



FOR LEASE

LOCATION: Great location on the east side of Hamilton between Illinois Ave. and Montgomery Ave., minutes to downtown Spokane and the University District.

SITE: ±10,595 SF, parcel numbers 35084.0910 & 35084.0908

ZONING: City of Spokane CC1, Center and Corridor, allowing for commercial, professional office, service, retail, and cultural uses. Vacant land area zoned R1, Residential

IMPROVEMENTS: Total Building Area: ± 1,562 SF
Main Floor Area: ± 1,250 SF
Basement Storage Area: ± 312 SF

HVAC: Roof mounted heat and A/C

Sewer & Water: City of Spokane

Parking: Reciprocal parking affects 2166 & 2174 N. Hamilton. Call Listing Agent for details.

Construction Type: Brick

Age: 1923, remodeled in 1975

LEASE PRICE: \$1,600.00/Month + NNN; NNNs estimated at \$709/Mo and includes taxes, insurance, security system monitoring & quarterly HVAC filter changes for roof mounted unit



RETAIL OFFICE SPACE AVAILABLE

2166 N. Hamilton St.
Spokane, WA 99207

**View
Location**



Mark Lucas |
509.755.7524

mlucas@kiemlehagood.com

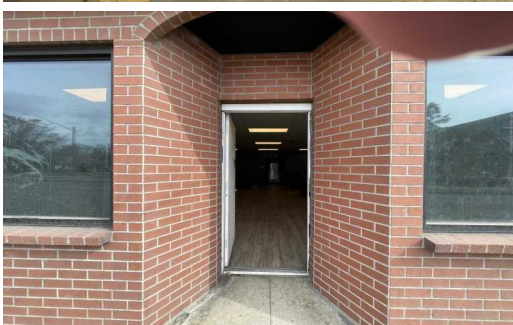
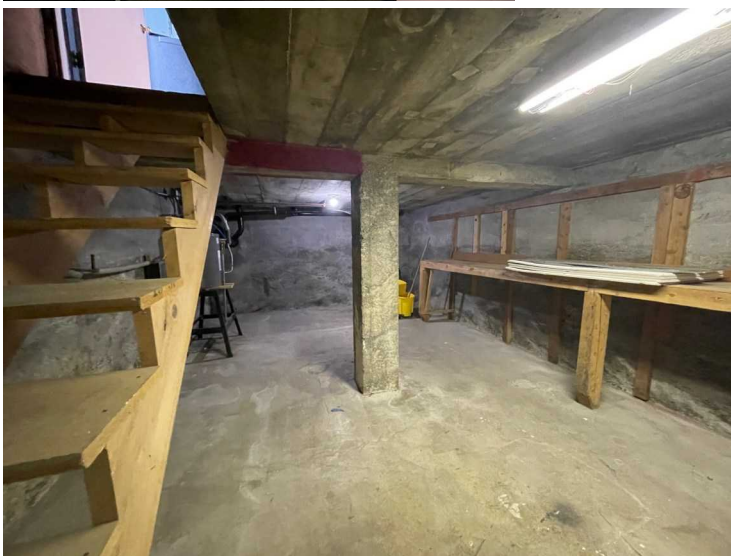
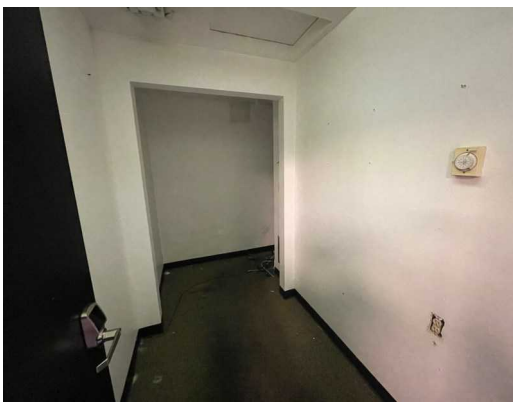
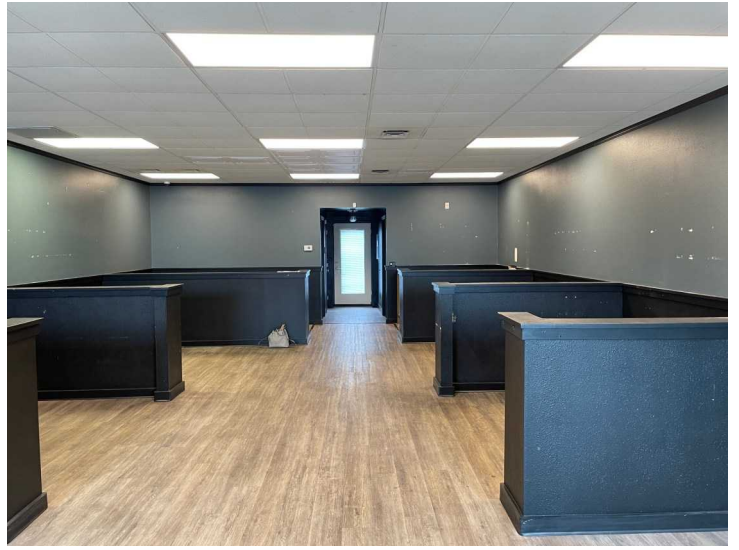
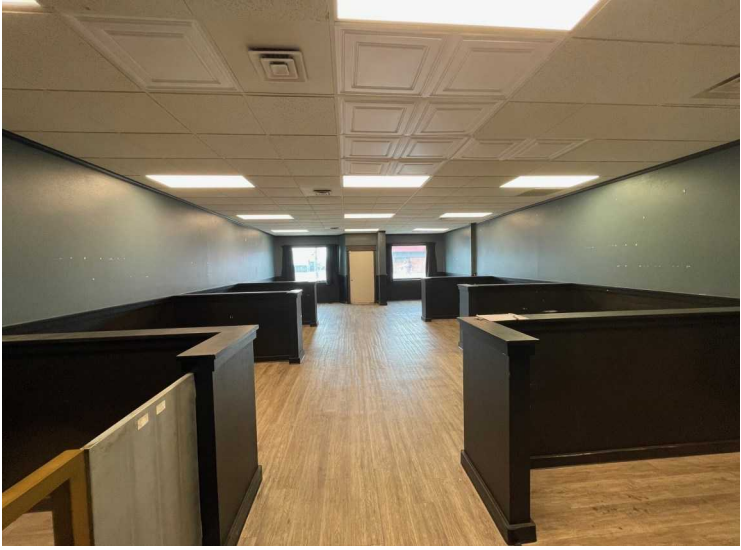
Tracy Lucas |
509.755.7558

