



# WONDER BUILDING



**TIMELESS CHARACTER,  
MODERN OPPORTUNITY.**

835 N Post St, Spokane, WA

[WonderSpokaneLeasing.com](http://WonderSpokaneLeasing.com)



Jones Lang LaSalle Brokerage,  
Inc., Real Estate License #: 01856260

# PROPERTY OVERVIEW



Rooftop Deck with Views of Spokane River



6-Story Parking Garage (4.0/1,000 Parking Ratio)



EV Charging Stations



Secure Bike Storage



Showers and Locker Rooms



16' Ceiling Heights



Abundant Natural Light



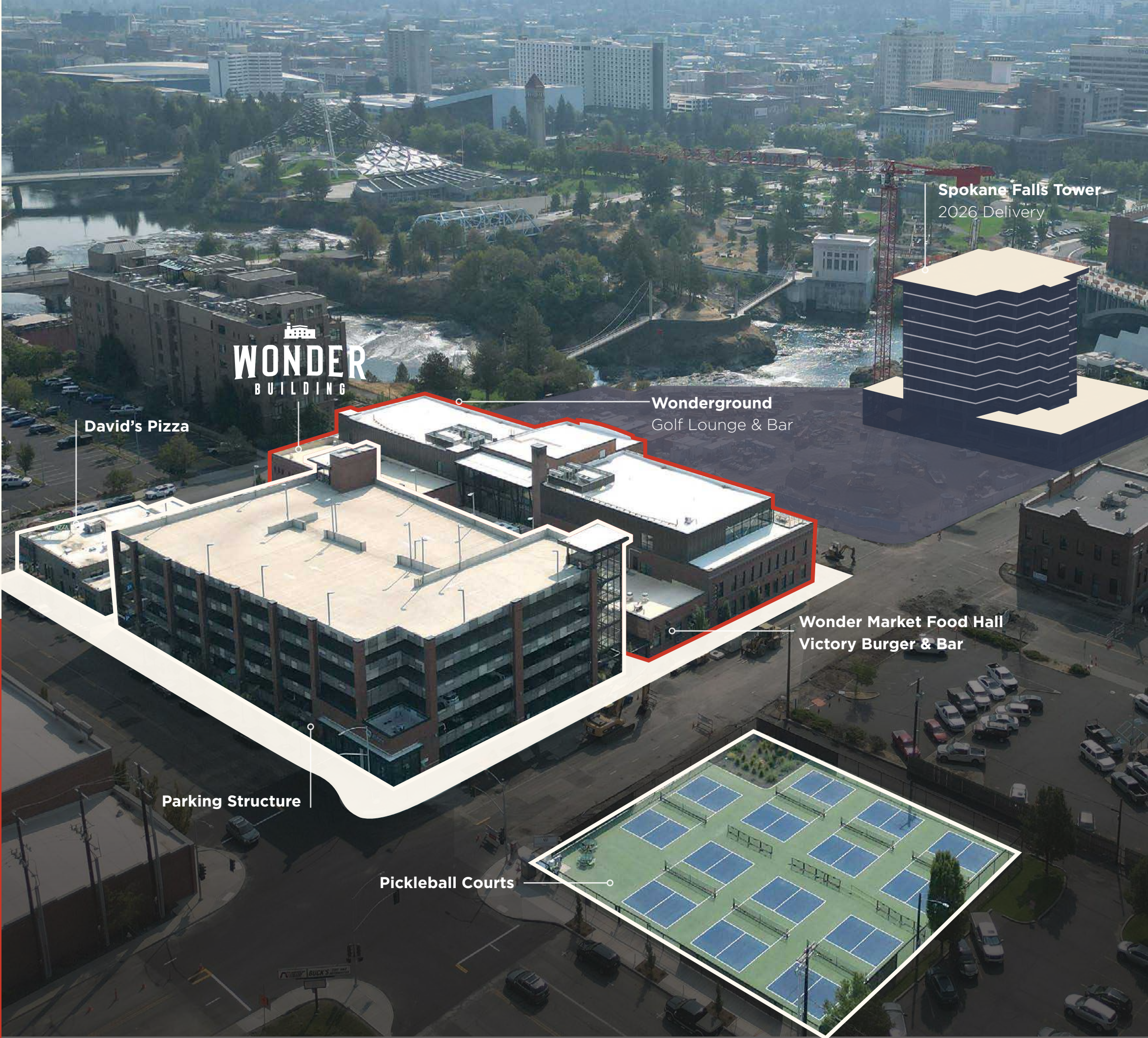
Exterior Signage Potential



7 Pickleball Courts



On-Site Dining:  
Wonder Market  
Wonderground  
Victory Burger & Bar  
David's Pizza



