



AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
418 E Pacific, Ste 104 (Office)	\$475/mo Full Service	200 SF
418 E Pacific, Ste 108 (Office)	\$750/mo Full Service	442 SF
428 E Pacific, Ste 200 (Office)	\$675/mo NNN	1,247 SF
428 E Pacific, Ste B4 (Storage)	\$625/mo Full Service	1,027 SF
150 S Sherman (Retail)	\$2,000/mo NNN	5,501 SF
428 E Pacific, Ste 101 (Retail)	\$1,100/mo NNN	903 SF + 714 SF Basement

PROPERTY INFORMATION

Exciting retail and office opportunity in Spokane's U-District, just two blocks from the \$60 million Catalyst Building and Scott Morris Center for Energy Innovation and the \$15 million University District Gateway Bridge. Many new development projects on the way. Be a part of this rapidly growing neighborhood.

PROPERTY FEATURES

- Central location on U-District arterial
- Pylon Signage
- Off Street Parking
- Secure Building Access
- Responsive Management

General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property. Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes. Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act

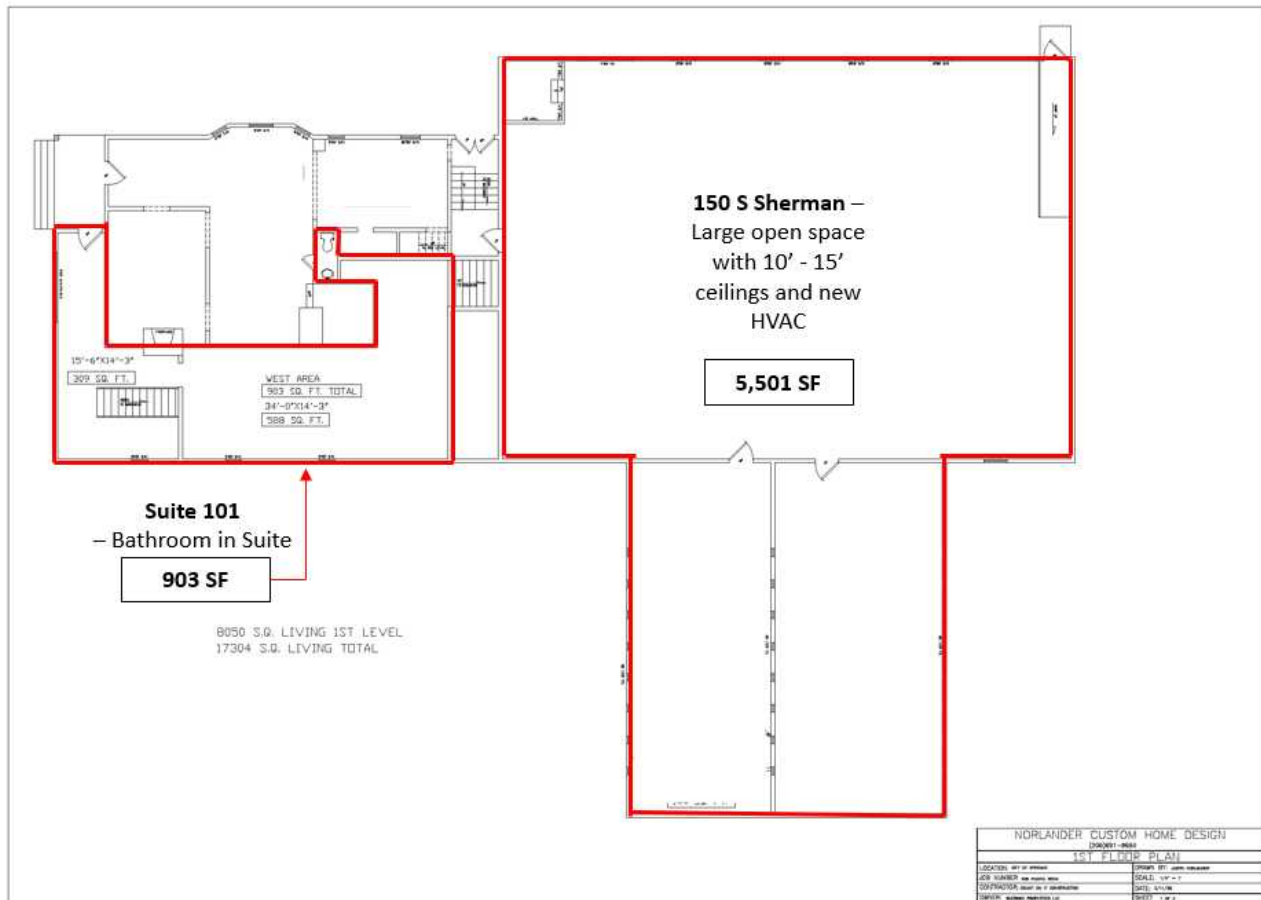
// FLOOR PLANS

428 E Pacific Suite 101 - 903 SF

- \$1,100/month
- NNN
- Bathroom In Suite
- Includes additional 714 SF basement

150 S Sherman - 5501 SF

- \$2,000/month
- NNN
- 10-15' ceilings
- New HVAC



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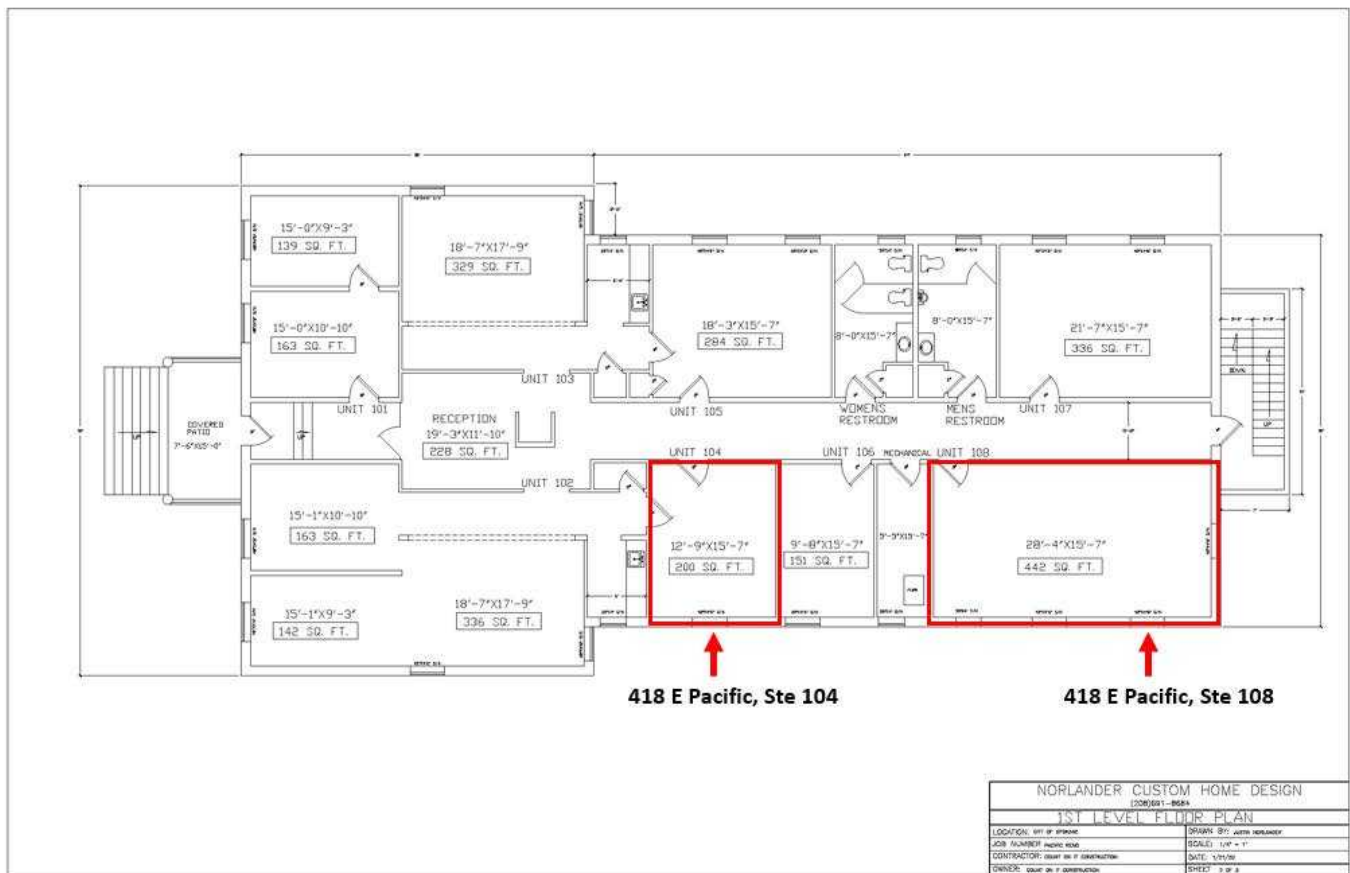
// FLOOR PLANS

