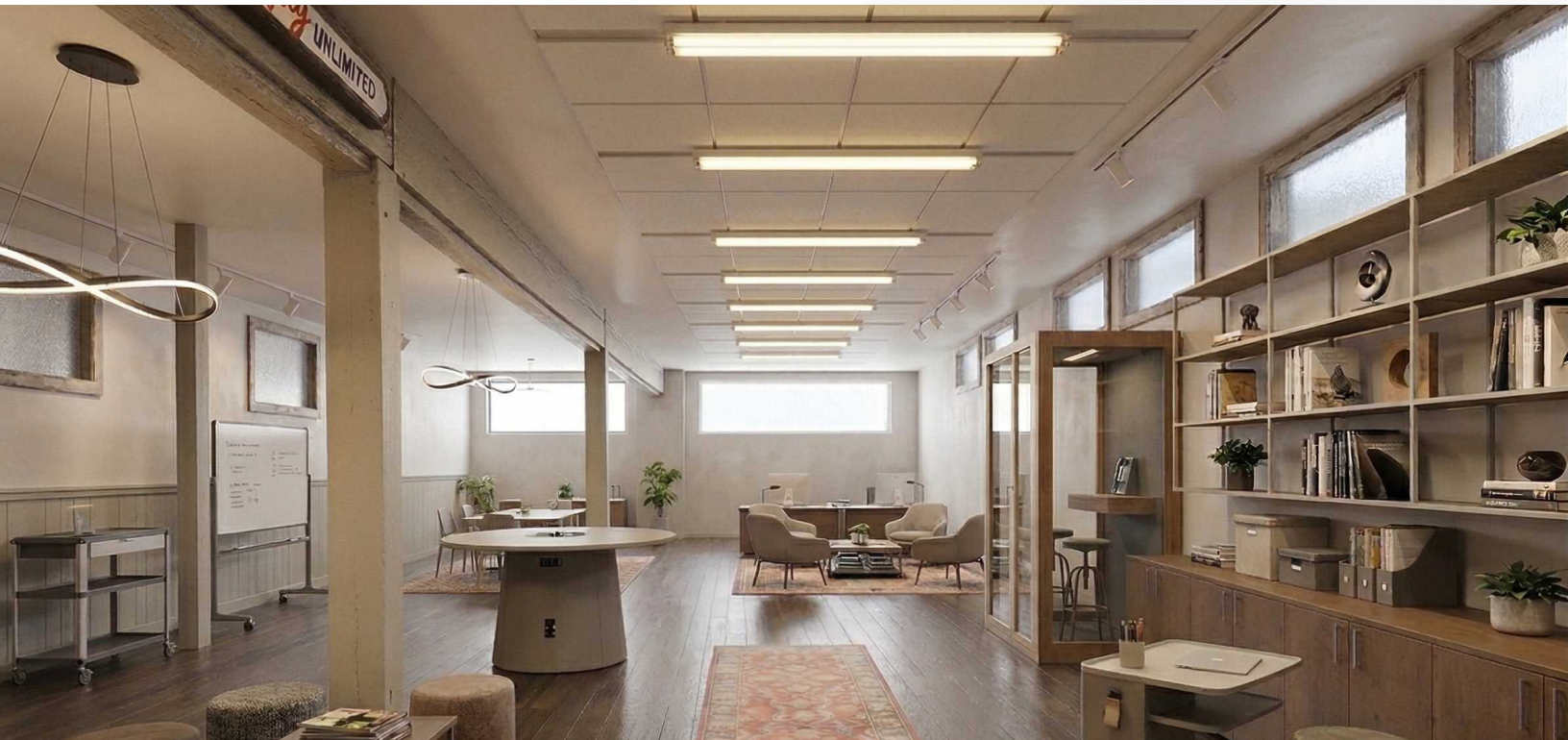
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By e-mail: maryl@commercialmls.com Subject Line: Copyright Concern
By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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FOR LEASE AI-RENDERINGS

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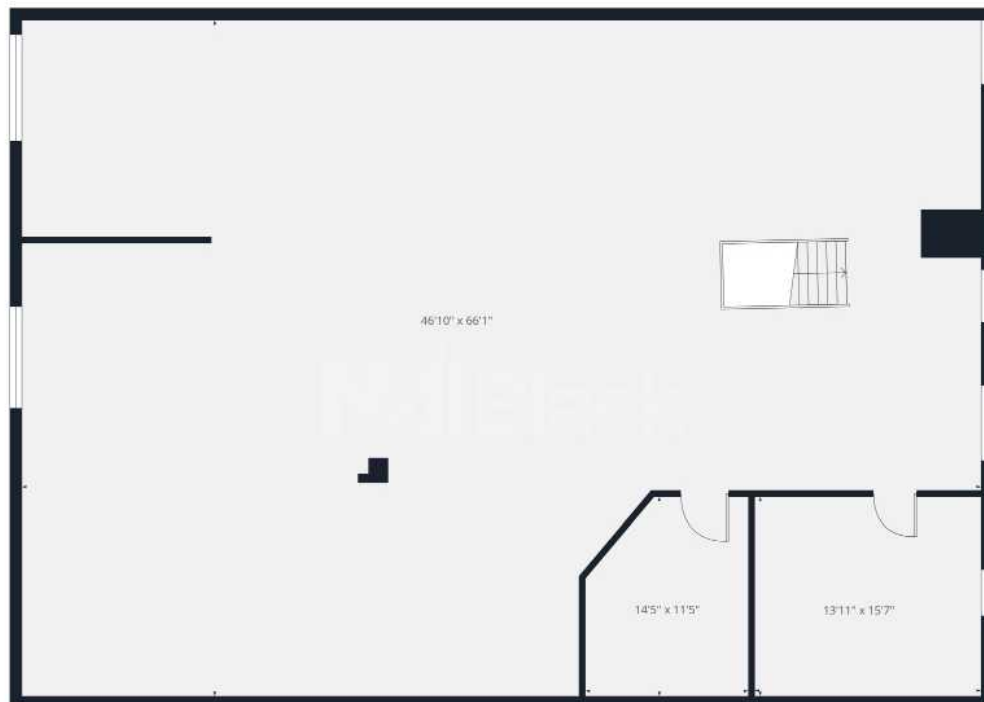
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FLOOR PLANS