# ON-SITE AMENITIES



# THE NEIGHBORHOOD



UNIVERSITY  
DISTRICT

N Division Street

CENTRAL BUSINESS  
DISTRICT

W North River Drive

NORTH  
BANK

RIVERFRONT  
PARK

N Monroe Street

THE PODIUM

W Mullan Avenue



ONE SPOKANE  
STADIUM

SPOKANE  
ARENA

W Boone Avenue

SPOKANE  
COURTHOUSE

# WALKABLE AMENITIES

## RETAIL

REI  
Wonders Of The World  
The Flour Mill  
My Fresh Basket  
Nike Factory Store  
Auntie's Bookstore  
FinnBoy Records

## HOTELS

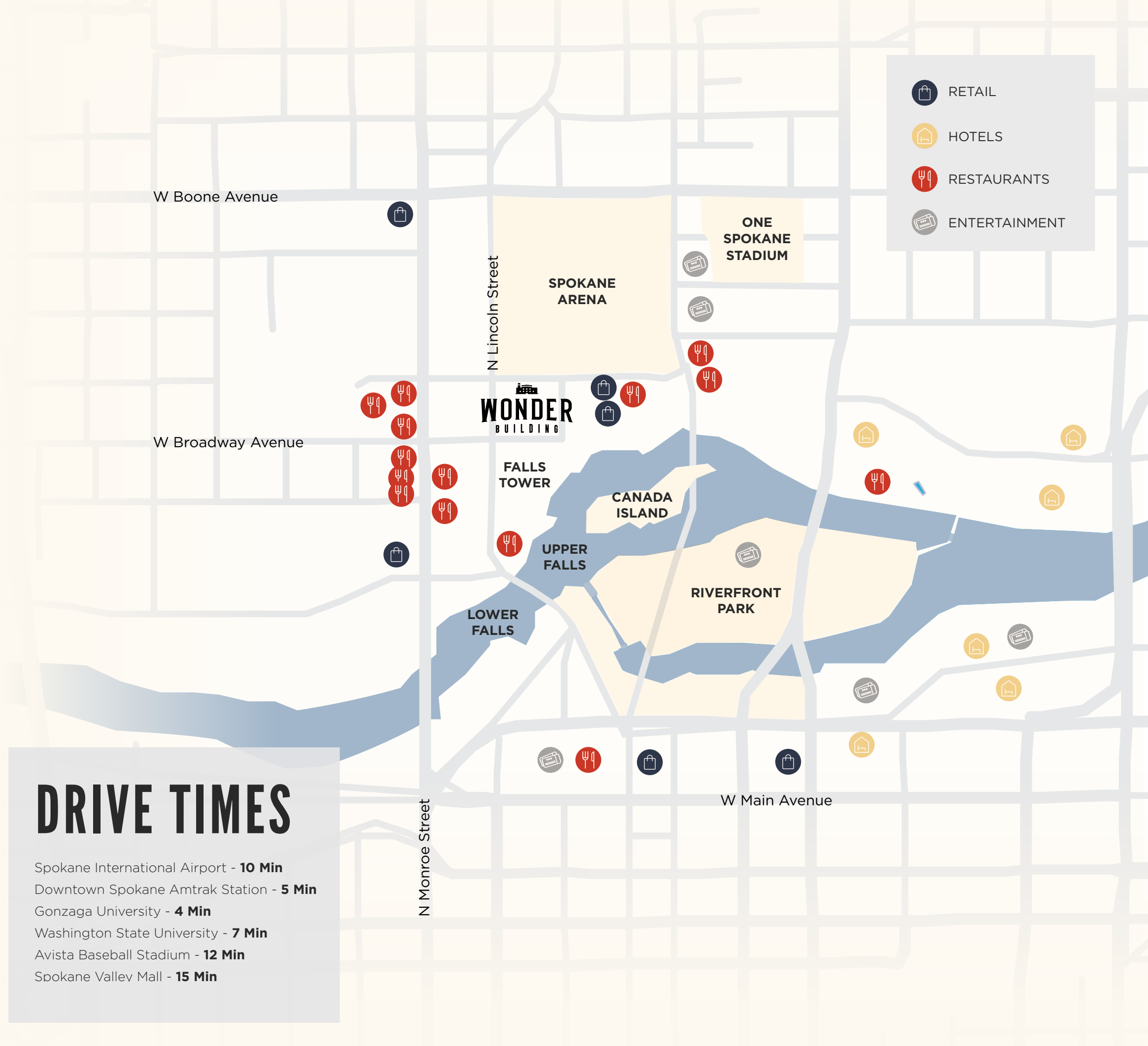
The Centennial Hotel  
Oxford Suites Spokane  
Holiday Inn Express  
DoubleTree by Hilton Hotel  
The Davenport Grand  
Best Western Plus