tracyl@kiemlehagood.com

**KIEMLE
HAGOOD**

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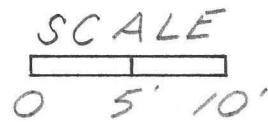
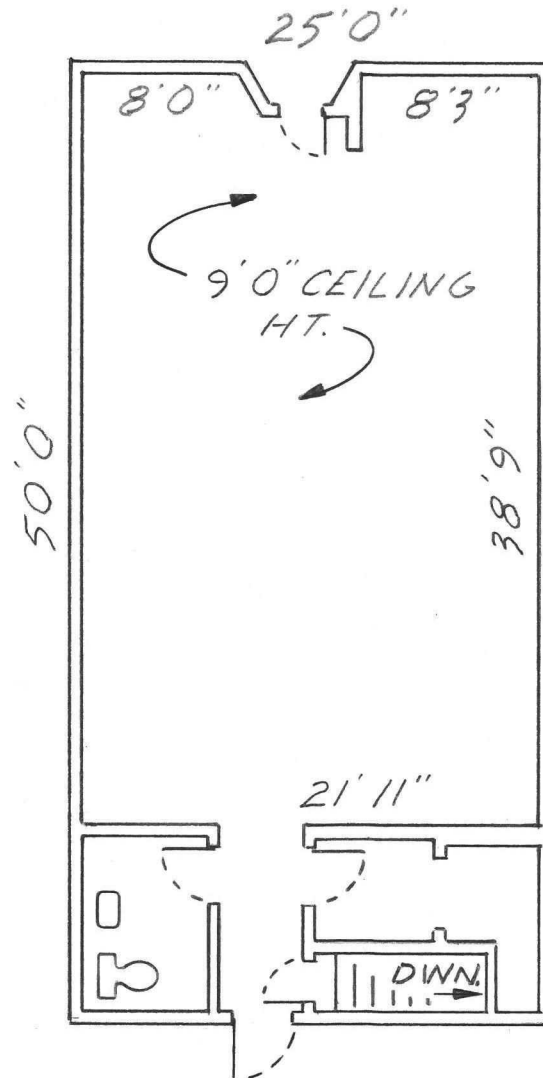
2166 N. Hamilton St., Spokane, WA 99207