418 E Pacific, Ste 104 - 200 SF

- 475/month
- 7' 0"
- Exposed Brick
- West Facing Windows
- Shared Kitchen

418 E Pacific, Ste 108 - 442 SF

- 750/month
- 7' 0"
- Exposed Brick
- LVP Flooring
- 3 Windows
- Shared Kitchen

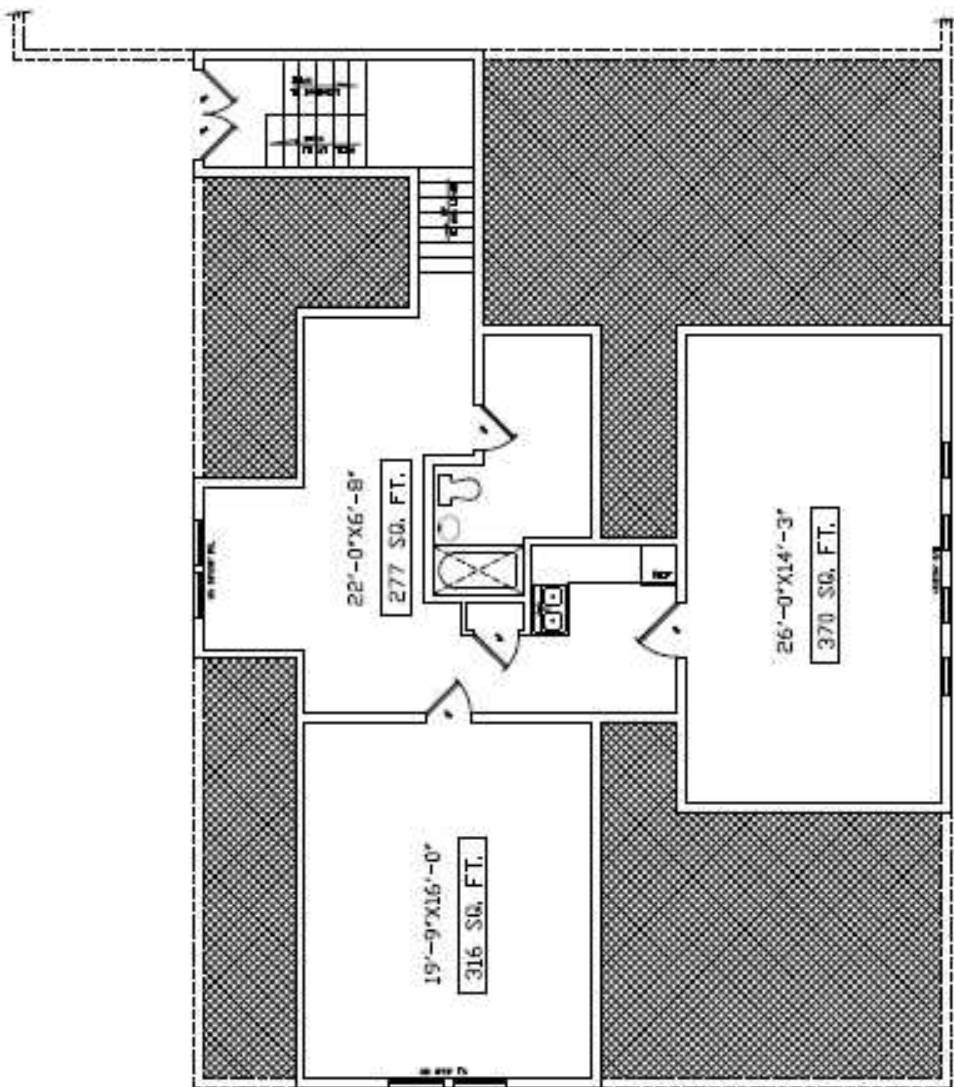


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// FLOOR PLANS

