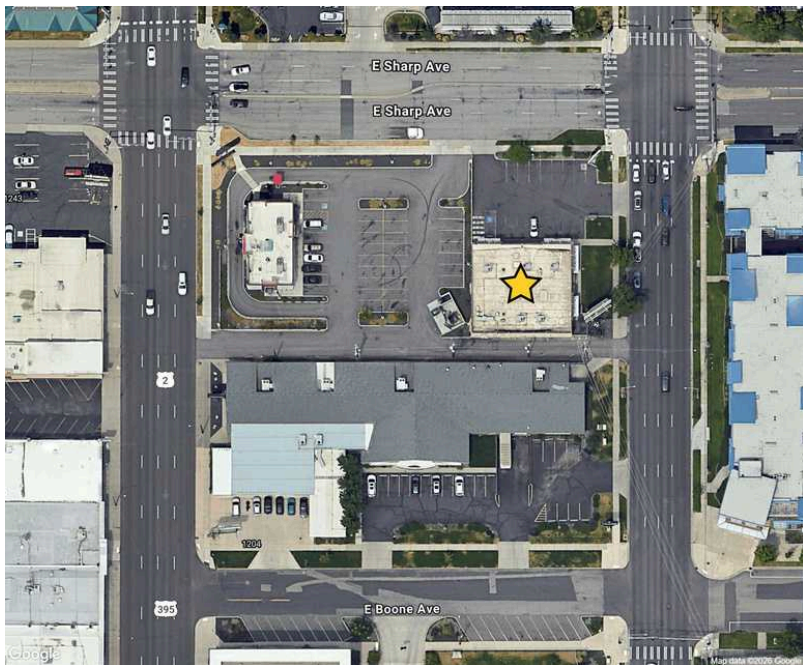


FOR LEASE



GONZAGA AREA RETAIL

28 E Sharp Avenue
Spokane WA 99202

LEASE RATE	\$18.00 PSF /YR
EST. NNN EXPENSE	\$9.62 PSF
SUITE A	±1,026 SF
TOTAL BUILDING SIZE	±5,628 SF
YEAR BULT	1984
LOT SIZE	±14,200 SF
PARCEL NUMBER	35172.2209
PARKING	±3.5 /1,000

CASEY BRAZIL

509.755.7579

casey.brazil@kiemlehagood.com

BRYAN DUNCAN. PROPERTY MANAGER

**KIEMLE
HAGOOD**

FOR LEASE - ±1,026 SF RETAIL/FORMER BARBERSHOP
****28 E SHARP AVE | SPOKANE, WA****

Well-positioned ±1,026 square foot commercial space available. This versatile suite is ideal for retail, service-oriented users seeking strong visibility and convenient access.

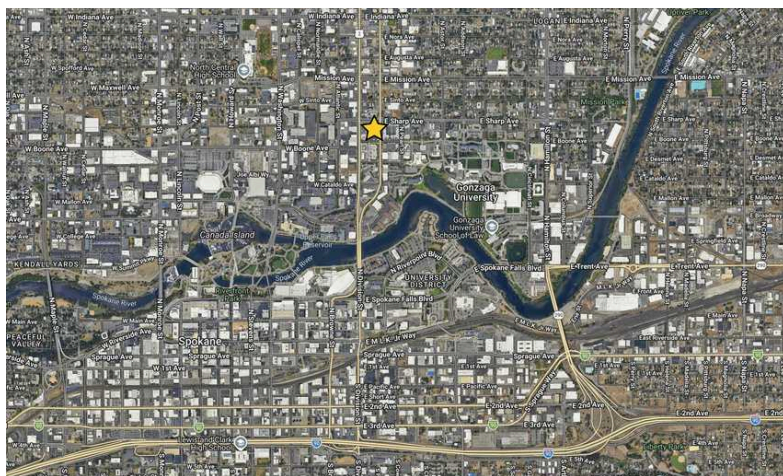
The space features a functional layout with an open floor plan, allowing flexibility for a variety of business types. Large storefront windows provide abundant natural light and excellent street presence, enhancing both customer visibility and signage opportunities.