FLOOR PLAN

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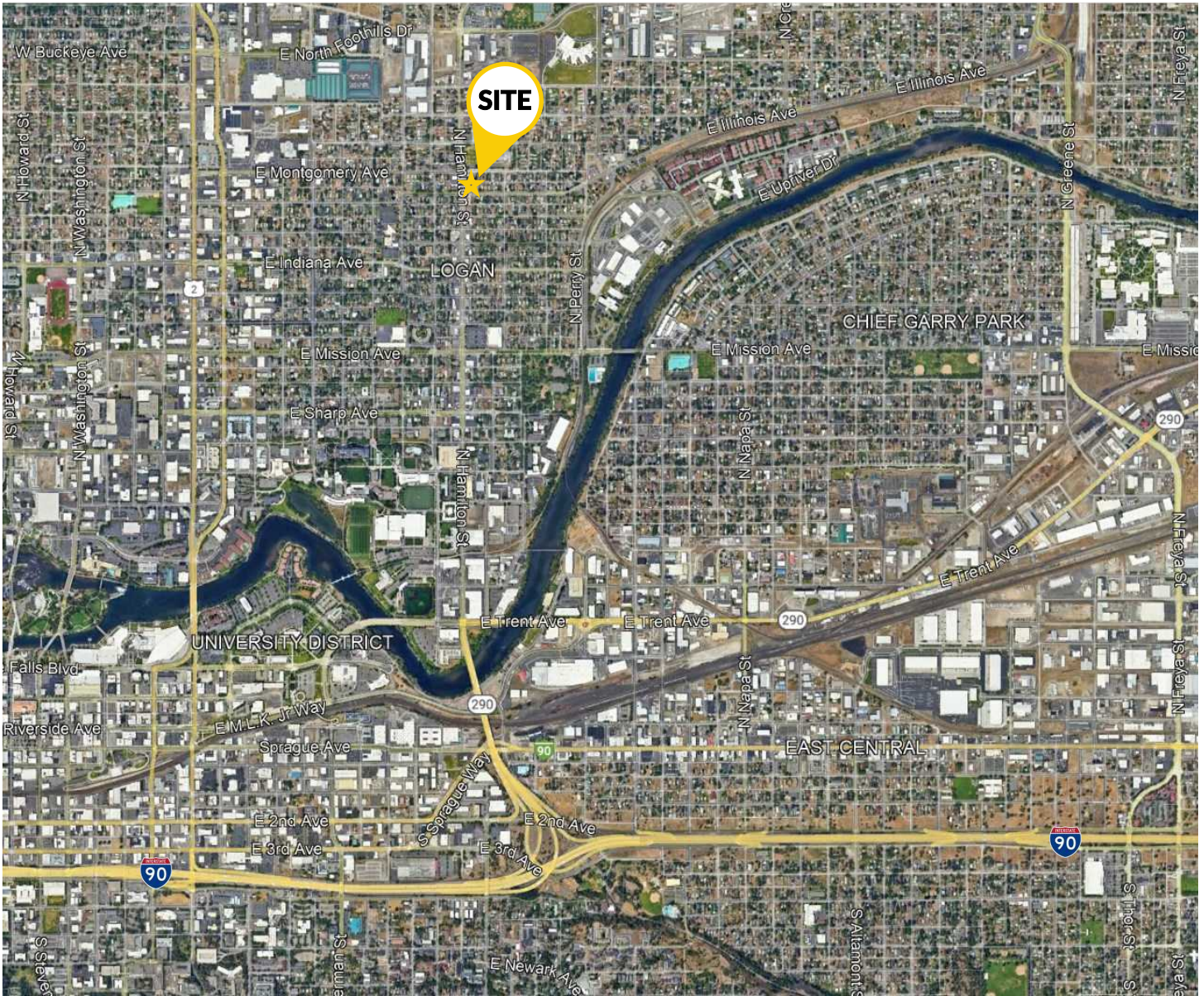
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Mark Lucas |
509.755.7524
mlucas@kiemleahgood.com

Tracy Lucas |
509.755.7558
tracyl@kiemleahgood.com

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601 W. Main Avenue, Suite 400
Spokane, WA 99201



OFFICE LOCATIONS

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

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