428 E Pacific, Ste 200 - 1,247 SF

- 675/month
- NNN
- Three offices
- 2nd Floor
- Includes Kitchen and Bathroom

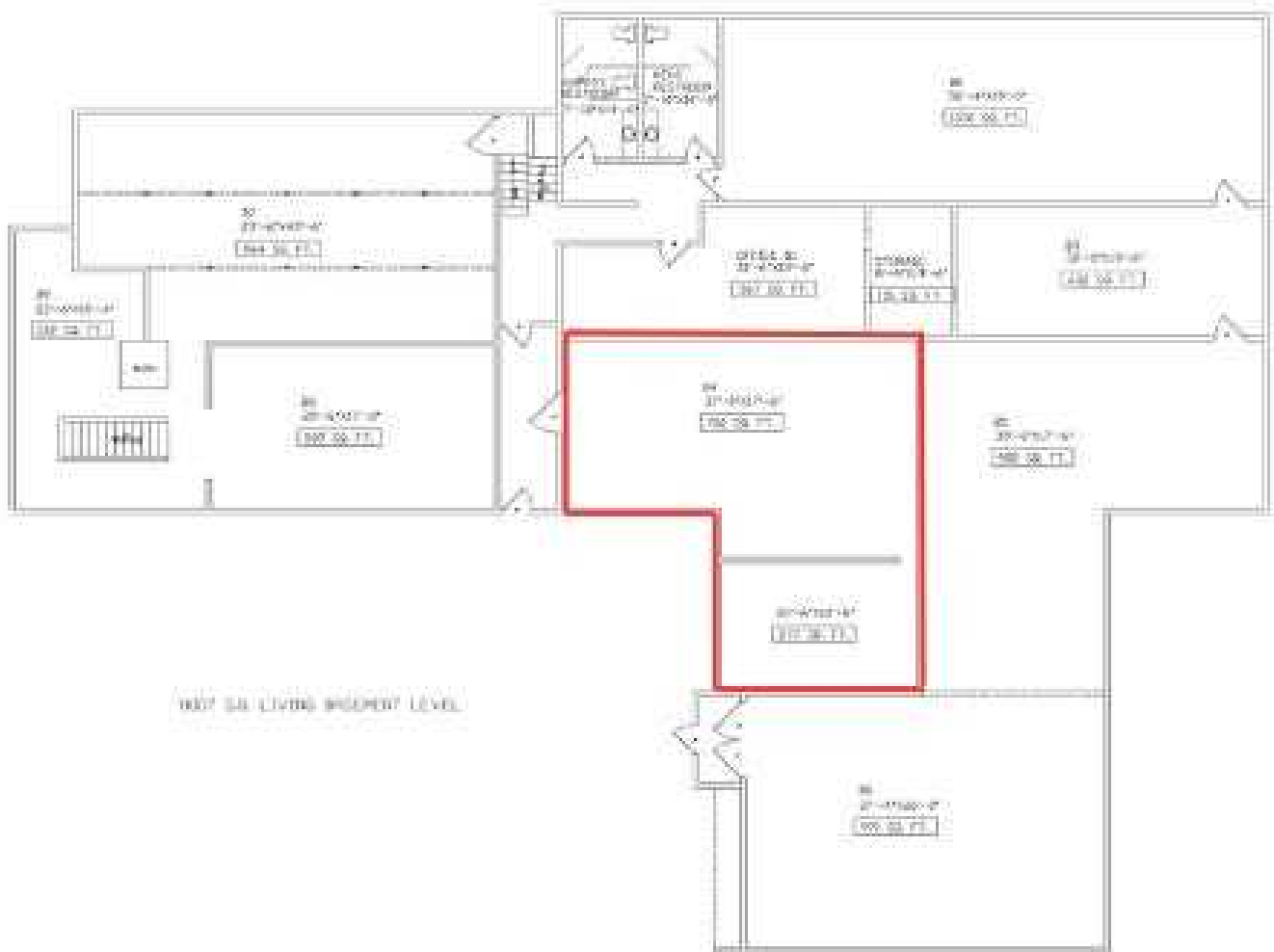


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// FLOOR PLANS

428 E Pacific, Ste B4 - 1,027 SF

- 625/month
- Full Service
- Storage Space
- Directly off of parking lot
- Ground level/No stairs



