

Downtown University District Lease Opportunity

## // THE SOUTH LANDING BUILDING

429 E SPRAGUE AVE

SPOKANE, WA 99202



// PRESENTED BY:

STEPHEN BARBIERI

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## // PROPERTY SUMMARY



### VIBRANT LOCATION

*Excellent single-tenant building in the heart of the University District, at the south landing of the \$15.4 million U-District Gateway Bridge and next to the \$60 million Catalyst Building and Scott Morris Center of Energy Innovation. Spokane's University District is a rapidly expanding education and innovation hub whose higher education institutions together enroll more than 20,000 undergraduates and grad students.*

### LOCATION INFORMATION

- Signalized Intersection with high visibility (11,641 VPD)
- Medical Corridor
- Bus Line
- Bike/Pedestrian plaza directly adjacent to building
- Gateway Bridge corridor to Gonzaga University, UW medical school, WSU medical school, and WSU, Whitworth, and EWU Riverpoint Campus
- On the periphery of the downtown core with ample free parking

### SPACES

### LEASE RATE

### SPACE SIZE

429 E Sprague

\$4,750/month NNN

3,000 SF

### PROPERTY INFORMATION

- Free Parking for 15 vehicles
- Newer HVAC
- Updated Electrical
- Exposed Brick
- Natural Light
- High Ceilings
- Secure Storage/Utility Room w/ Wash Basin
- 2 bathrooms (1 ADA)
- Kitchen Area w/ Large Open Area
- Conference Room w/ Custom Reclaimed Wood
- Versatile mix of Office & Open Studio Space

**Available July 1, 2026.**

**Please Do Not Approach or Disturb Current Tenant.**

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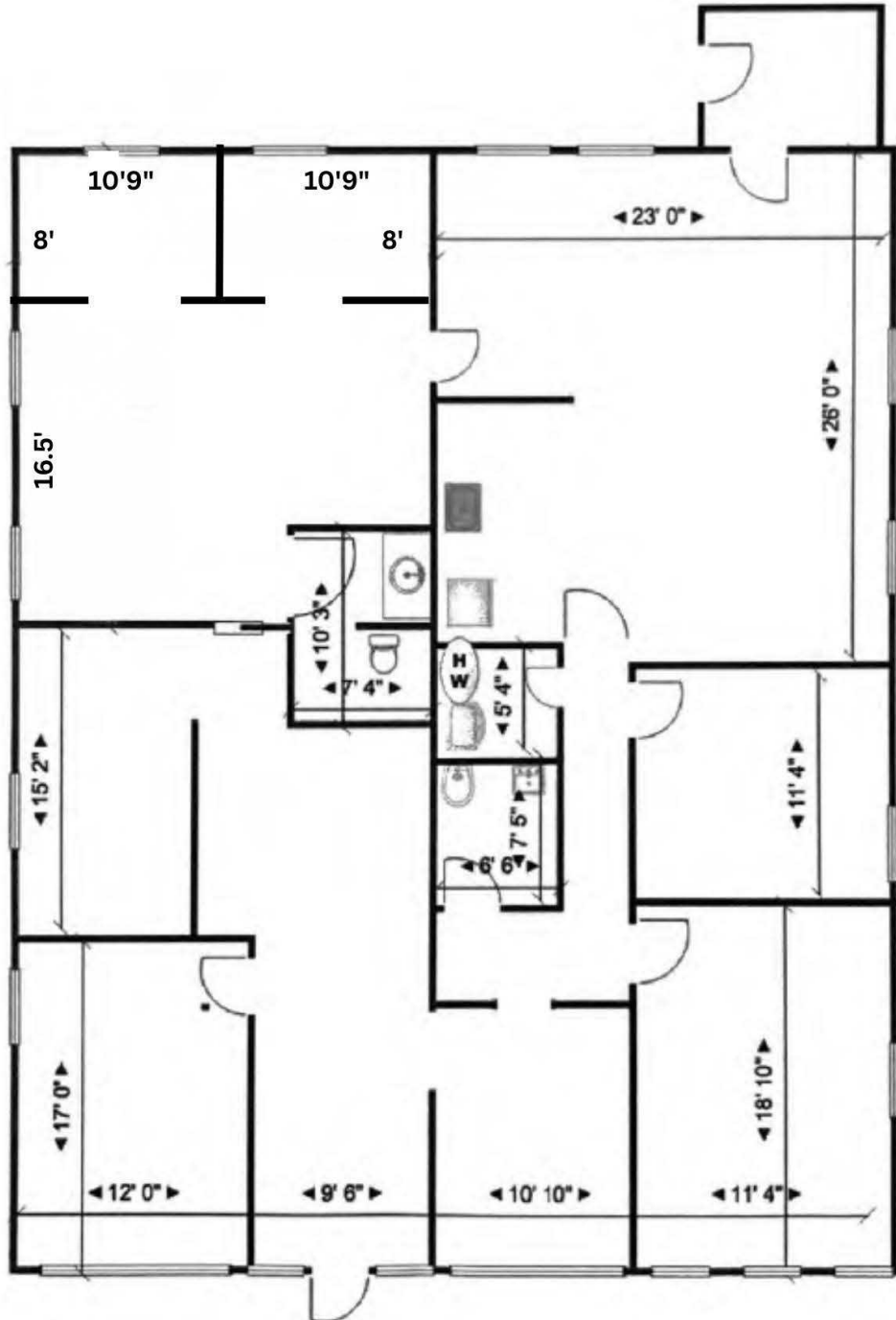
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# // FLOOR PLAN



