

# FOR LEASE



## RIVERWALK

1007 E Trent Avenue | Spokane, WA 99202

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# RIVERWALK FOR LEASE

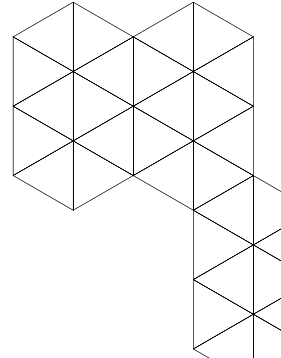
**LEASE RATE** | \$14.00 PSF /YR  
**EST. NNN RATE** | \$3.75 PSF

## AVAILABLE SUITES

**SUITE A** | ±1,601 SF  
**SUITE 130** | ±2,226 SF  
**SUITE 200** | ±13,125 SF; *Demisable to ±7,000 SF*

## BUILDING DETAILS

**TOTAL BUILDING SIZE** | ±73,148 SF  
**YEAR BUILT** | 1948  
**LOT SIZE** | ±115,863 SF  
**ZONING** | CC1  
**PARCEL** | 35174.0224

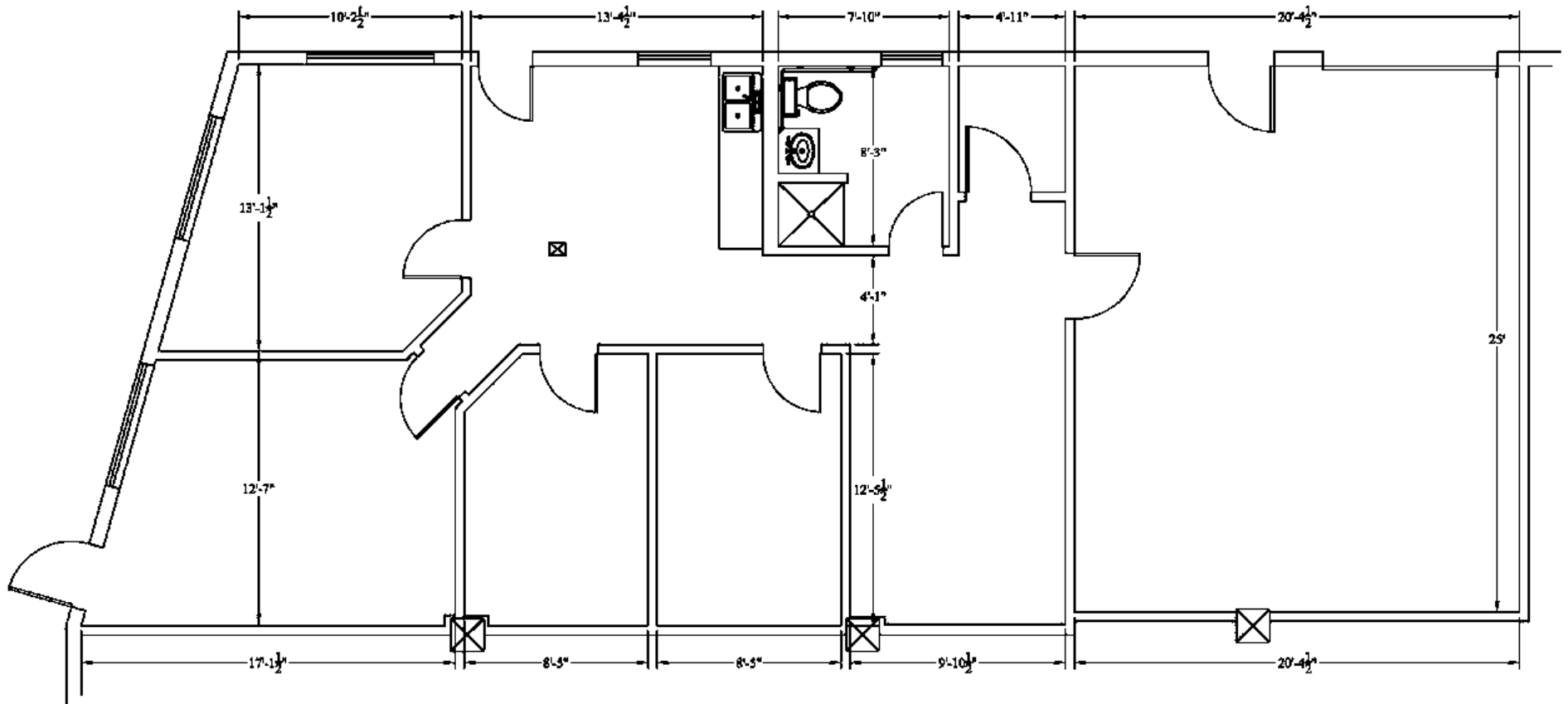


