

GLOBE

BUILDING

204 N DIVISION ST & 27 W MAIN AVE
SPOKANE, WA



For Sale & Redevelopment Opportunity

HAWKINS
EDWARDS

JLL

PROPERTY HIGHLIGHTS

The Globe and Harmon buildings are prominently located at the gateway between the University District and Downtown Spokane. The Globe at 204 N Division St is a historic three-story office/retail building and the Harmon at 27 W Main Ave currently is a single building. Built in 1909 and 1912 respectively, this project boasts an updated historic appeal, while providing additional redevelopment opportunities in the opportunity zone. The Globe building is historically registered and includes an additional four years of reduced property tax benefits. Come and visit this amenity enriched environment to see what's possible.



**PRIME DOWNTOWN
DEVELOPMENT OPPORTUNITY**



**HEART OF
DOWNTOWN**



**LOCATED IN THE
U-DISTRICT**



**GREAT
VISIBILITY**



**HISTORIC BUILDING
ATTRACTS MANY CLIENTS**



**CORNER
LOCATION**



**THREE-STORY
BUILDING**



**HIGH TRAFFIC
COUNTS**



PROPERTY SUMMARY

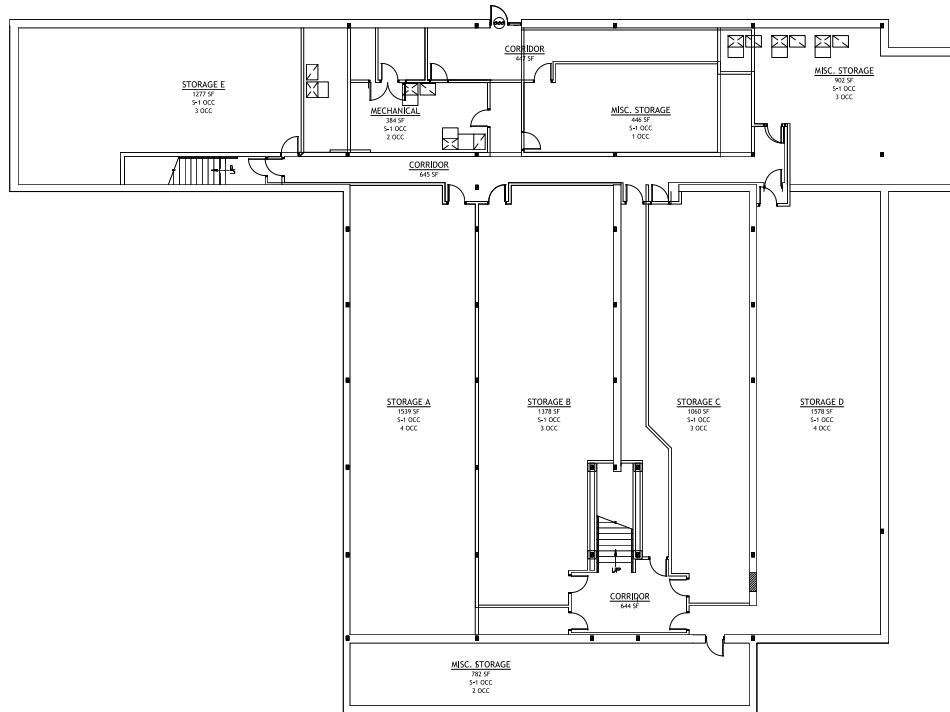


GLOBE

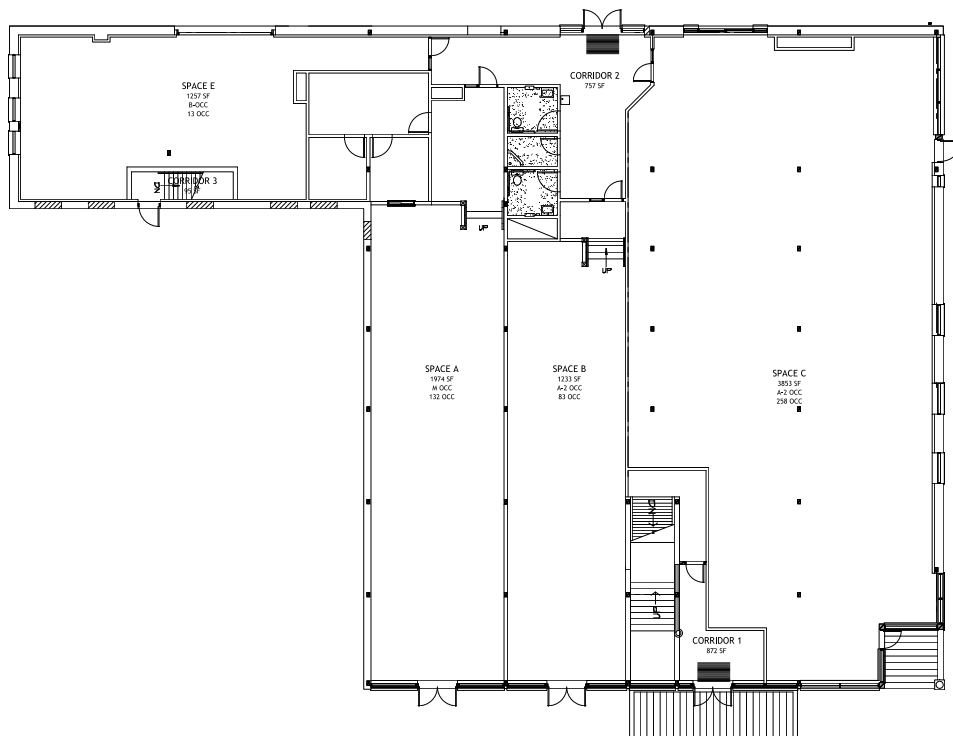
BUILDING

204 N DIVISION FLOOR PLANS

BASEMENT



GROUND FLOOR

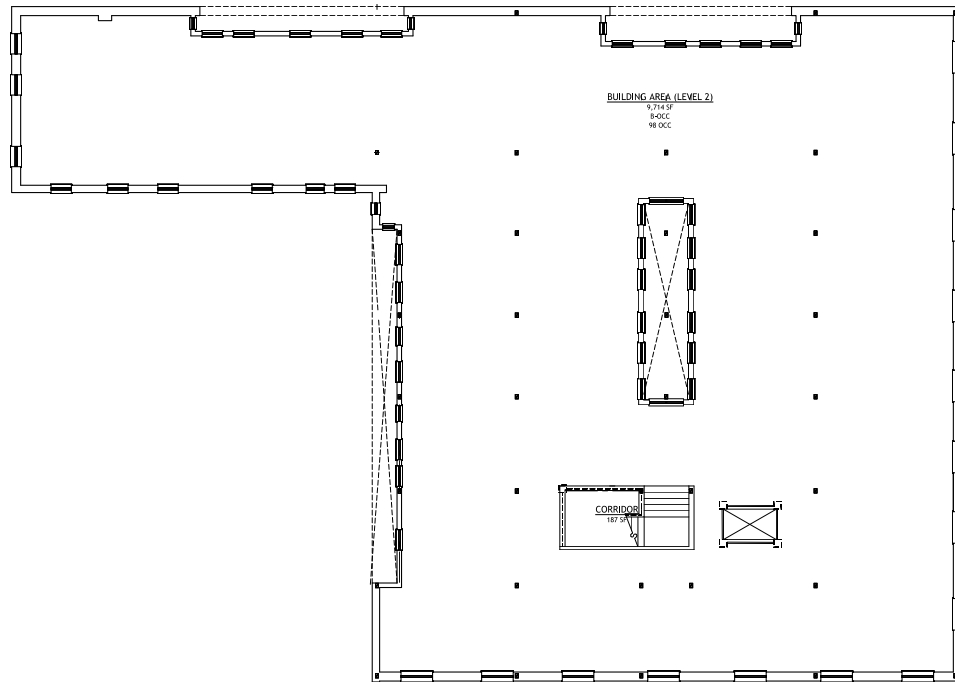


GLOBE

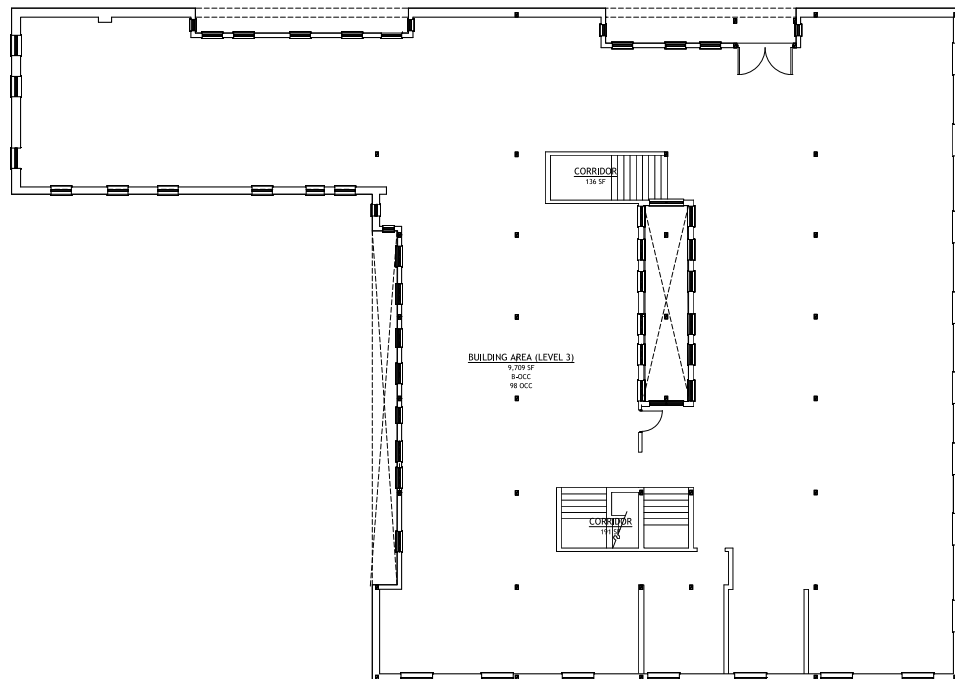
BUILDING

204 N DIVISION FLOOR PLANS

SECOND FLOOR

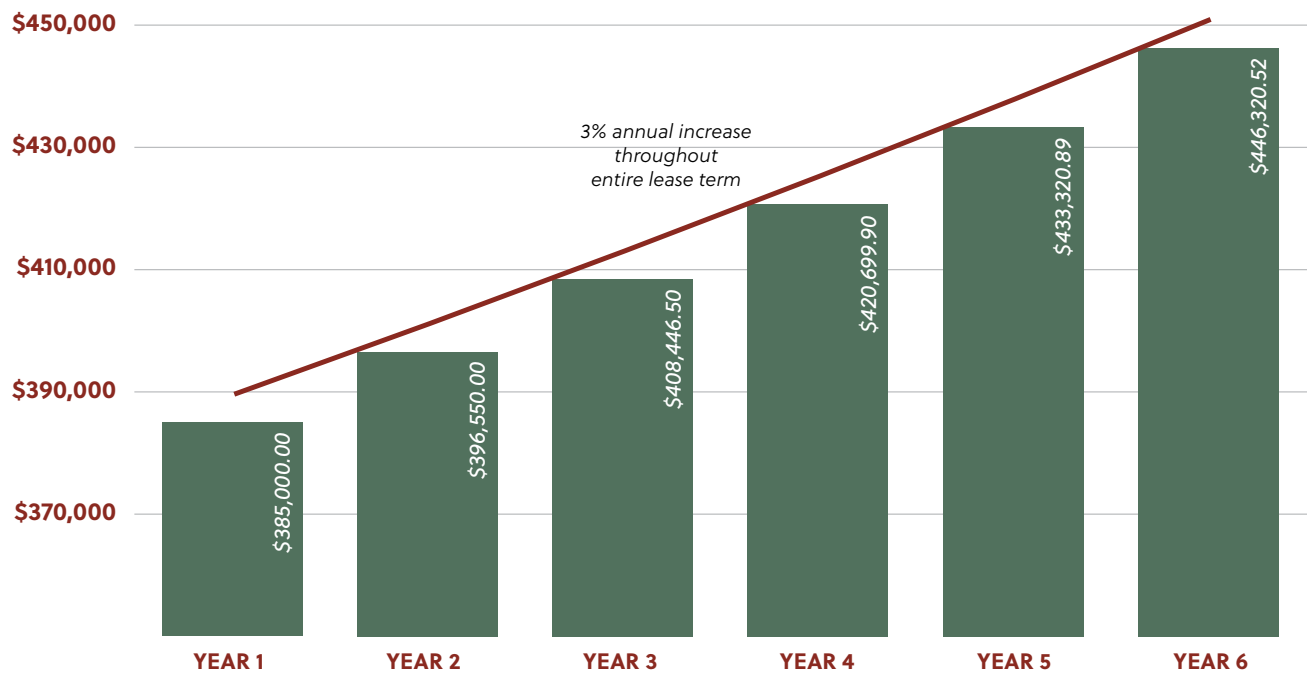


THIRD FLOOR



VALUE OF PROPERTY

THE GLOBE BUILDING NET OPERATING INCOME



FUTURE DEVELOPMENT/CONCEPT STUDY



U-DISTRICT
INCENTIVES



OPPORTUNITY
ZONE AREA



PRIME MULTI-FAMILY
DEVELOPMENT



RARE LAND SALE
OPPORTUNITY





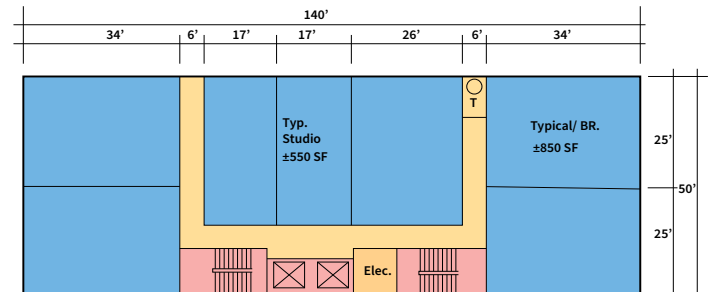
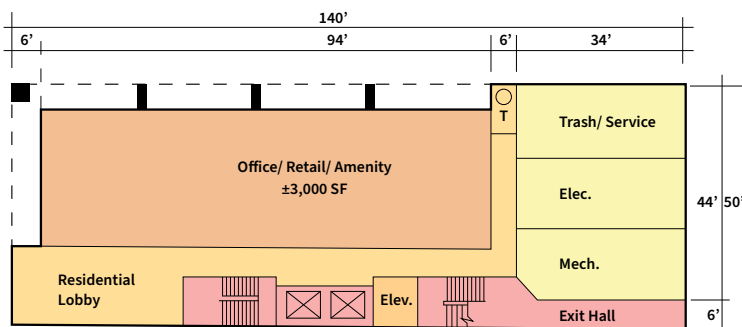
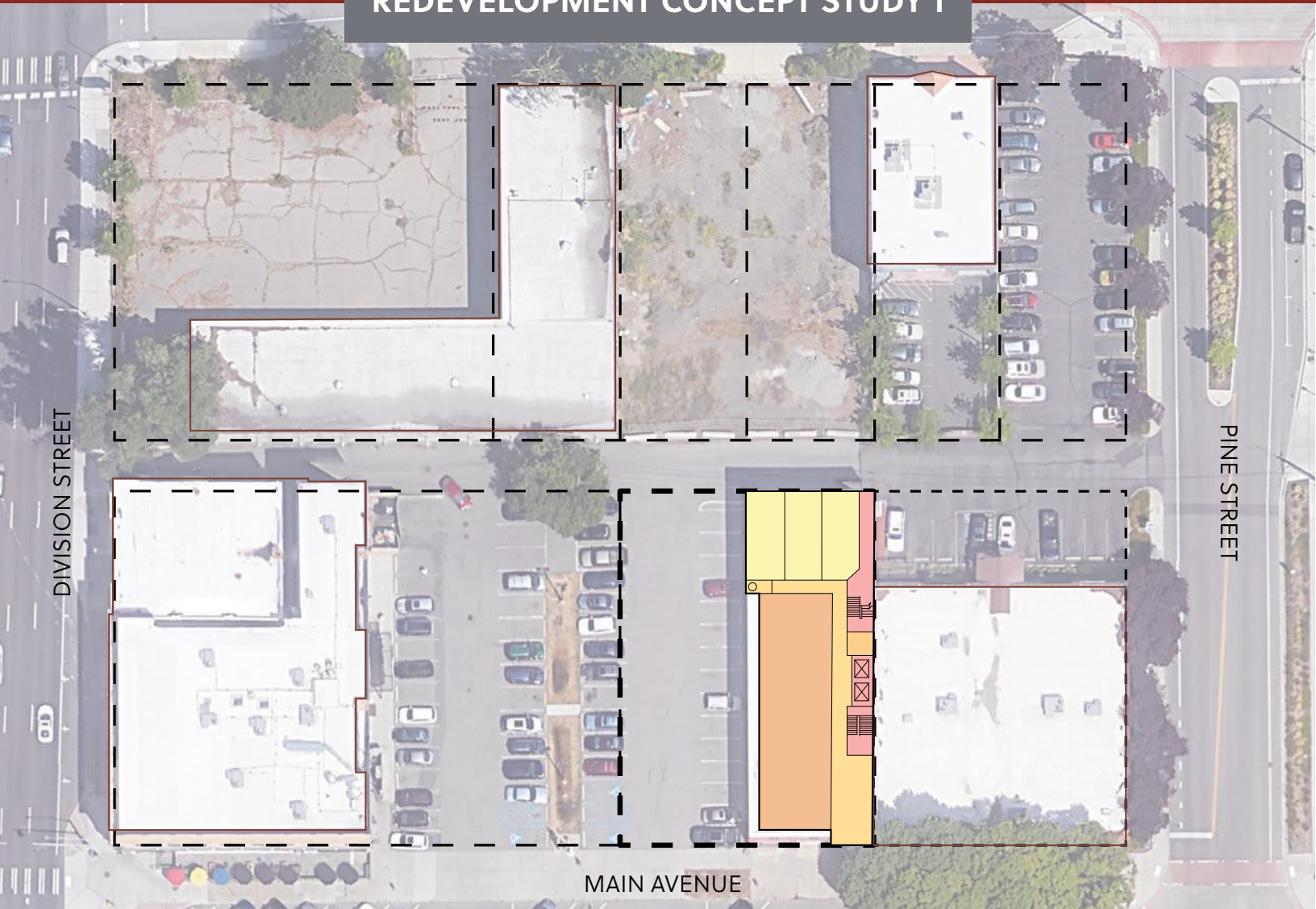
POTENTIAL REDEVELOPMENT RENDERINGS



GLOBE

BUILDING

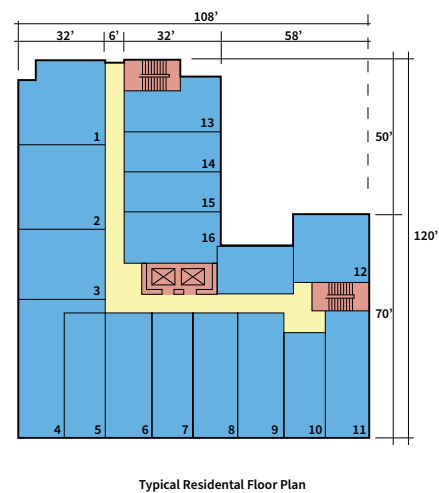
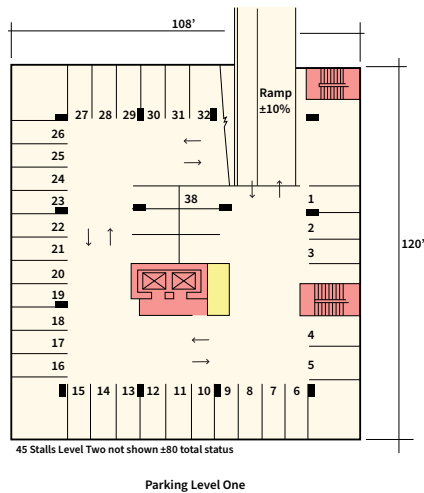
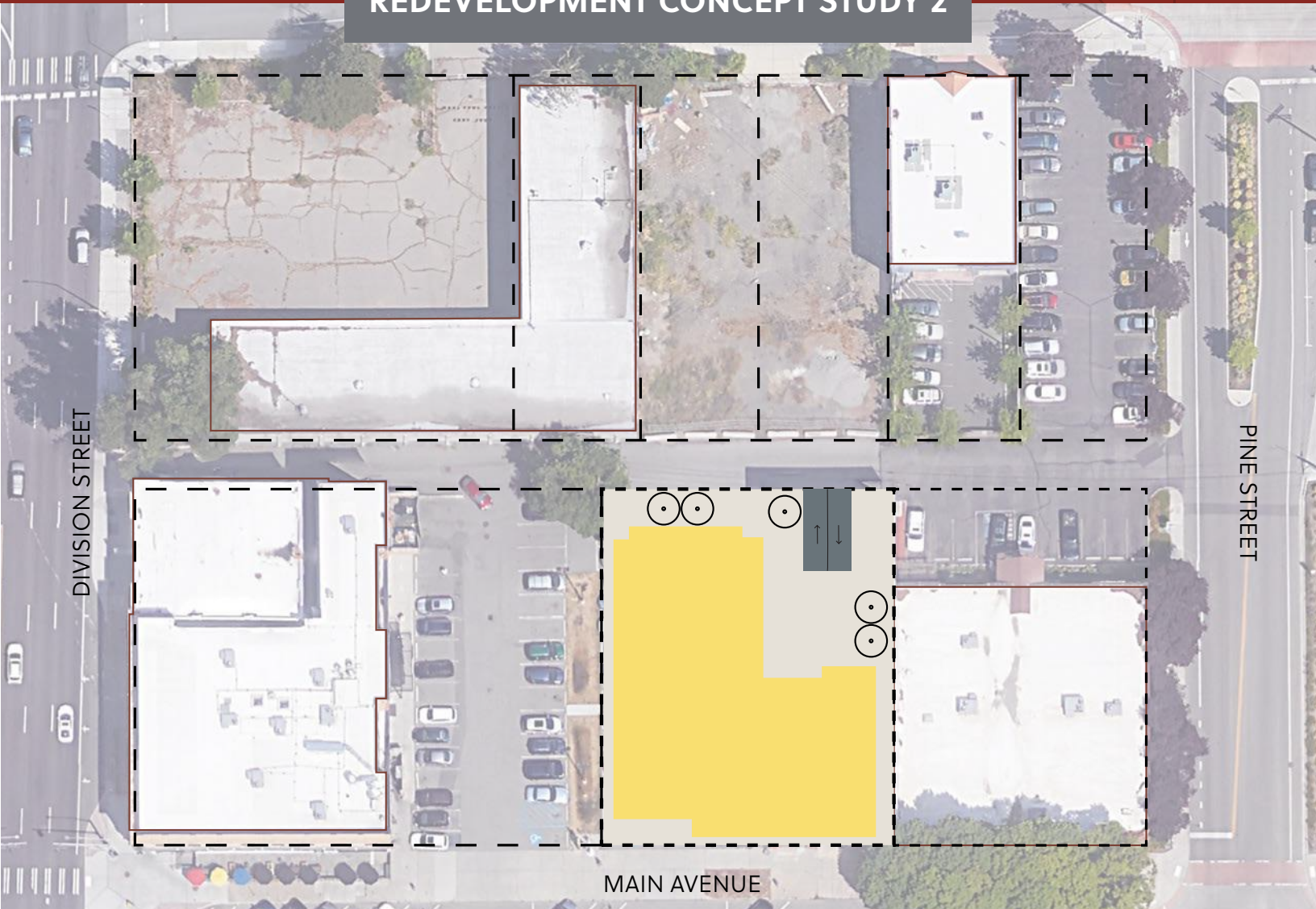
REDEVELOPMENT CONCEPT STUDY 1



GLOBE

BUILDING

REDEVELOPMENT CONCEPT STUDY 2



ACCESS GRANTED



1.39 / 1,000
PARKING RATIO



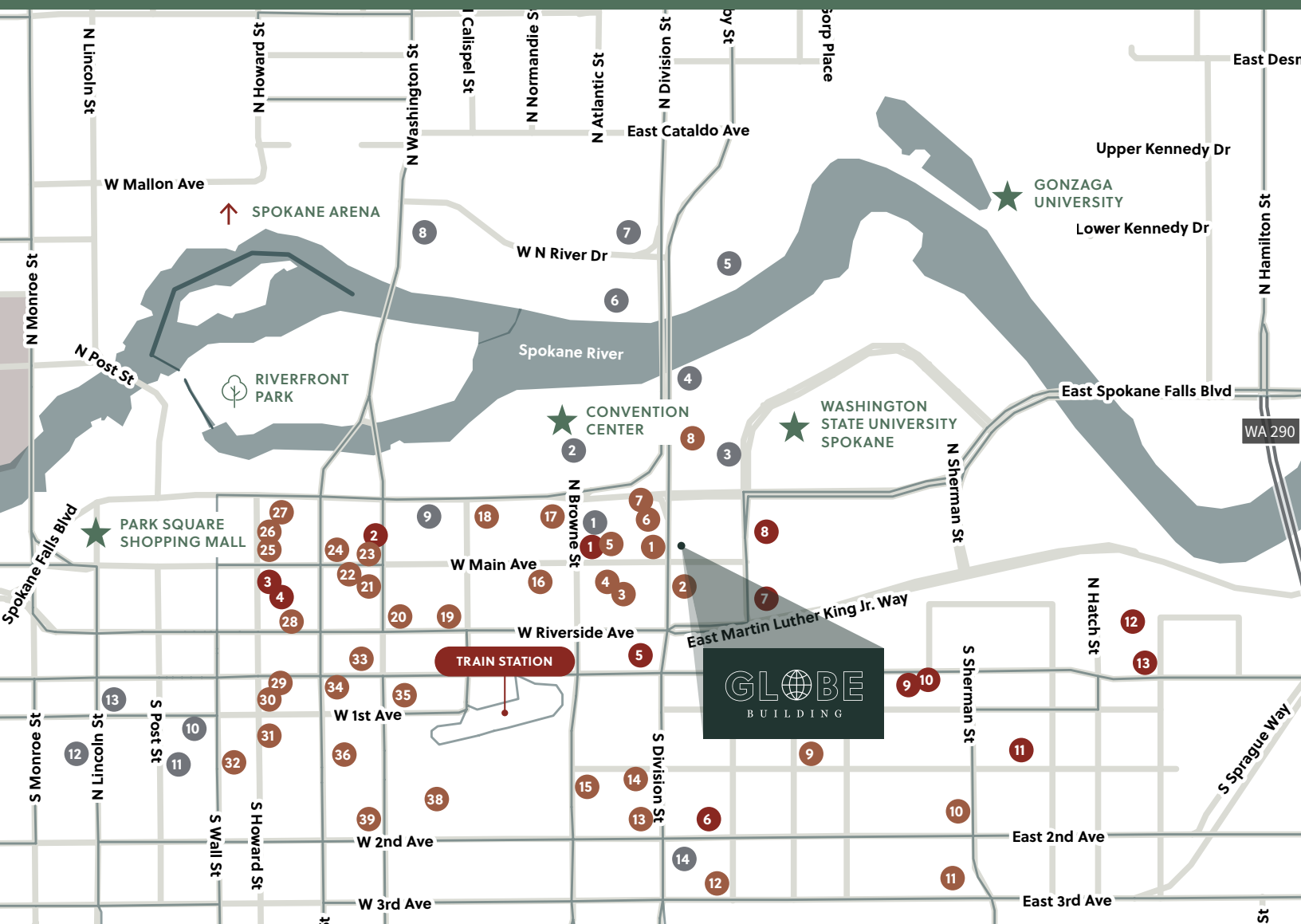
NEXT TO THE
STA BUS DEPOT



2 BLOCKS TO
TRAIN STATION



10 MINUTES FROM
SPOKANE AIRPORT



DINING & SERVICES

HOTELS

1. Best Western Plus
2. DoubleTree
3. Fairfield Inn & Suites
4. Courtyard by Marriott
5. Ruby River Hotel
6. Oxford Suites Spokane
7. Holiday Inn Express
8. The Centennial Hotel
9. The Davenport Grand
10. Davenport Hotel Tower
11. Steam Plant Hotel
12. Hotel Ruby
13. The Historic Davenport
14. La Quinta Inn & Suites
15. Ramada by Wyndham

RESTAURANTS

1. Borracho Tacos & Tequileria
2. Red Lion Pub
3. Peace Pie Pizzeria
4. Saranac Public House
5. Zola
6. Boombox Pizza
7. Fast Eddie's
8. Perkins Restaurant & Bakery
9. Brambleberry Cottage & Tea Shoppe
10. Something Else Deli
11. Alpine Delicatessen
12. Lumberbeard Brewing
13. Starbucks
14. Latte' Daa
15. Bridge Press Cellars
16. June and Co.
17. Chili's Grill & Bar
18. Boiada Brazilian Grill
19. The Onion Taphouse & Grill
20. Cease and Desist Book Club
21. The Mango Tree
22. Madeleine's Cafe & Patisserie
23. Gander and Ryegrass
24. Sushi.Com
25. Purgatory Craft Beer and Whiskey
26. Atticus Coffee & Gifts
27. O'Doherty's Irish Grille
28. Indaba Coffee