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429 E SPRAGUE AVE // SPOKANE, WA 99202

## // ADDITIONAL PHOTOS



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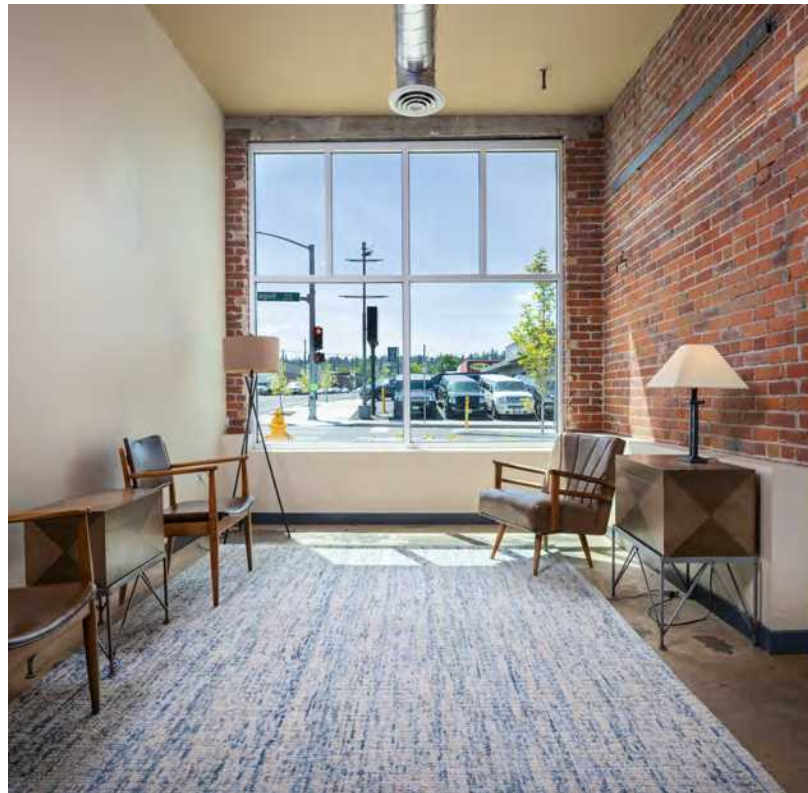