Prominent ±73,148 SF commercial building situated on a ±115,863 SF lot. Built in 1948 and thoughtfully maintained, this property combines historic character with modern functionality. Zoned CC1, the spaces are ideal for a variety of commercial uses, offering tenants excellent flexibility. With its generous footprint and prime location, this building provides an outstanding opportunity to establish or expand your business in a high-visibility setting.



# FLOOR PLAN | SUITE A

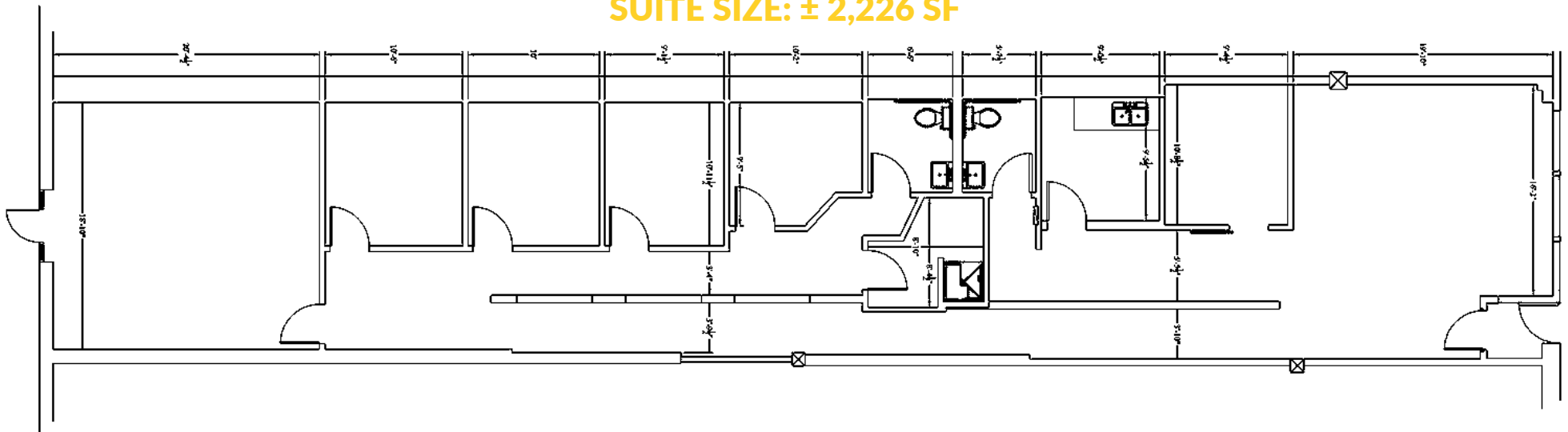
**SUITE A**  
**SUITE SIZE: ± 1,601 SF**