## RESTAURANTS

Clinkerdagger  
Shawn O'Donnell's American Grill  
Cedar Coffee  
Anthony's at Spokane Falls  
Bruncheonette  
Cultivated Chameleon  
Birdie's Pie Shop  
Seng's Asian Barbecue  
Chowderhead  
Kasa Restaurant and Taphouse  
Outsider  
Lorèn  
The Centennial Restaurant & Bar

## ENTERTAINMENT

The Podium  
Spokane Civic Theatre  
Gesa Pavilion  
Spokane Convention Center  
AMC River Park Square 20  
First Interstate Center for the Arts

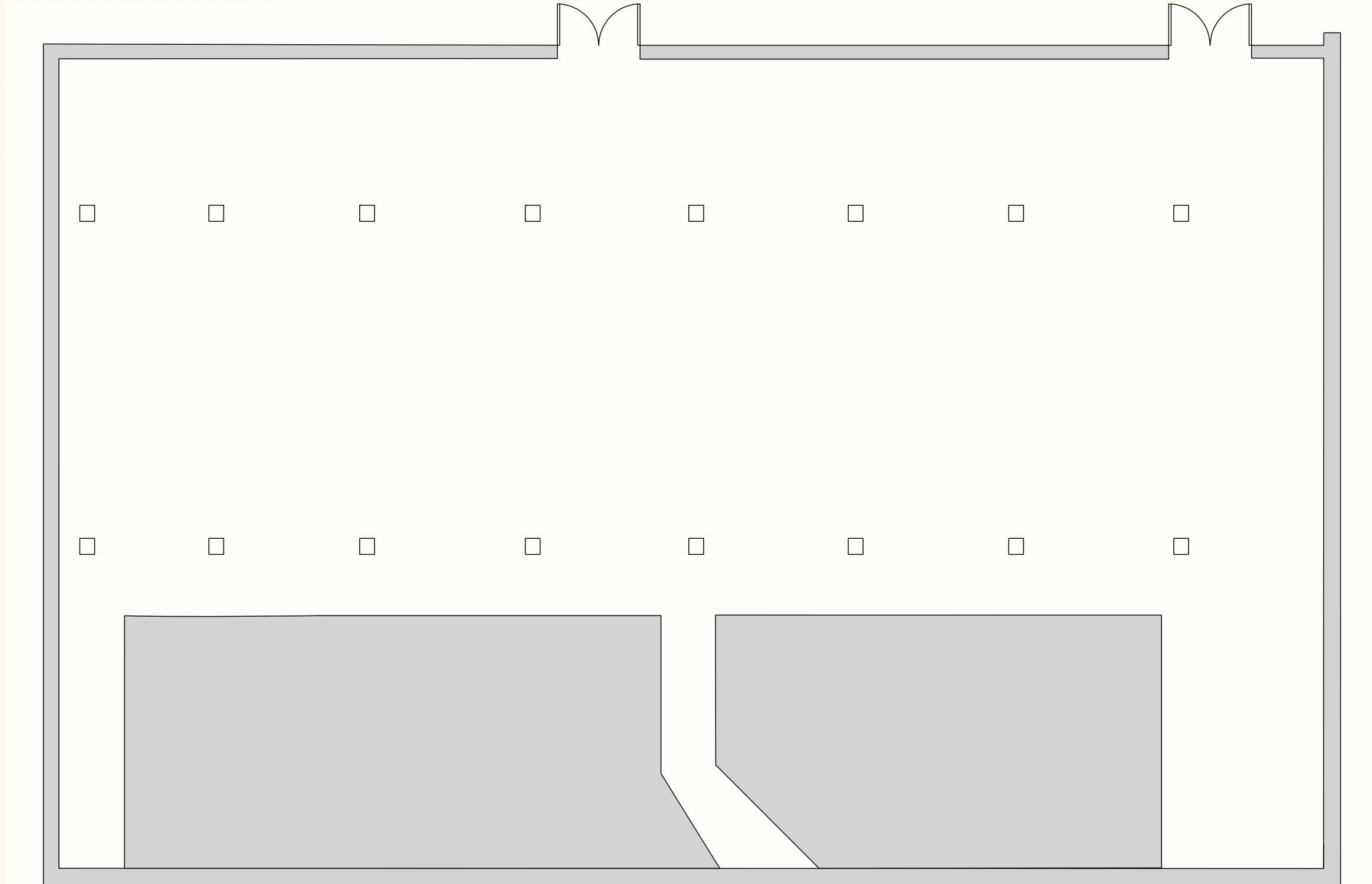


# DRIVE TIMES

Spokane International Airport - **10 Min**  
Downtown Spokane Amtrak Station - **5 Min**  
Gonzaga University - **4 Min**  
Washington State University - **7 Min**  
Avista Baseball Stadium - **12 Min**  
Spokane Valley Mall - **15 Min**