12 W SPRAGUE AVE
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Floor 1



Floor 2

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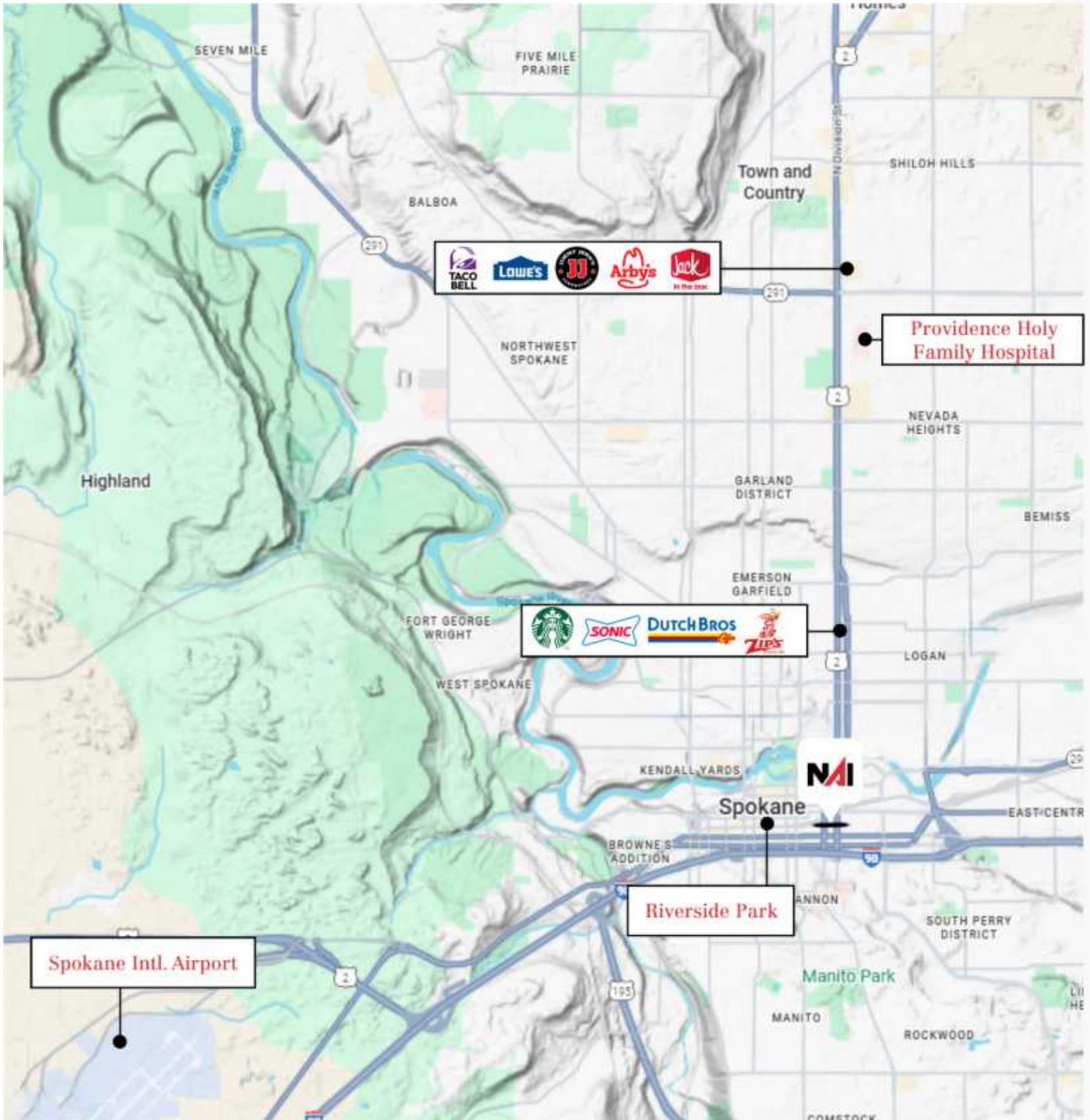
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