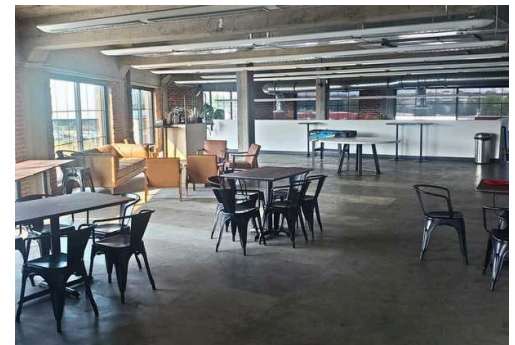
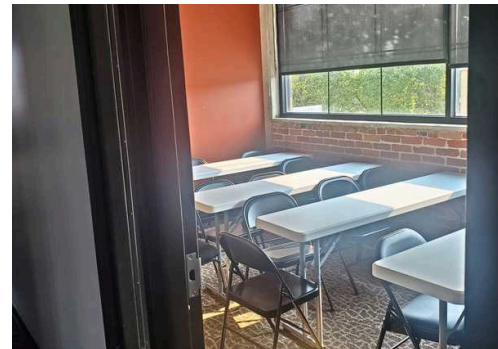
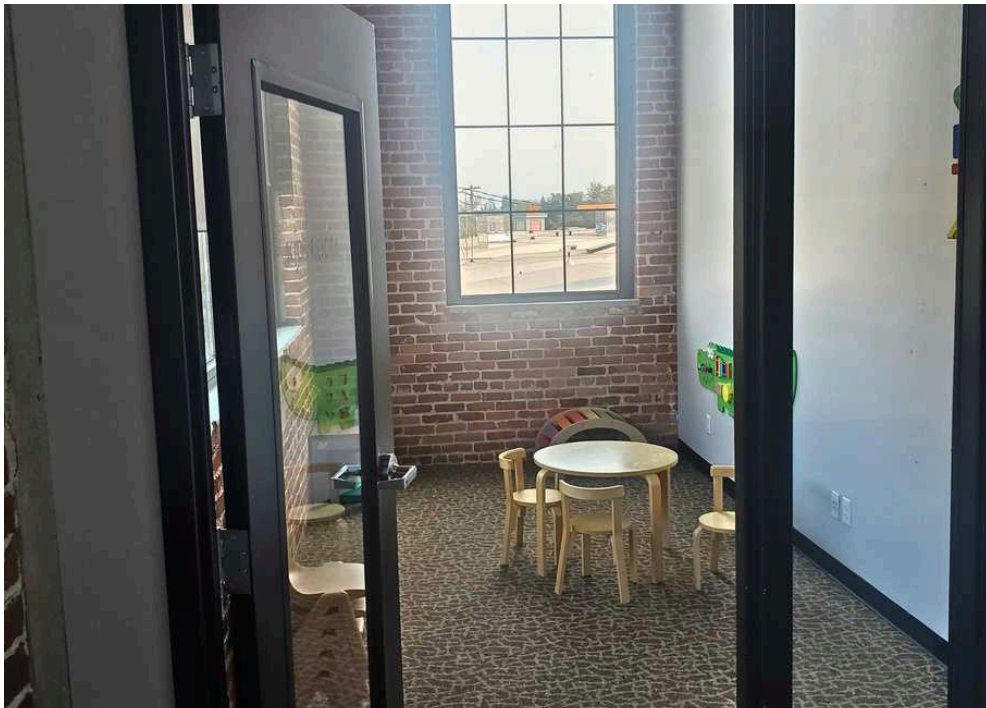
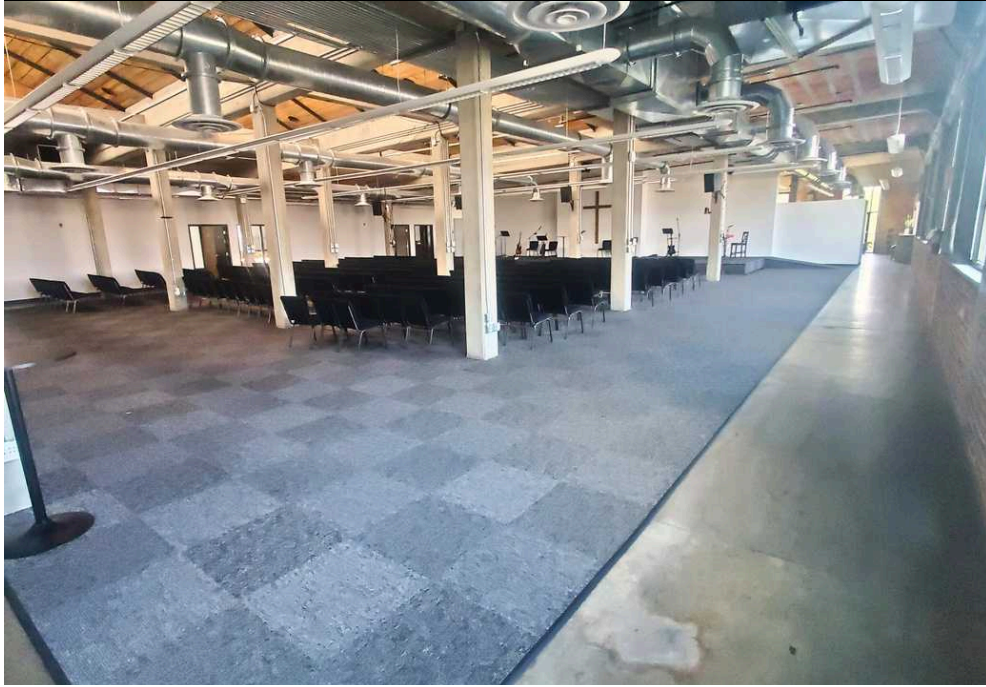
# PHOTOS & FLOOR PLAN | SUITE 130



**SUITE 130**  
**SUITE SIZE: ± 2,226 SF**



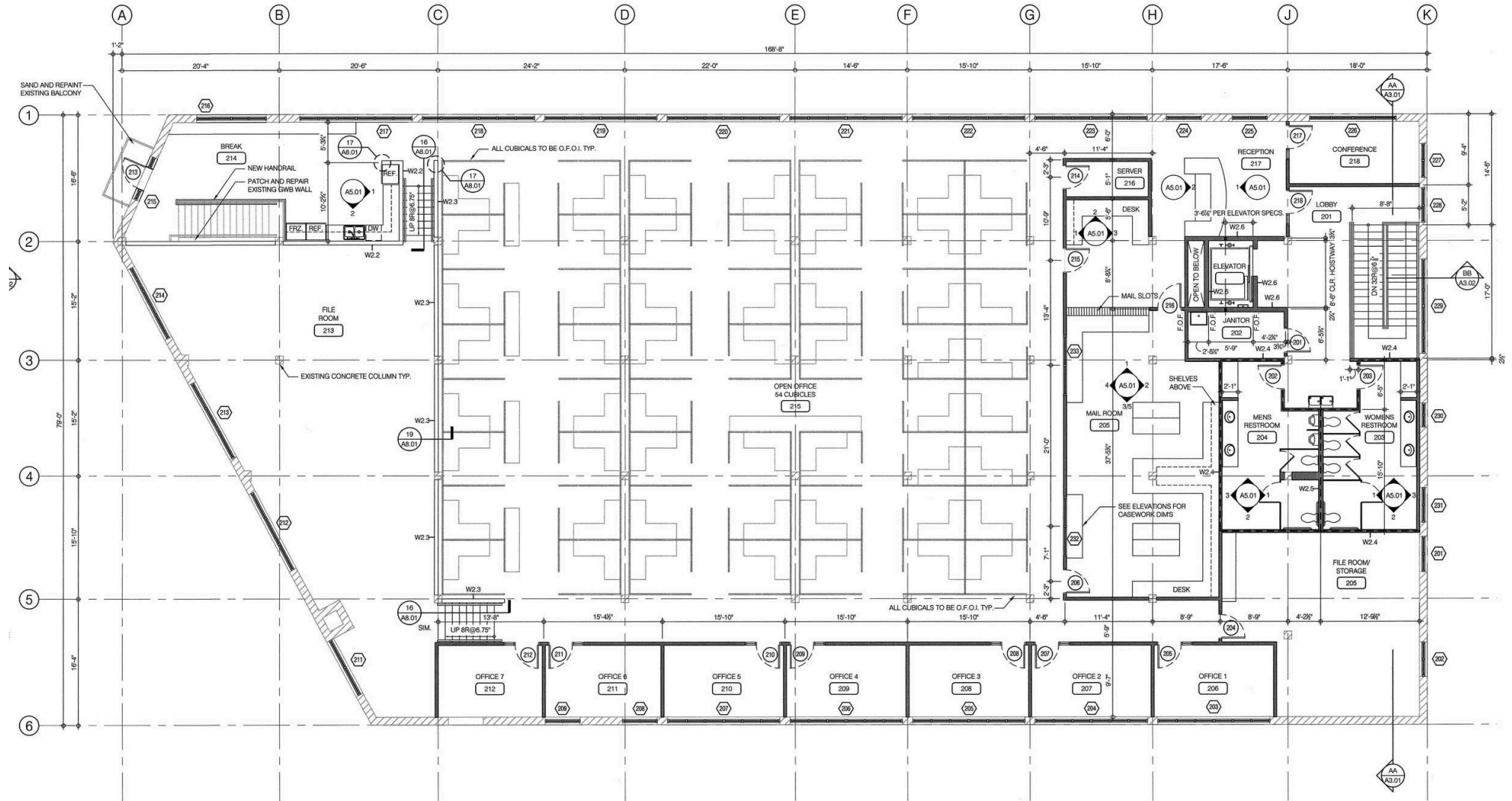
# PHOTOS | SUITE 200 - FORMER CHUCH SPACE