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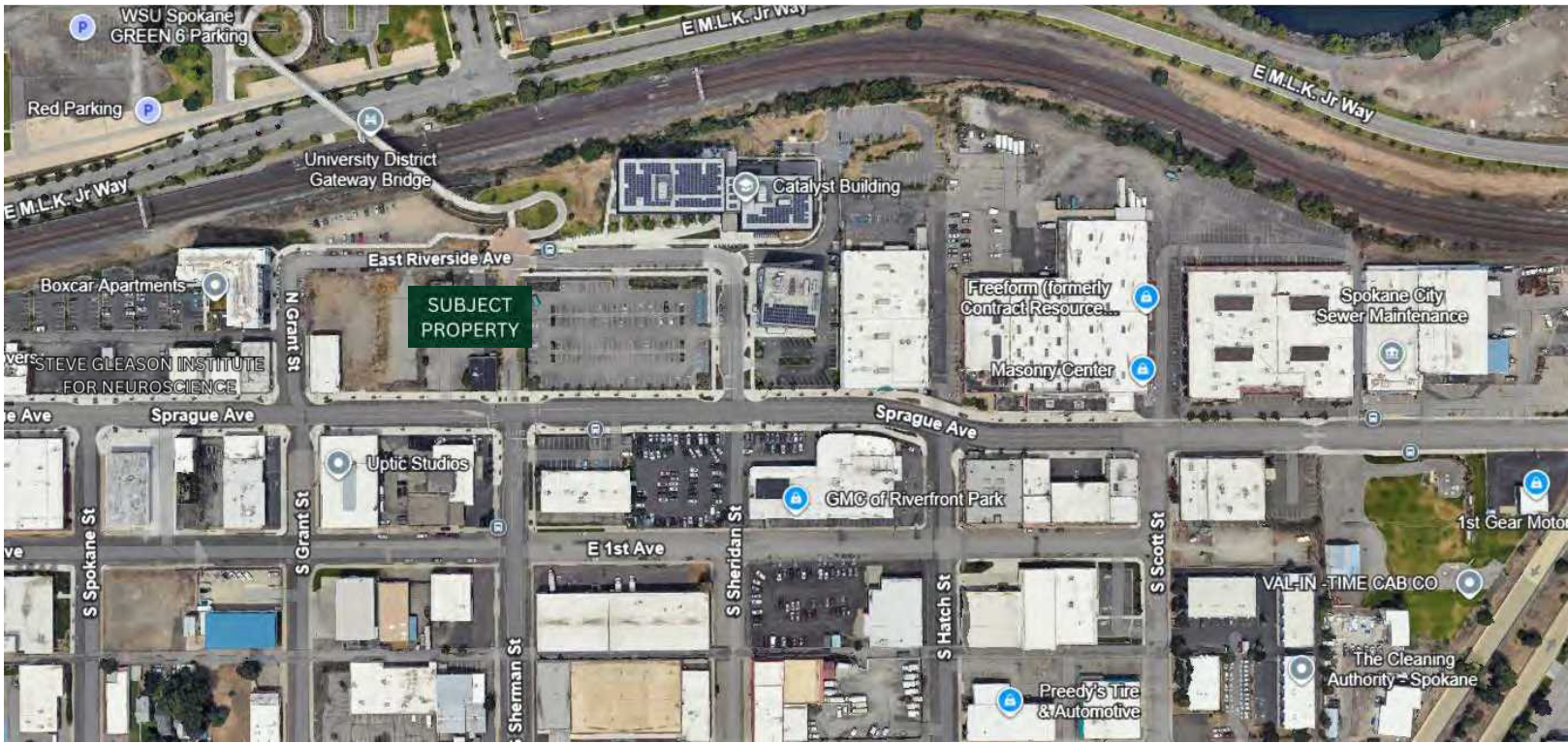
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# // RETAILER MAP



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SPOKANE

GYh'cb' h'Y' Y'Ug'Y'fb' YX[ Y'cZK Ug\]b[ h'cb'z'k \YfY' h'Y' XYg'Y'f'ha' Y'Yhg' h'Y' F'cW\]Yg'z'Gdc\_UbY' ]g' Uf[ Y'Y'bc' i [ \ 'hc' \Uj' Y'd'Y'bm' i [ c]b[ ' 'cb' m'YUf' f'ci b'X'z' m'Yh' ga' U' 'Y'bc' i [ \ 'hc' 'VY' Z]YbX'nz' ]j' U'W'Y'z' UbX' Y'Ugm'hc' Y' d'c'f'Y' %5g' h'Y' 'Uf[ Y'gh'ia' Y'f'cd'c' ]h'Ub' U'f'Y'U' V'Y'h'k' Y'Yb' 'G'Y'U'h'Y' 'UbX' 'A' ]bb'Y'U'd'c' ]g' f'&\$, z'\$'\$' f'Y'g]X'Y'bh'g' ]b' h'Y' 'V'j'm'UbX' '\* , , z'\$'\$' d'Y'cd'Y' ]b' h'Y' 'a' Y'f'cd'c' ]h'Ub' U'f'Y'U'z' Gdc\_UbY' ]g' h'Y' 'Z]b'Ub'W'U'z'W' 'h' f'U' 'UbX' 'f'Y'U' ]' W'bh'f'c'Z' h'Y' 'b' 'UbX' 'B' c'f'h'k' Y'g'z' Ub'W'c'f'Y'X' 'V'm'U'j' ]V'f'Ub' h' i' f'V'Ub' 'X'ck' b'rc'k' b' 'V'z'f'Y' " h'Y' 'V'j'm' ]g' \ca' Y' 'hc' 'd'f'Ya' ]f' 'X' ]b[ ]b[ ' UbX' 'g' \c'd'd' ]b[ ' z' U'f'g' UbX' 'Y'bh'f'U' ]ba' Y'bh'z'd'cd' i' 'U'f' f'Y' [ ]cb'U' 'Y'j' Y'bh'z'g'd'c'f'g' h'Y'Ua' g'z' \ ]g'c'f' ]W' 'UbX'a' U'f'g'UbX' 'gc' 'a' i' W' 'a' c'f'Y' "C'j' Y'f' ( ' z'\$'\$' h'ci' g'UbX' 'g'ri' X'Y'bh'g'U'f'Y' Y'bc' "YX' ]b' \ ] [ \ Y'f'Y'X' i' W'h' ]cb' ' h'f'ci [ \ 'Z'ci' f' i' b' ]j' Y'f'g]h'Y'g'z'k' c' 'a' Y'X' ]W' 'g'W'cc'g'z'UbX' 'k' c' 'V'z' 'a' a' i' b' ]m'V'z' "Y[ Y'g' %2

