

# FOR SALE OR LEASE



## FOR SALE

Sale Price	\$600,000
Cap Rate	6.5%
Building Size	±2,884 SF
Lot Size	±6,000
Parcel Number	25131.4415
Year Built	1921

## FOR LEASE

Lease Rate	Negotiable
Expense Type	Full Service
Total Available SF	±186 SF

## PROPERTY HIGHLIGHTS

- Second floor private office
- Two shared bathrooms and kitchen.
- Full-service lease. Landlord pays all utilities/taxes/phone/internet.
- Shared reception and conference room.
- Six covered parking spaces and additional street parking.
- Great location, two blocks from the courthouse and three blocks from the heart of Kendall Yards.

## OFFICE SPACE

1408 W Broadway Avenue  
Spokane, WA 99201

[View  
Location](#)



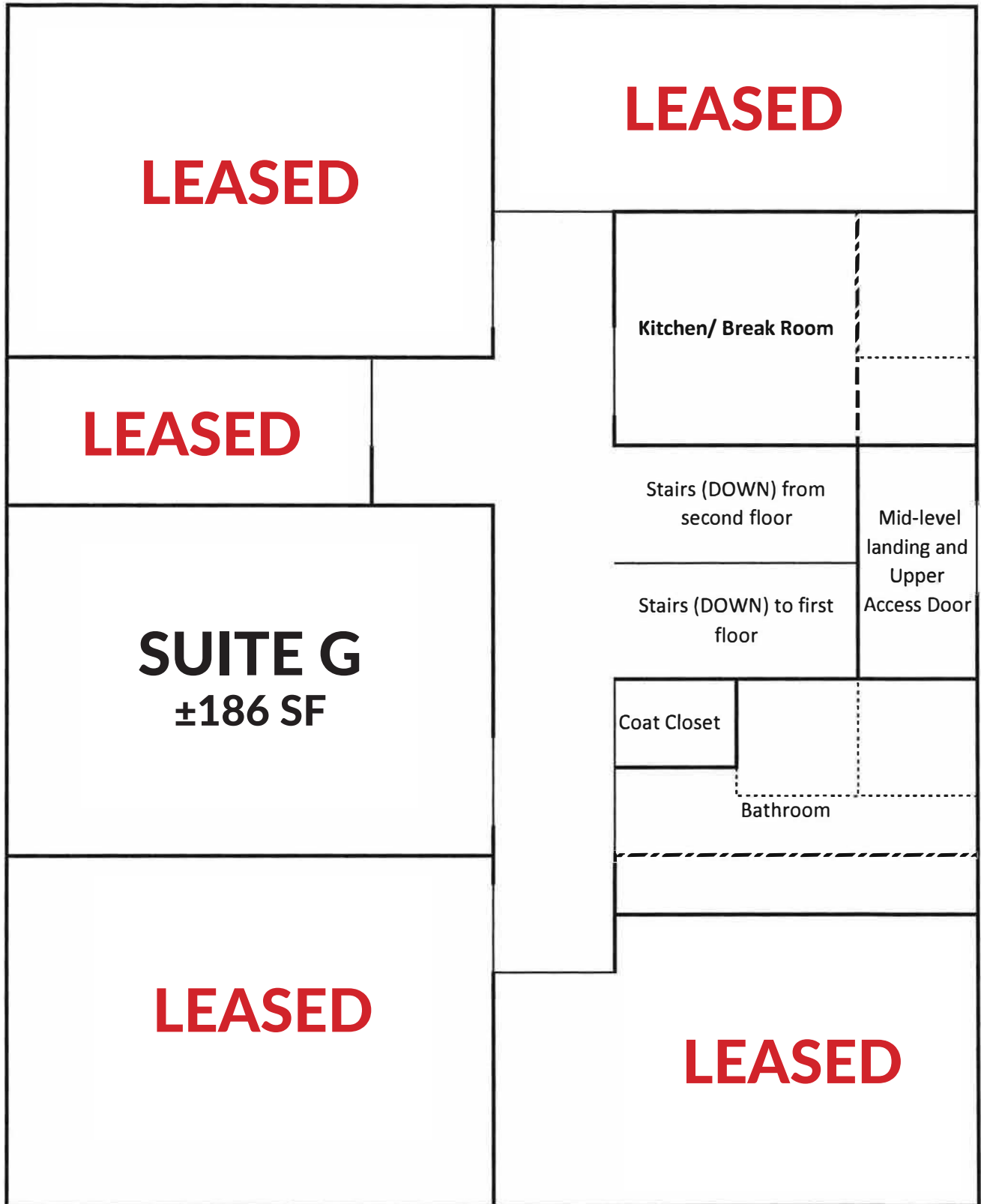
**JAY CARSON, BROKER**

509.862.5454

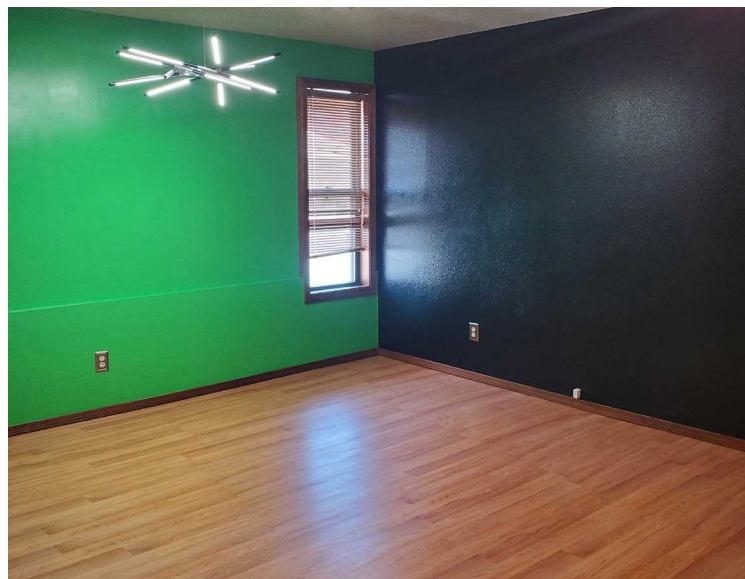
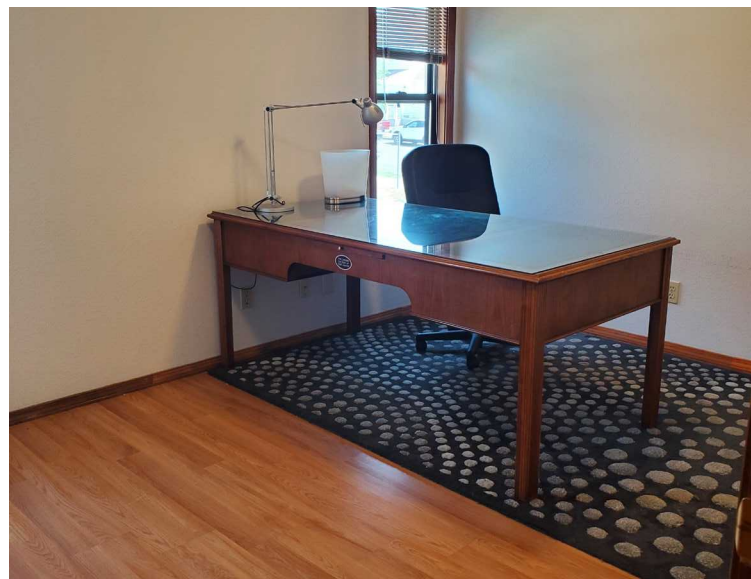
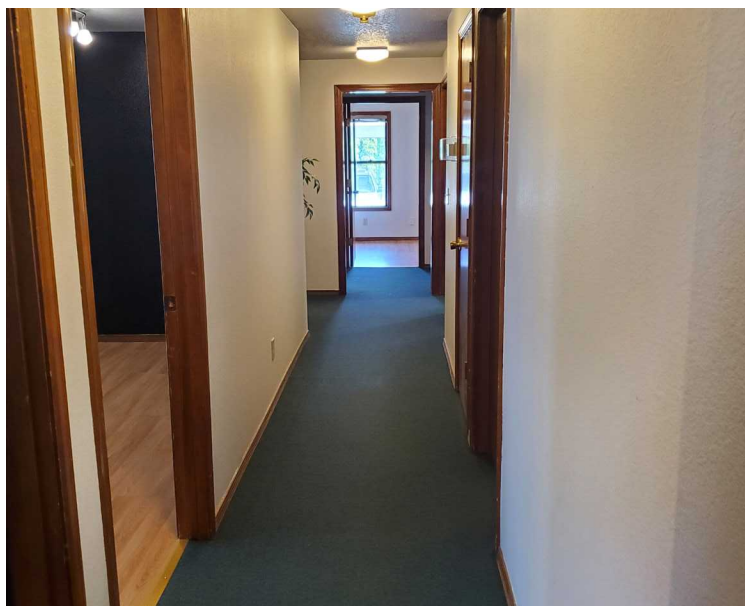
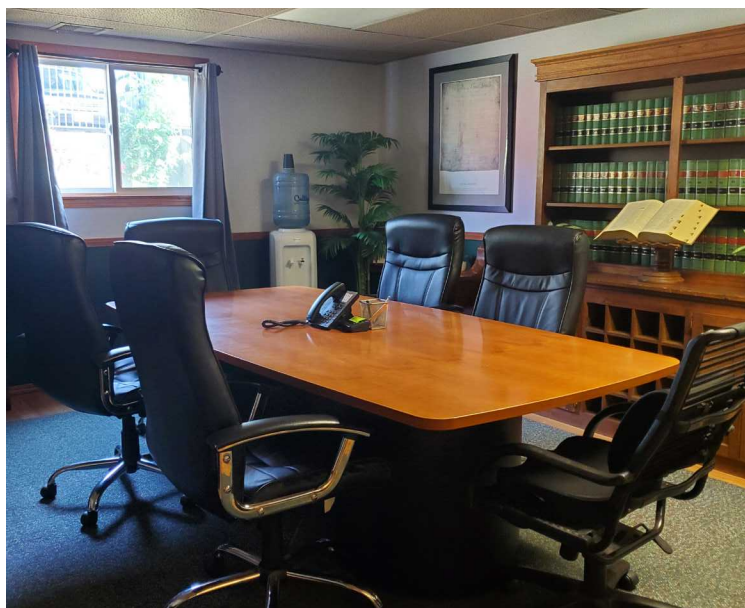
[jay.carson@kiemleahagood.com](mailto:jay.carson@kiemleahagood.com)