# FLOOR PLAN | SUITE 200 - FORMER CHUCH SPACE

## SUITE 200

SUITE SIZE: ±13,125 SF; Demisable to ±7,000 SF



# DEMOGRAPHICS | TRAFFIC



## TRAFFIC

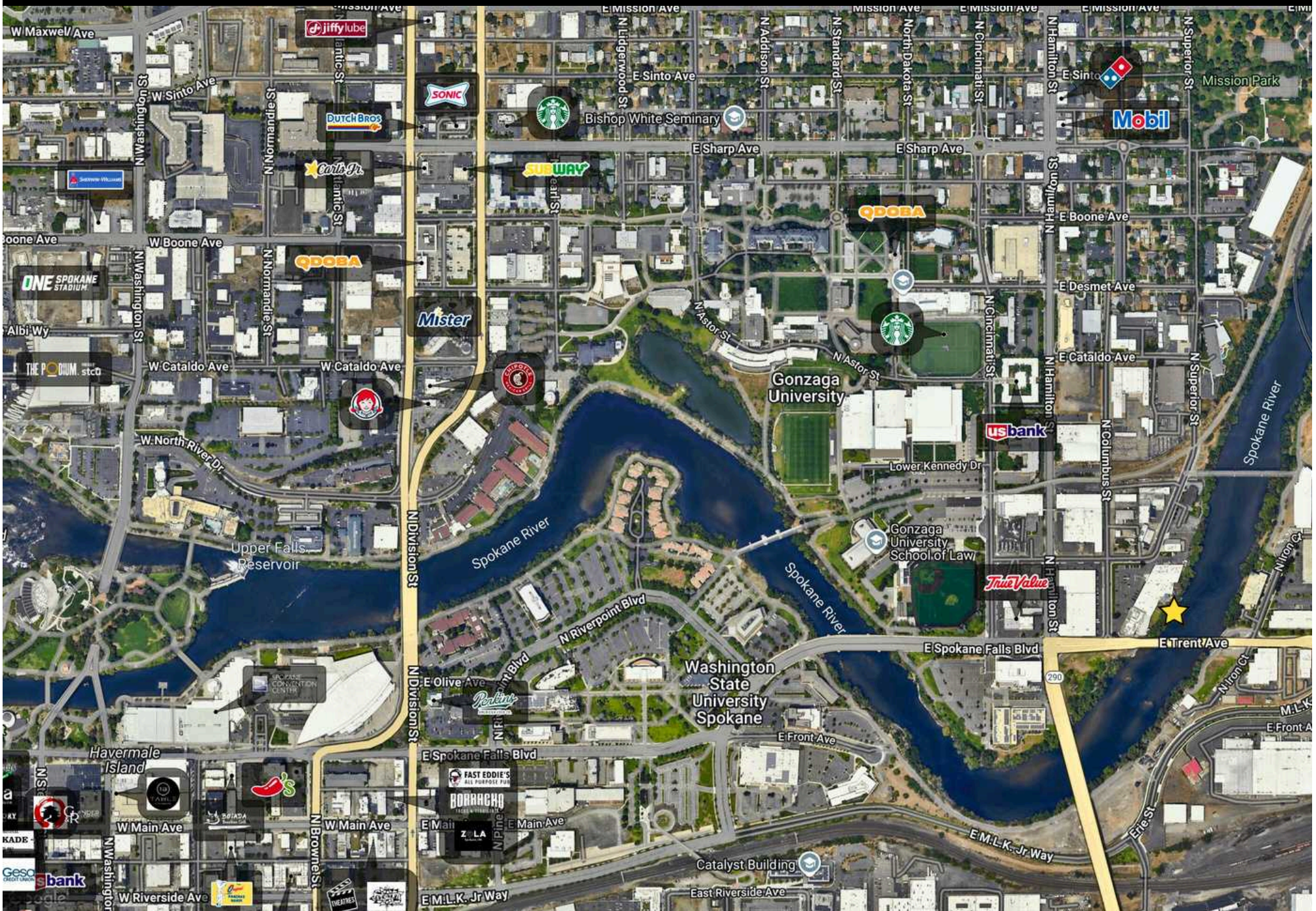
DESTINATION	TIME	DISTANCE
Downtown Spokane, WA	±6 Minutes	±1.8 Miles
Spokane International Airport	±10 Minutes	±8.2 Miles
Liberty Lake, WA	±17 Minutes	±15.2 Miles
Coeur d'Alene, ID	±37 Minutes	±31.9 Miles