K' ]h' ]b' 'a' ]bi' h'Y'g' c'Z' X'ck' b'rc'k' b'z' m'ci' 'W'Ub' d'U'X'X'Y' d'U'g' 'a' c'cg'Y' 'cb' h'Y' 'q' ]h'Y' 'Gdc\_UbY' 'F' ]j' Y'f'z' W' ]a' V' )' ' 'a' ]Y'g' ]b' '8' Y'Y'd' '7' f'Y'Y' '7' U'bn'c' b'z' c'f' \ ]\_Y' 'h'Y' 'Gdc\_UbY' 'F' ]j' Y'f' ;' c'f' [ Y' %2 h'Y'f'Y' 'U'f'Y' 'U'g'c' 'Z' ]j' Y' 'g' ]' f'Y'g'c'f'g' 'k' ]h' ]b' 'U' 'k' c' \ci' f'X'f'j' Y' 'UbX' 'k' ]h' ]b' 'U' 'cb'Y' \ci' f'X'f'j' Y' 'c'Z' +\* ' 'U' 'Y'g' %2 Gdc\_UbY' ]g' h'Y' 'g'Y'V'z' b'X' 'U'f' [ Y'gh' ]V'j'm' ]b' h'Y' 'g' ]h'Y' 'c'Z' K' Ug\ ]b[ h'cb' 'UbX' ' ]Z'Y' ]b' 'Gdc\_UbY' ]g' \Y'U' ]m' ]b'Z' i' Y'b'W'X' 'V'm' ]h'g' W' ]a' U'h'Y' 'UbX' [ Y'c' f'U'd' \ ]W' 'c'W'h' ]cb'z'k' ]h' 'Z'ci' f' h'f' i' Y'g'Y'U'g'c'bg' %2 c' b'Y' 'c'Z' h'Y' 'V'Y'gh'k' U'ng' 'hc' 'g'Y' 'h'Y' 'b'U' h' f'U' 'g' ]h'Y'g' 'c'Z' Gdc\_UbY' ]g' 'V'm' h'f'U' Y' " ]b[ ' h'Y' 'Gdc\_UbY' 'F' ]j' Y'f' '7' Y'bh'Y'bb' ]U' 'F'U' ]z' k' \ ]W' 'd'U'g'Y'g' h'f'ci [ \ 'h'Y' 'I' b' ]j' Y'f'g]m' ]8' ]g'f' ]V'z' 'g' h'V'c'W' ]g'Z'f'ca' 'h'Y' 'G' i' V'Y'V' ]d'f'cd'Y'f'm'z' UbX' 'Z'Y'U' h' f'Y'g'c'j' Y'f' " + 'a' ]Y'g'c'Z' d'U'j' Y'X' 'f'U' ]g'Z'f'ca' 'Gdc\_UbY' 'hc' '@\_Y' '7' c'Y' i' f'X' ]z' 'Y' b'Y' ]b' '7' c'Y' i' f'X' ]z' 'Y' b'Y'z' =X'U'c"

UNIVERSITY DISTRICT

H'Y' 'G' i' V'Y'V' ]d'f'cd'Y'f'm' ]g' 'c'W'h'Y'X' ]b' h'Y' 'G'ci' h' 'd'c'f'h' ]cb' 'c'Z' Gdc\_UbY' ]g' ]b' ]j' Y'f'g]m' ]8' ]g'f' ]V'z' k' \ ]W' ' ]g' 'U' 'f'U'd' ]X' m' i' d'U'X' ]b[ ' Y'X' i' W'h' ]cb' 'UbX' ' ]b'bc'j' U'h' ]cb' 'X' ]g'f' ]V'z' k' \cg'Y' \ ] [ \ Y'f' Y'X' i' W'h' ]cb' ' ]b'g'h' i' h' ]cb'g' Y'bc' " 'a' c'f'Y' 'h'U' b' &z'\$'\$'\$' i' b'X'Y'f' f'U'X' i' U'h' 'UbX' [ f'U'X' i' U'h' 'g'ri' X'Y'bh'g' " h'Y' 'X' ]g'f' ]V'z' V'Y' b'Z' ]h'g'Z'f'ca' 'h'Y' 'd'f'Y'g'Y' b'W' 'c'Z' \ ] [ \ Y'f' Y'X' i' W'h' ]cb' ' ]b'g'h' i' h' ]cb'g' ]b'W' 'X' ]b[ ' ;' c'bn'U' [ 'U' i' b' ]j' Y'f'g]m'z' K' Ug\ ]b[ h'cb' 'G' ]h'Y' 'I' b' ]j' Y'f'g]m'z' 9' U'g'Y'f' b' 'K' Ug\ ]b[ h'cb' 'I' b' ]j' Y'f'g]m'z' K' \ ]k' c'f'h' 'I' b' ]j' Y'f'g]m'z' '7'ca' a' i' b' ]m' ]7'c' "Y[ Y'g'c'Z' Gdc\_UbY'z'UbX' 'I' b' ]j' Y'f'g]m'c'Z' K' Ug\ ]b[ h'cb' %2 c'W'g'Y'X' 'cb' \ Y'U' h' W'f'Y' #h'V'W'bc'c' [ m' ]b'X' i' g'f'm' X'Y'j' Y'c'd'a' Y'bh'z' h'Y' 'I' b' ]j' Y'f'g]m' ]8' ]g'f' ]V'z' ]g'g'd' i' f'f' ]b[ ' [ f'ck' h' ]b' h'Y' 'bc'f'h' 'V'Ub' 'UbX' 'X'ck' b'rc'k' b' 'Vi' g' ]b'Y'g'g'UbX' \ci' g' ]b[ 'g'Y'V'z'c'f'g' %2

RIVERFRONT PARK

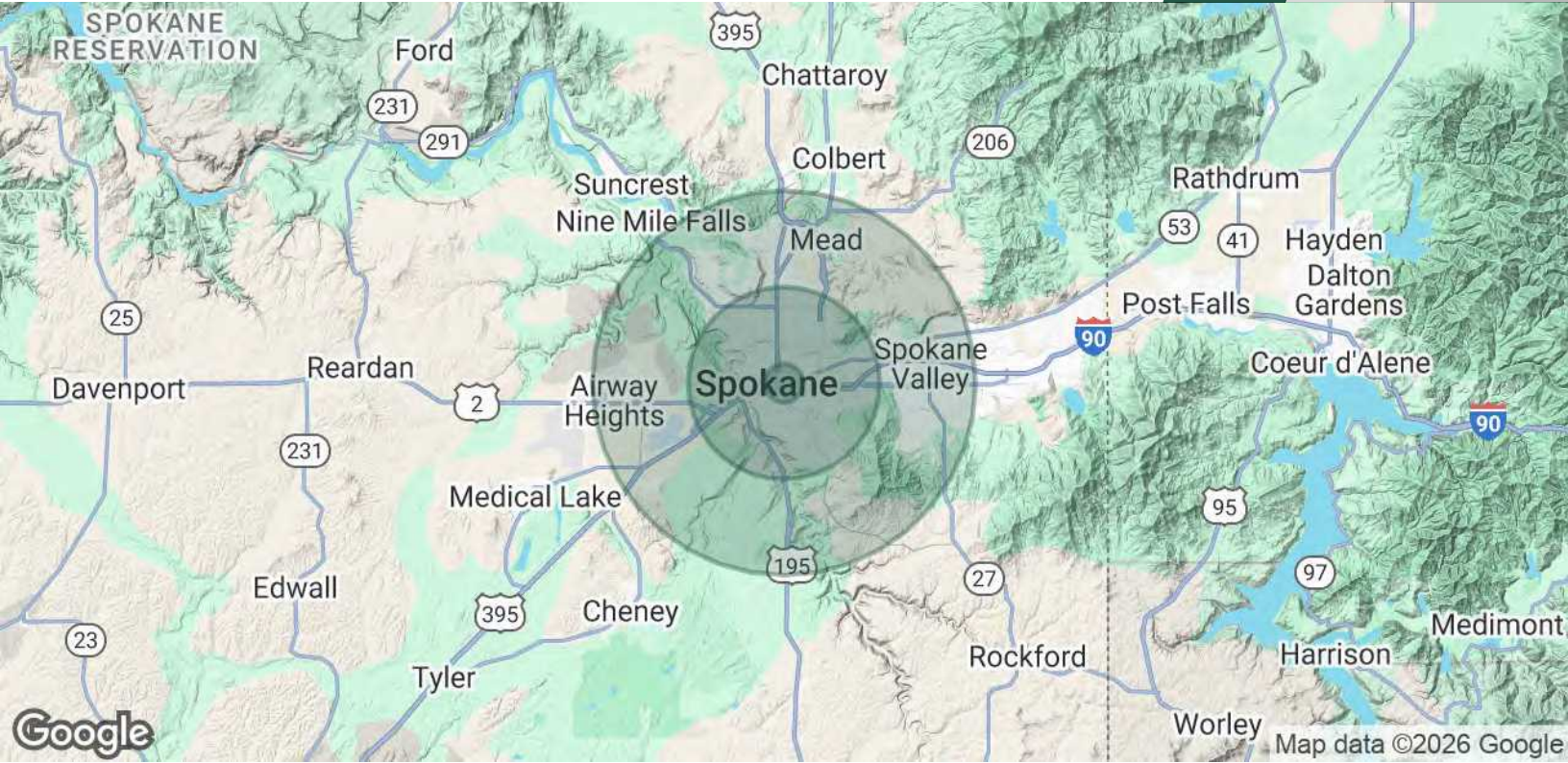
H'Y' 'W'bh'Y'f'd' ]Y'W' 'c'Z' Gdc\_UbY' 'c'W'W' ]d'Y'g' %\$\$' U'W'Y'g' 'c'Z' 'UbX' 'UbX' 'k' U'h'Y' ' ]b' h'Y' 'W'bh'Y'f' 'c'Z' X'ck' b'rc'k' b' 'UbX' 'g'ri' g'Y'c'f'h'k' U' 'c'f' @na' Y' 'g'V'z'c'h'Y'f' f' ]X'Y'Z'f'ca' 'h'Y' 'G' i' V'Y'V' ]d'f'cd'Y'f'm' ]F' ]j' Y'f'Z'c'bh' D'U'F' 'k' U'g' X'Y'j' Y'c'd'Y'X' 'Z'c'f' h'Y' ' % + ( 'K' c'f'X' : U'f'UbX' 'f'Y'W'bh'm' V'z' 'a' d'Y'h'X' U' " \* (A' 'f'Y'bc'j' U'h' ]cb' 'c'Z' h'Y' 'd'U'f' " "5X'U'W'bh'hc' h'Y' 'd'U'f' ]g'U'V'f'UbX' 'b'Y'k' " ) ' A' 'Gdc'f'g' 'D'Y' i' Z'h'Y' 'D'c'X' ]i' a' z'UbX' h'Y' 'b'Y'k' 'C' b'Y' 'Gdc\_UbY' 'G' ]h'X' ]i' a' "