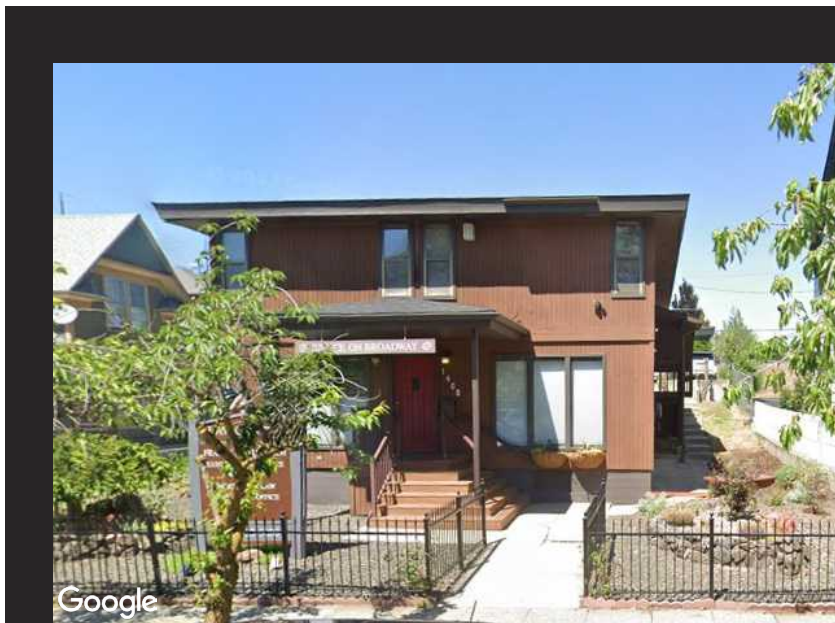
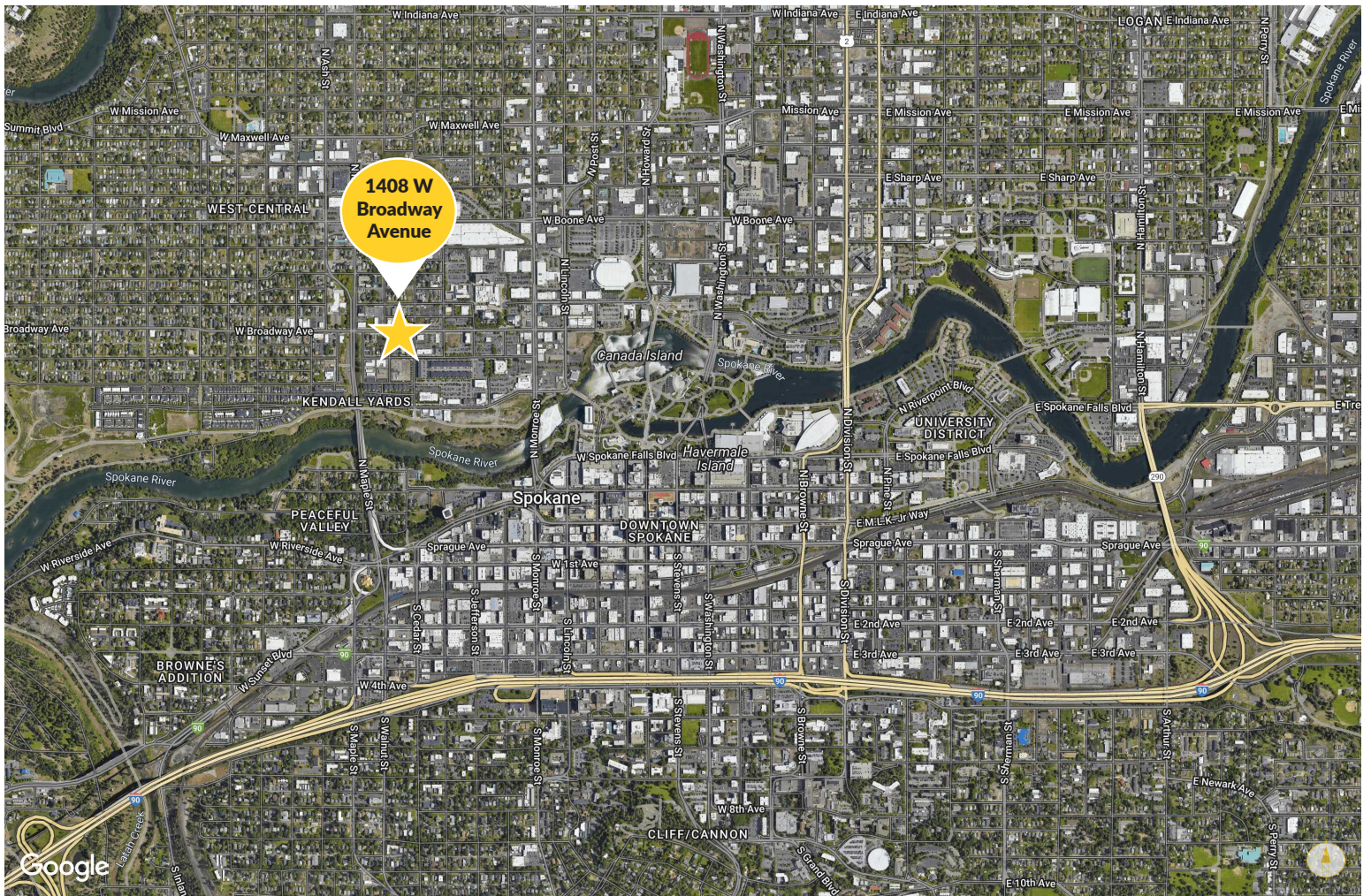
**KIEMLE  
HAGOOD**

# SECOND FLOOR - FLOOR PLAN



# INTERIOR PHOTOS





# OFFICE SPACE

1408 W Broadway Avenue  
Spokane, WA 99201

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SPOKANE, WA 99201

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR