

FOR SALE

811 West 2nd Avenue | Spokane, Washington



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John D. Moore
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THE COOK BUILDING

INQUIRIES:

Tim Kestell

509.755.7542 or tim.kestell@kiemlehagood.com



**KIEMLE
HAGOOD**

THE COOK BUILDING

811 West 2nd Avenue | Spokane, Washington

SALE PRICE: \$2,500,000.00

PROPERTY DETAILS

Parcel Number	35192.2304
Zoning	DTG (Downtown General)
Land Size	±7,100 sf (0.16 ac)
Building Size	±22,400 sf <i>Above grade: ±16,900 sf</i> <i>Below grade: ± 5,500 sf</i>
Ceiling Heights	Basement: ±8 ft Main floor: ±15 ft 2nd floor: ±11 ft 3rd floor: ±10 ft

TRAFFIC COUNTS

W. Second Avenue	±12,000 ADT
W. Third Avenue	±14,959 ADT
S. Post Street	± 8,145 ADT
S. Wall Street	± 2,135 ADT
N. Lincoln Street	±12,080 ADT



INQUIRIES:

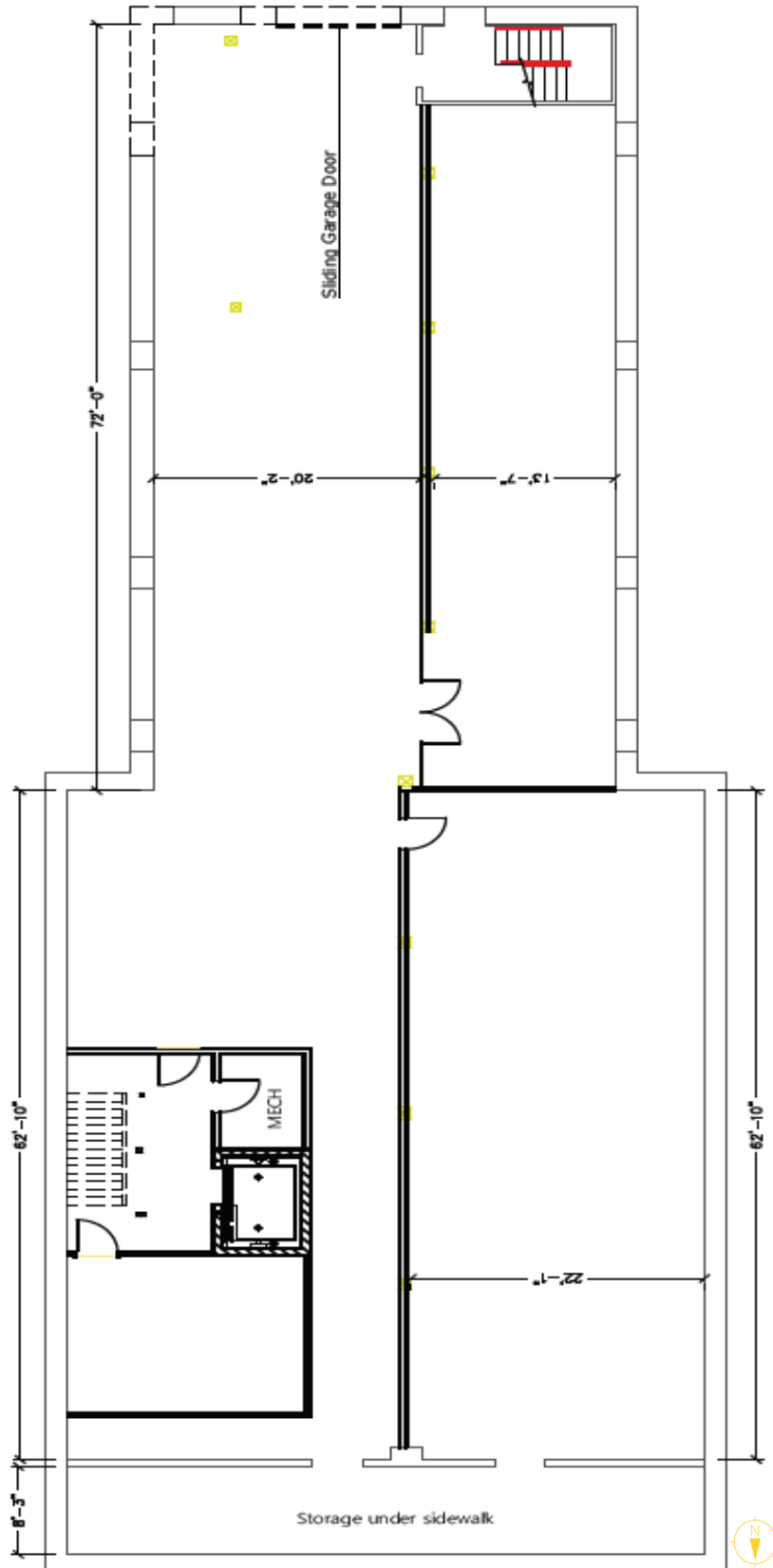
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BASEMENT