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418 E Pacific Exterior



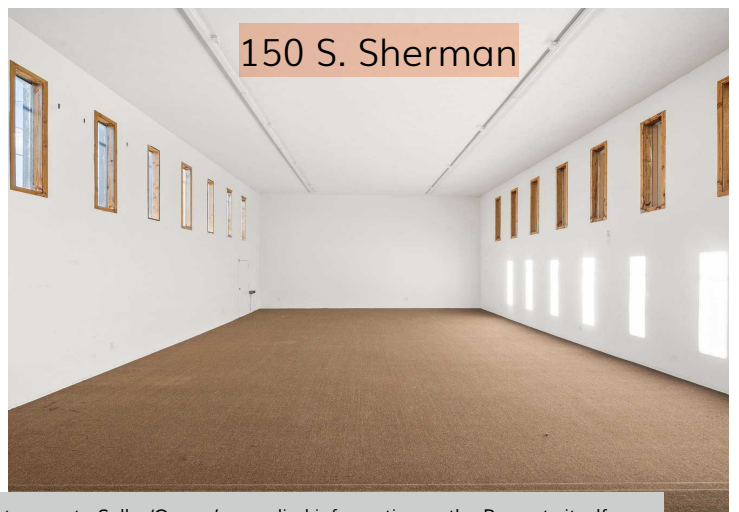
428 E Pacific Ste 101