# LOWER LEVEL

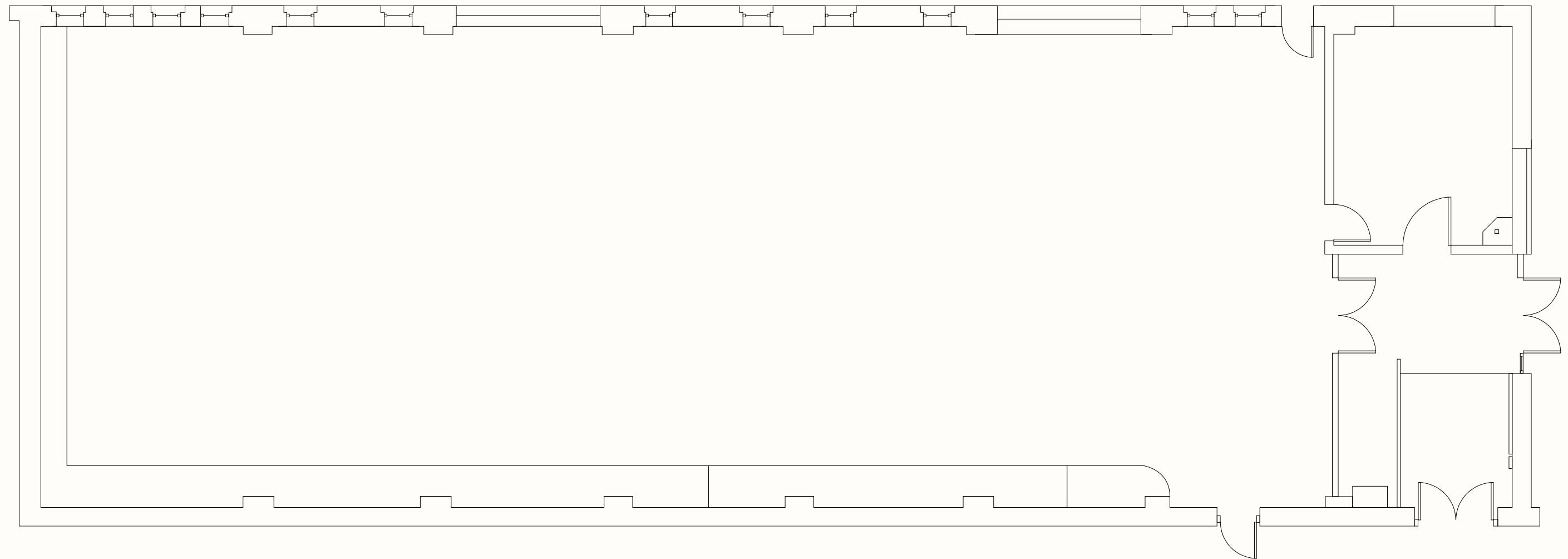
±6,064 RSF



# GROUND FLOOR

large open space, historic brick walls, 10-foot exposed ceilings

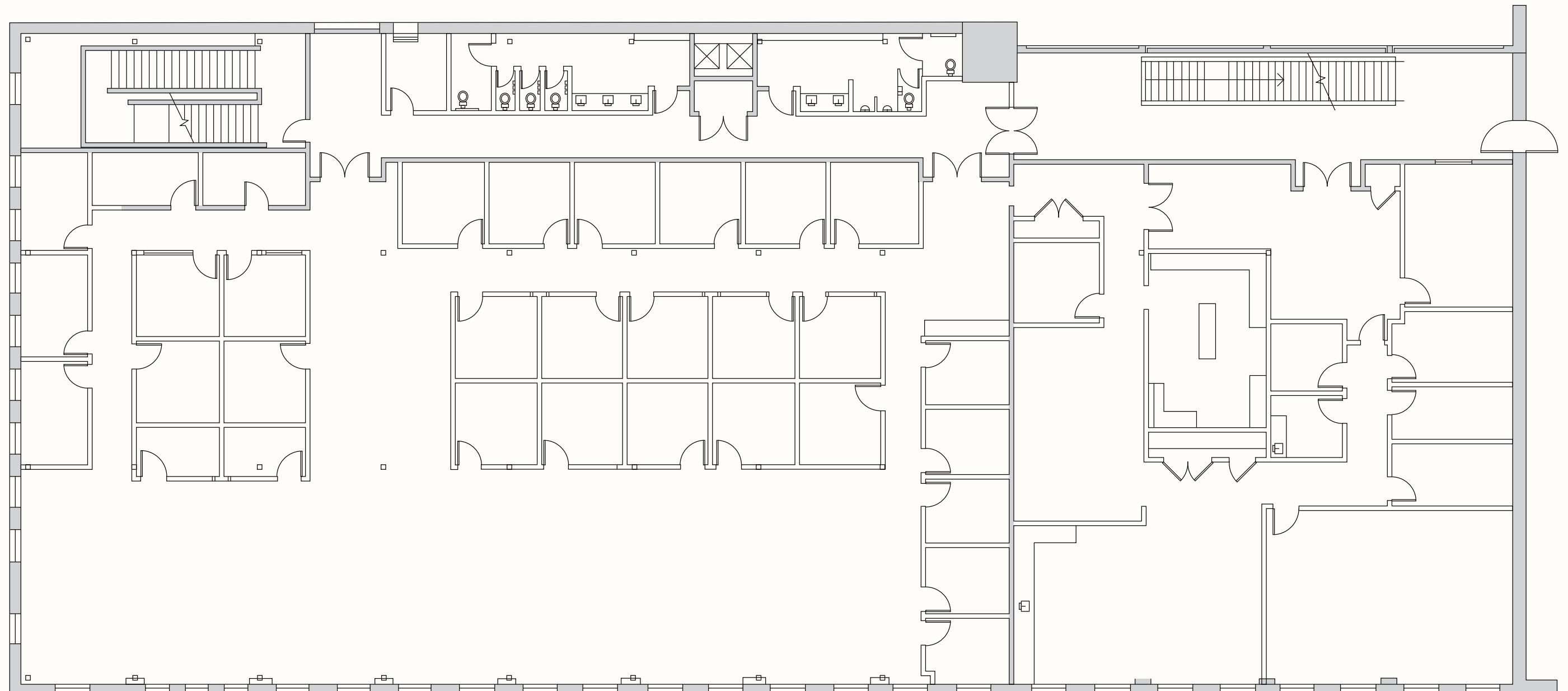
**±4,360 RSF**  
**Retail or Office**



# SUITE 203

±14,540 RSF

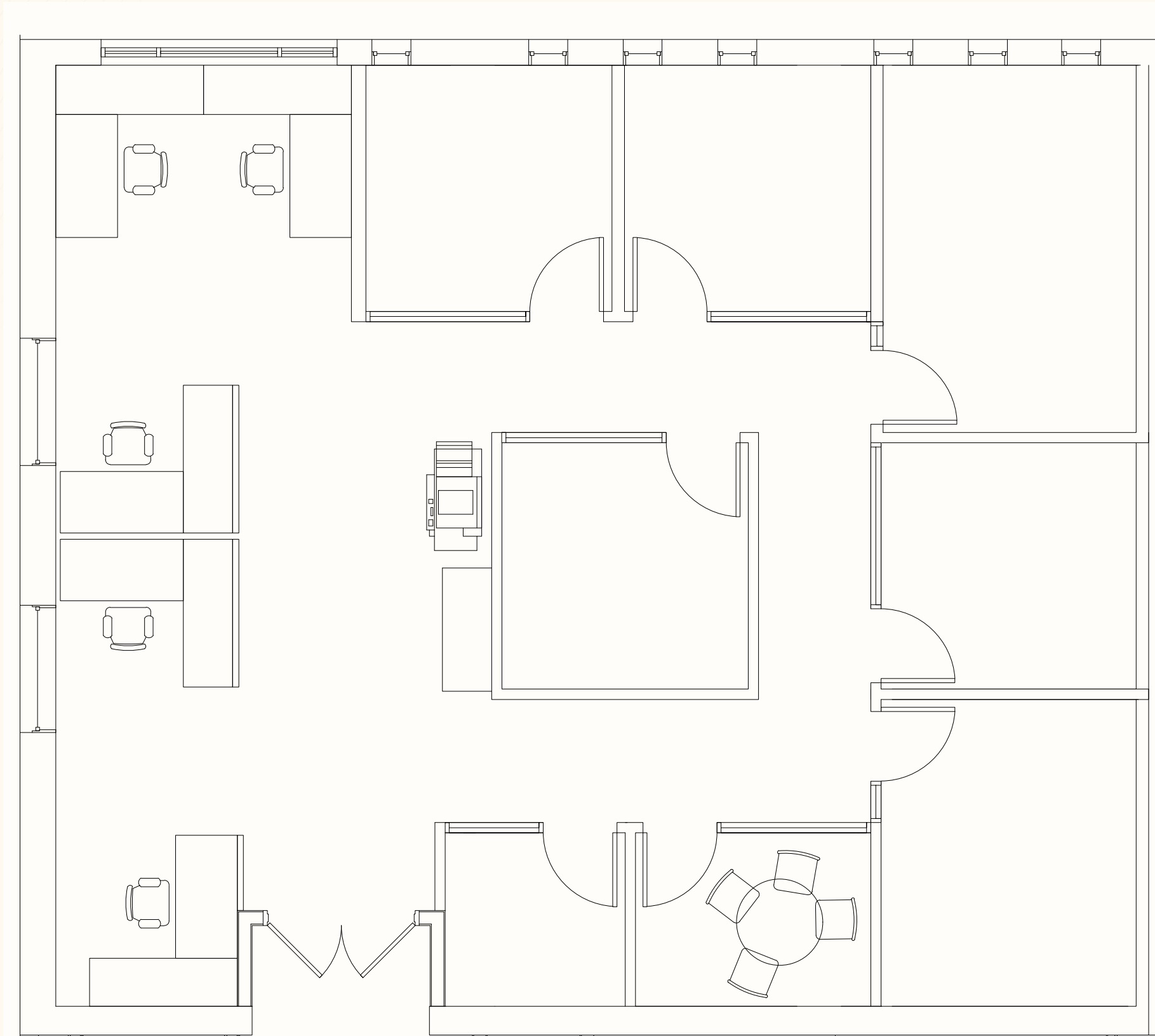
32 Private Offices, 4 Meeting Rooms, All Hands/Training Room, Cafe/Break Room, Print/Copy Room, Wellness Room, Reception



# SUITE 250A

±2,120 RSF

5 workstations, 4 private offices, 3 huddle rooms, 1 conference room





# WONDER BUILDING

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