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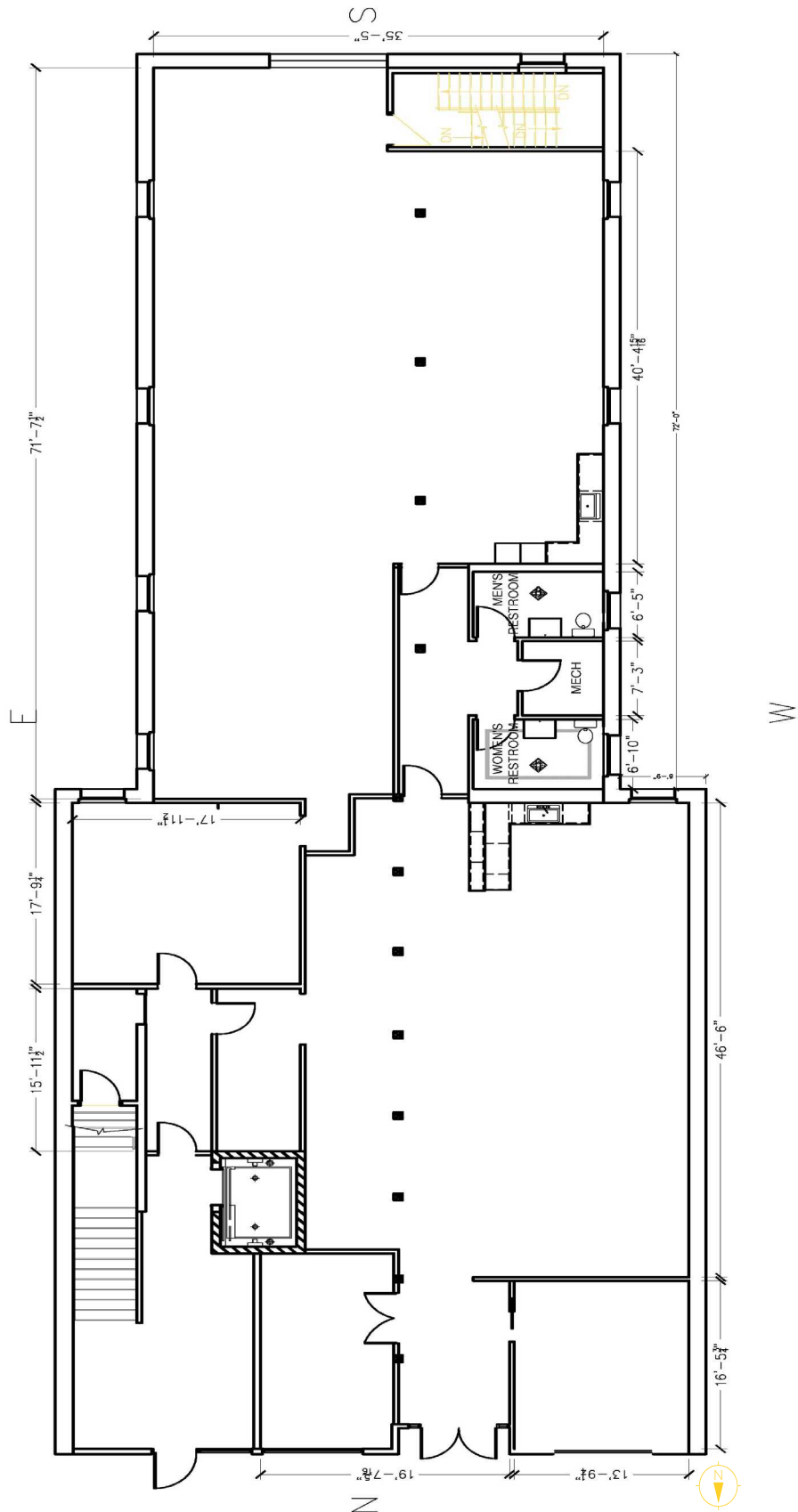
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MAIN FLOOR / RETAIL