29. Jimmy's Gastropub & Red Room Lounge
30. People's Waffle
31. Wave Island Sports Grill & Sushi Bar
32. Europa Restaurant & Bakery
33. Lucky's Bar
34. Satellite Diner & Lounge
35. Sweet Frostings Blissful Bakeshop
36. Berserk Bar
37. Zona Blanca
38. Hogwash Whiskey Den
39. Dutch Bros Coffee

MARKET, STORES & MORE

1. Main Market Co-op
2. Auntie's Bookstore
3. Rite Aid
4. Spokane Public Market
5. Antiquarian
6. 7-Eleven
7. Honest in Ivory Bridal Shop
8. Pacific x Pine Event Center
9. Peters and Sons Flowers & Gift
10. National Coatings & Supplies
11. Digital Imaging Solutions
12. Spiceology
13. Masonry Center Inc.

WHY SPOKANE?

Live here. Work here. Play here.

Top 9 reasons to upgrade your quality of life in Eastern Washington

LIVE



0%

No state income tax



\$400,000

Median home price



19 MINUTES

Average daily commute

WORK



60%

Cheaper than Seattle
commercial office space



#31

Surge cities for
startups by Inc.
magazine 2019



ACCESS TO TALENT

5 universities & 2 medical
schools within 80-miles

PLAY



5 SKI RESORTS

Within 1.5 hours of downtown



DOZEN OF LAKES

Within 1 hour of downtown



WINE & BREW

28 microbreweries & 26
wine tasting rooms





GLOBE
BUILDING

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