CENTRAL BUSINESS DISTRICT

Gdc\_UbY' ]g' '7' Y'bh'f'U' '6' i' g' ]b'Y'g'g' '8' ]g'f' ]V'z' ]g' \ca' Y' 'hc' 'Y' ] [ \ 'hc'Z' Gdc\_UbY' ]g' 'h'c'd' 'h'Y' b'Z' ]b'Ub'W'U' ' ]b'g'h' i' h' ]cb'g'UbX' 'k' Y'bh'm' ]z'ci' f'c'Z' Gdc\_UbY' ]g' 'U'f' [ Y'gh' 'U'k' 'Z' ]fa' 'U'f'Y' 'c'W'h'Y'X' 'X'ck' b'rc'k' b' %2 '5' 'j' ]V'f'Ub' h' V'z'f'Y' ' ]g' \ca' Y' 'hc' 'f'Y'U' ]z' 'X' ]b[ ]z' 'UbX' 'Y'bh'Y'f'U' ]ba' Y'bh'U'g' 'k' Y' " 'U'g' < c'cd'Z'Y'g'z' h'Y' 'k' c'f'X' ]g' 'U'f' [ Y'gh' ' !cb' ! ' 'V'U'g' 'Y'h'U' " 'h'ci' f'b'U'a' Y'bh'z'UbX' 'h'Y' ' @ ]U'W'6' 'c'ca' g'X'U'm'F' i' b'z' c' b'Y' 'c'Z' h'Y' 'k' c'f'X' ]g' 'U'f' [ Y'gh' ]h'a' Y'X' 'f' i' b' ]b[ ' f'U'W'g' %2

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# // DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	13,480	229,367	411,082
<b>Average Age</b>	37	40	40
<b>Average Age (Male)</b>	37	39	39
<b>Average Age (Female)</b>	37	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	5,280	95,423	165,279
<b># of Persons per HH</b>	2.6	2.4	2.5
<b>Average HH Income</b>	\$68,686	\$87,921	\$93,502
<b>Average House Value</b>	\$425,549	\$419,403	\$442,434

Demographics data derived from AlphaMap

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