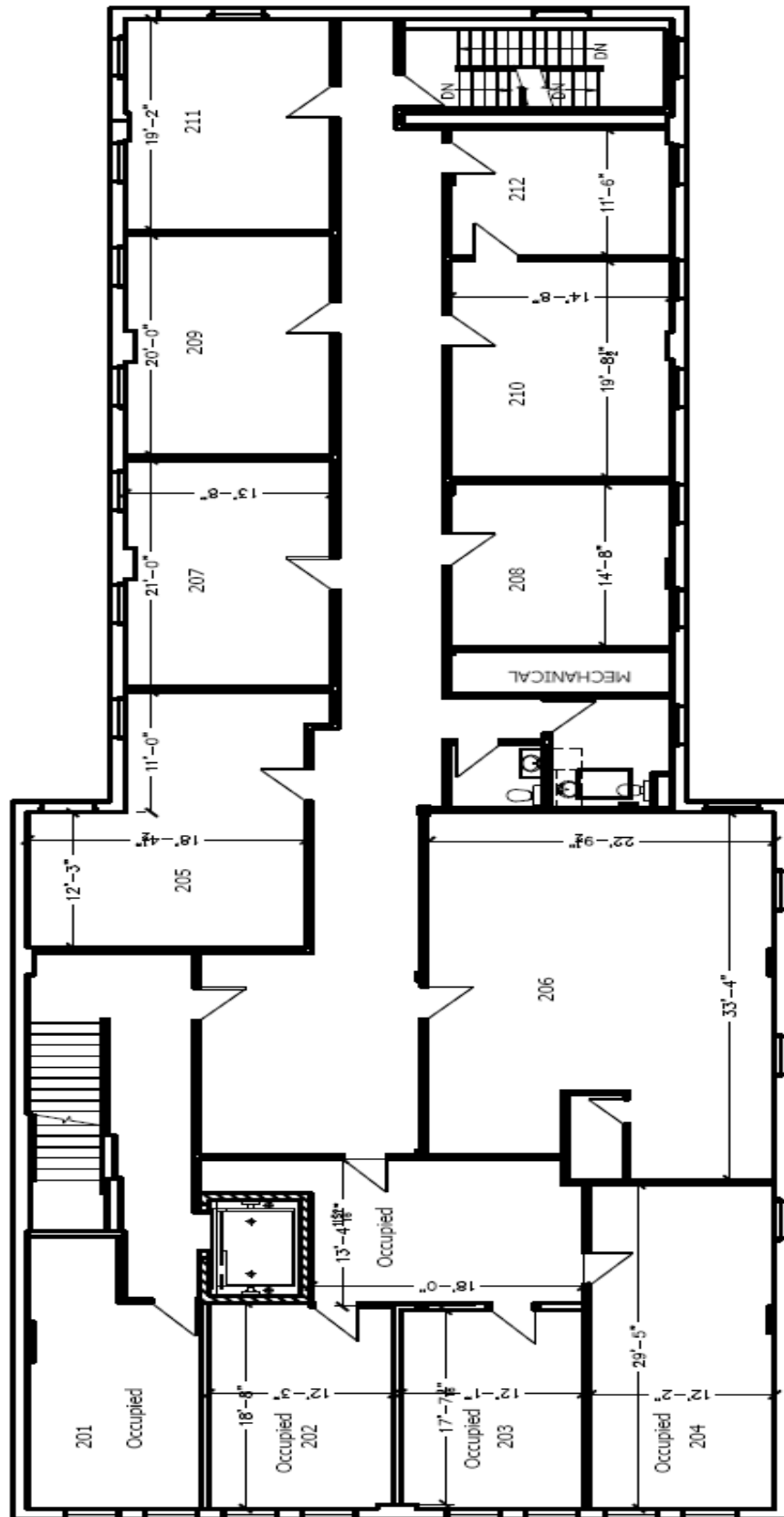
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SECOND FLOOR