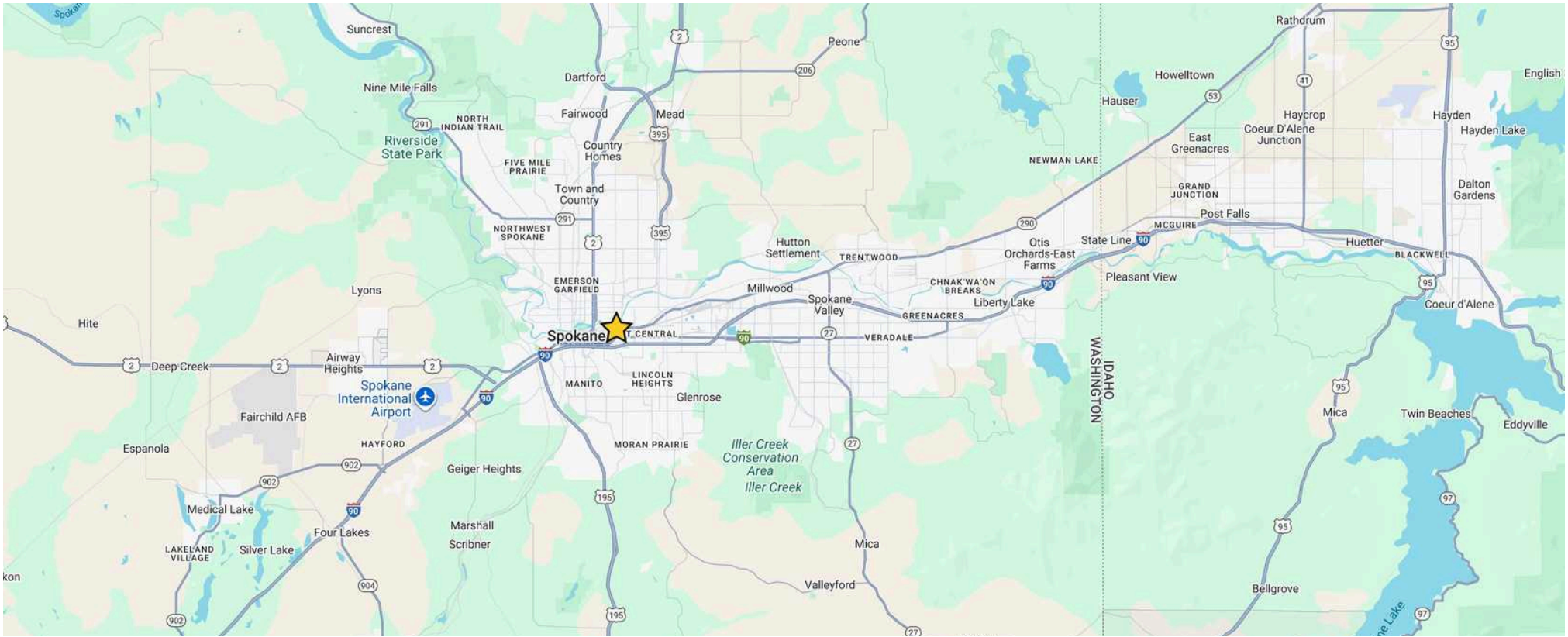
STREET	AVERAGE DAILY TRAFFIC
E Trent Avenue	±9,439 ADT
N Hamilton Street	±32,032 ADT
E M.L.K Jr Way	±3,452 ADT
E Sprague Avenue	±8,788 ADT



DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	9,662	70,964	157,599
PROJ. POPULATION 2030	9,464	70,878	158,477
PROJ. ANN GROWTH	2.05%	-0.12%	0.56%
2025 AVERAGE HHI	\$80,558	\$91,794	\$103,358
2025 MEDIAN HHI	\$61,622	\$72,366	\$80,993

# SURROUNDING AREA





# RIVERWALK

1007 E Trent Avenue  
Spokane WA 99202

[VIEW LOCATION](#)



# KIEMLE HAGOOD

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## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W Main Avenue, Suite 400  
Spokane, WA 99201