418 E Pacific Ste 108



150 S. Sherman



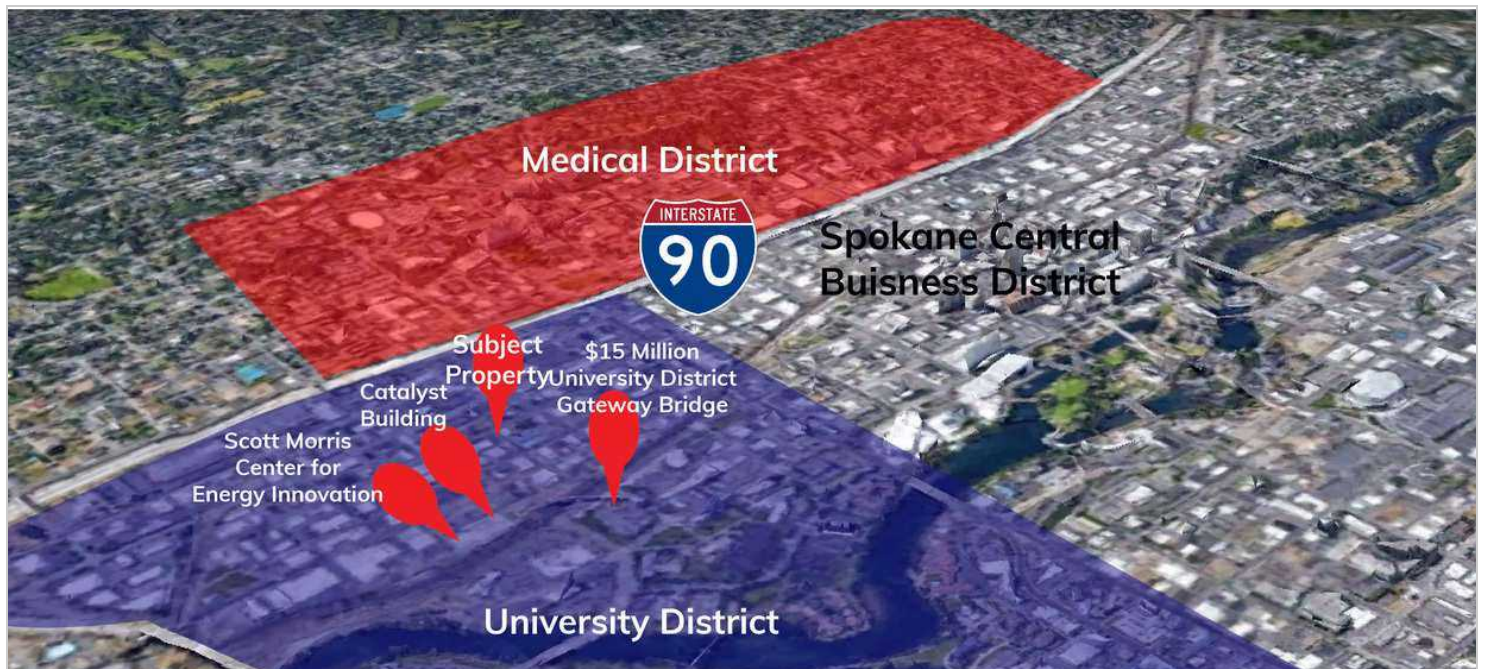
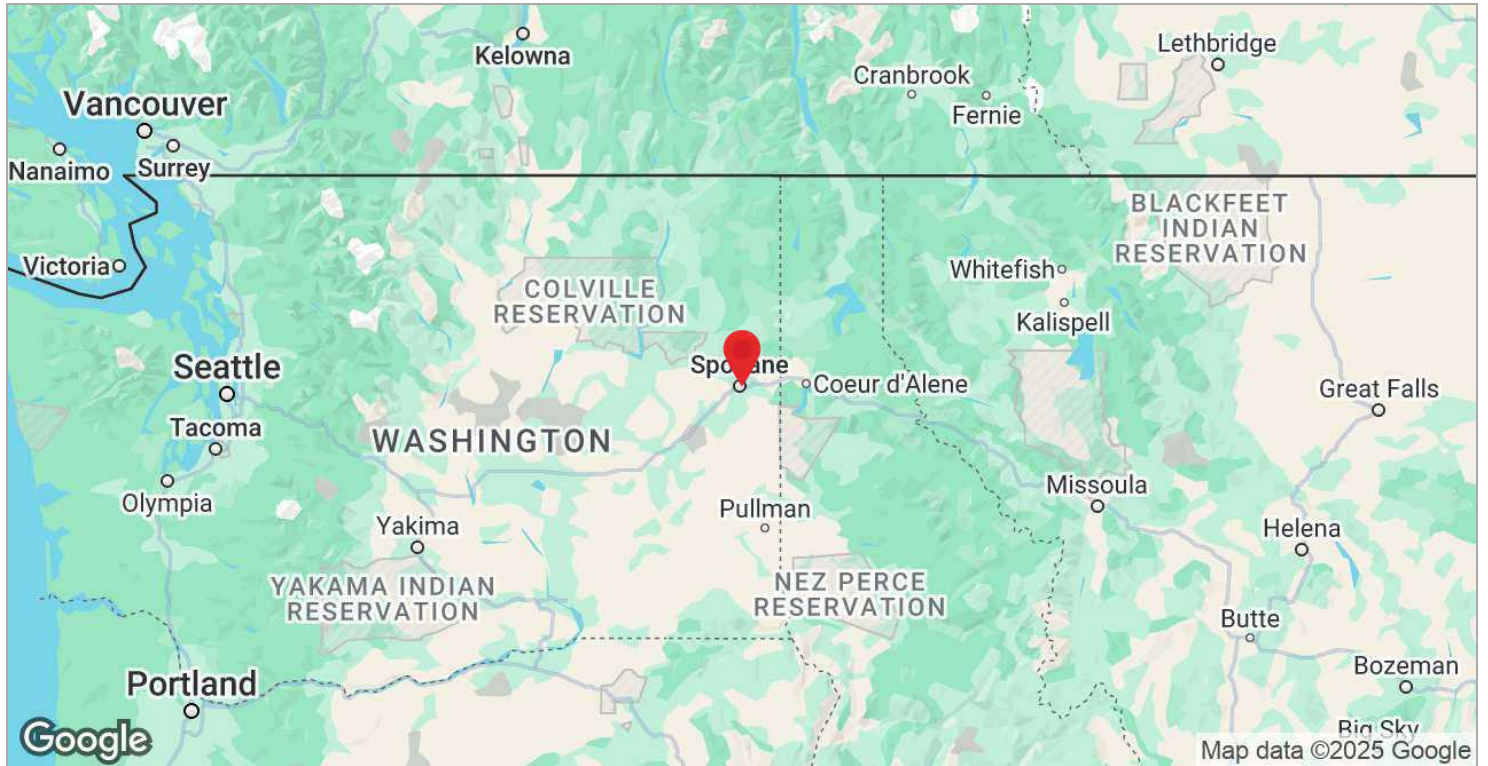
150 S. Sherman