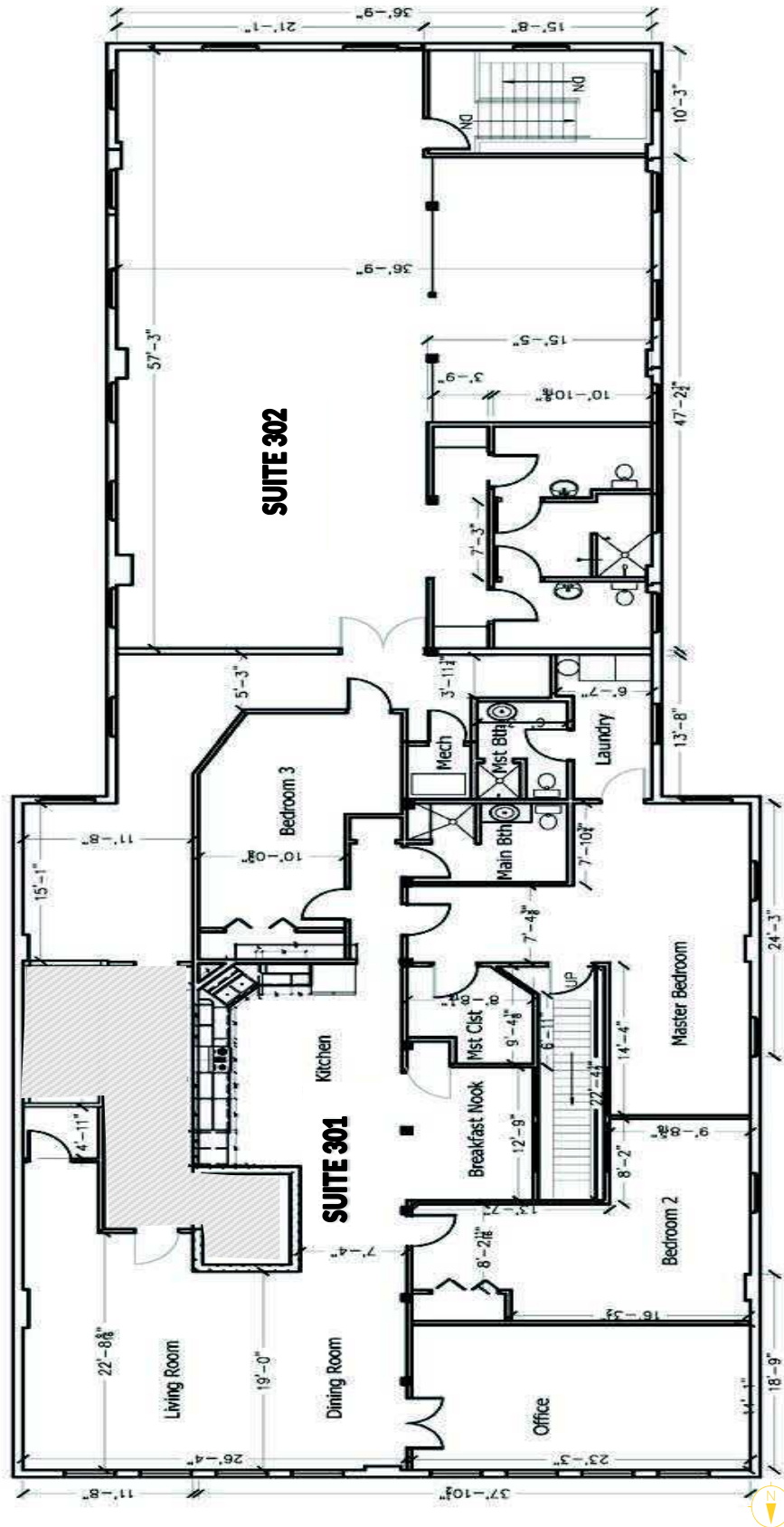
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THIRD FLOOR

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BUILDING HIGHLIGHTS

- Newly remodeled flexible loft spaces
- ADA accessible
- Exposed brick and high ceilings
- Ideal for open floor plan concepts
- Great opportunity for growing companies

BUILDING UPGRADES

- New elevator (access to all floors)
- Upgraded water main
- Fire sprinkler system throughout building
- New alarm system to entire building
- New roof with clearstory & skylights
- Complete 3,500 SF apartment buildout



THE COOK BUILDING

811 West 2nd Avenue | Spokane, Washington



North



Northeast



West

ROOFTOP
VIEWS



South

THE COOK BUILDING

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OUTSTANDING DOWNTOWN LOCATION

- Close to numerous restaurants, lodging, shopping and entertainment venues.
- Easy access to I-90
- Close to Medical Centers

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