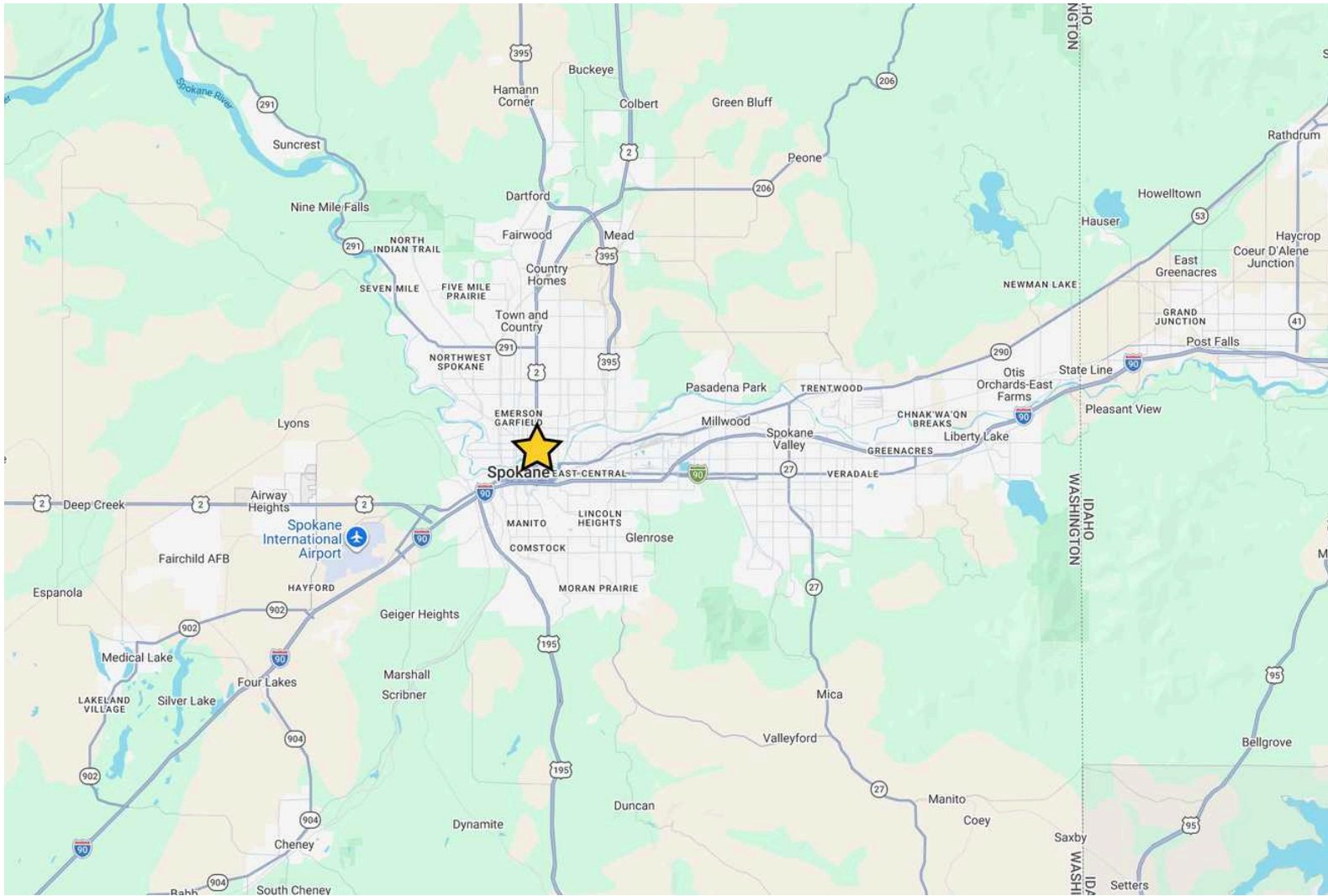
Located between Division and Ruby Streets, the property benefits from high traffic counts and proximity to downtown Spokane, Gonzaga University, and surrounding residential neighborhoods.

****Highlights:****

- * ±1,026 SF available
- * Former Barbershop
- * Strong visibility and signage potential
- * Abundant natural light
- * Convenient access to downtown and major arterials
- * Close proximity to Gonzaga University and surrounding amenities

This is an excellent opportunity for a tenant seeking a well-located, right-sized space in a steadily improving submarket.





GONZAGA AREA RETAIL

28 E Sharp Avenue | Spokane WA 99202

CASEY BRAZIL, BROKER

509.755.7579 | casey.brazil@kiemlehgood.com

BRYAN DUNCAN. PROPERTY MANAGER

[VIEW LOCATION](#)



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201