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// SURROUNDING DEVELOPMENTS



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SPOKANE

Set on the eastern edge of Washington, where the desert meets the Rockies, Spokane is large enough to have plenty going on year-round, yet small enough to be friendly, livable, and easy to explore. As the largest metropolitan area between Seattle and Minneapolis (208,000 residents in the city and 688,000 people in the metropolitan area), Spokane is the financial, cultural and retail center of the Inland Northwest, anchored by a vibrant urban downtown core. The city is home to premier dining and shopping, arts and entertainment, popular regional events, sports teams, historical landmarks and so much more. Over 43,000 thousand students are enrolled in higher education through four universities, two medical schools, and two community colleges.

Within minutes of downtown, you can paddle past moose on the Little Spokane River, climb 5 miles in Deep Creek Canyon, or hike the Spokane River Gorge. There are also five ski resorts within a two-hour drive and within a one-hour drive of 76 lakes. Spokane is the second largest city in the state of Washington and life in Spokane is heavily influenced by its climate and geographical location, with four true seasons. One of the best ways to see the natural sites of Spokane is by travelling the Spokane River Centennial Trail, which passes through the University District, just blocks from the Subject property, and features over 37 miles of paved rails from Spokane to Lake Coeur d'Alene in Coeur d'Alene, Idaho.

UNIVERSITY DISTRICT

The Subject property is located in the South portion of Spokane's University District, which is a rapidly expanding education and innovation district serving over 11,000 students. The district benefits from the presence of higher education institutions including Gonzaga University, Washington State University, Eastern Washington University, Whitworth University, Community Colleges of Spokane, and University of Washington. Focused on healthcare/technology industry development, the University District is spurring growth in the north bank and downtown business and housing sectors.

RIVERFRONT PARK

The centerpiece of Spokane occupies 100 acres of land and water in the center of downtown and just short walk or Lyme scooter ride from the Subject property. Riverfront Park was developed for the 1974 World Fair and recently completed a \$64M renovation of the park. Adjacent to the park is a brand new \$53M Sports Plex, The Podium, and the new One Spokane Stadium.

CENTRAL BUSINESS DISTRICT

Spokane's Central Business District is home to eight of Spokane's top ten financial institutions and twenty-four of Spokane's largest law firm are located downtown. A vibrant core is home to retail, dining, and entertainment as well as Hoopfest, the world's largest 3-on-3 basketball tournament, and the Lilac Bloomsday Run, one of the world's largest timed running races.

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