

Rare life science
opportunity in
the heart of the
University District.

IGNITE + JLL

FOR SALE.

120 N. Pine Street, Spokane

Building Features:

RSF: 39,080 per WSU lease

Built: 2005

Land Area: 1.86 acres

Power: 3 phase / approximately 4,000 amps

Back-up Power: Generac generator

Docks: 2

Ceiling Height: 12'

Parking: Approximately 67 stalls

Lab Infrastructure: Dedicated hot / cold water,
compressed air, venting, and vacuum lines



FIRST FLOOR.

± 19,540 RSF approximate

 **Lab Area** approximate

CONTACT INFO:

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SECOND FLOOR.

± 19,540 RSF approximate

 Lab Area approximate

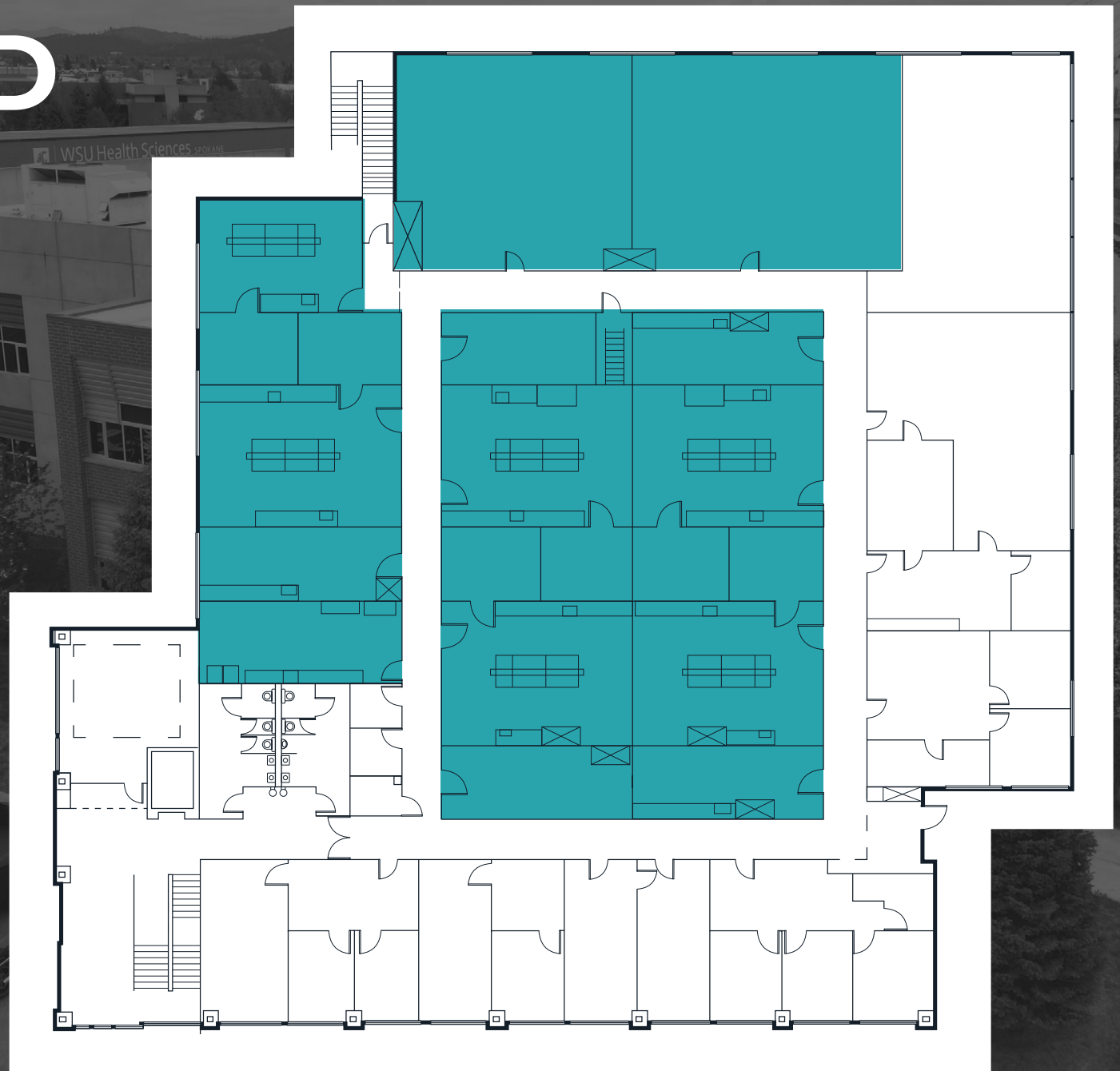
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LEASE DETAILS.

LESSEE: Washington State University

LED: 1/31/2026

RSF: 39,080 per lease

OFFICE: 18,860 SF

LAB: 11,760 SF

MANUFACTURING: 6,930 SF

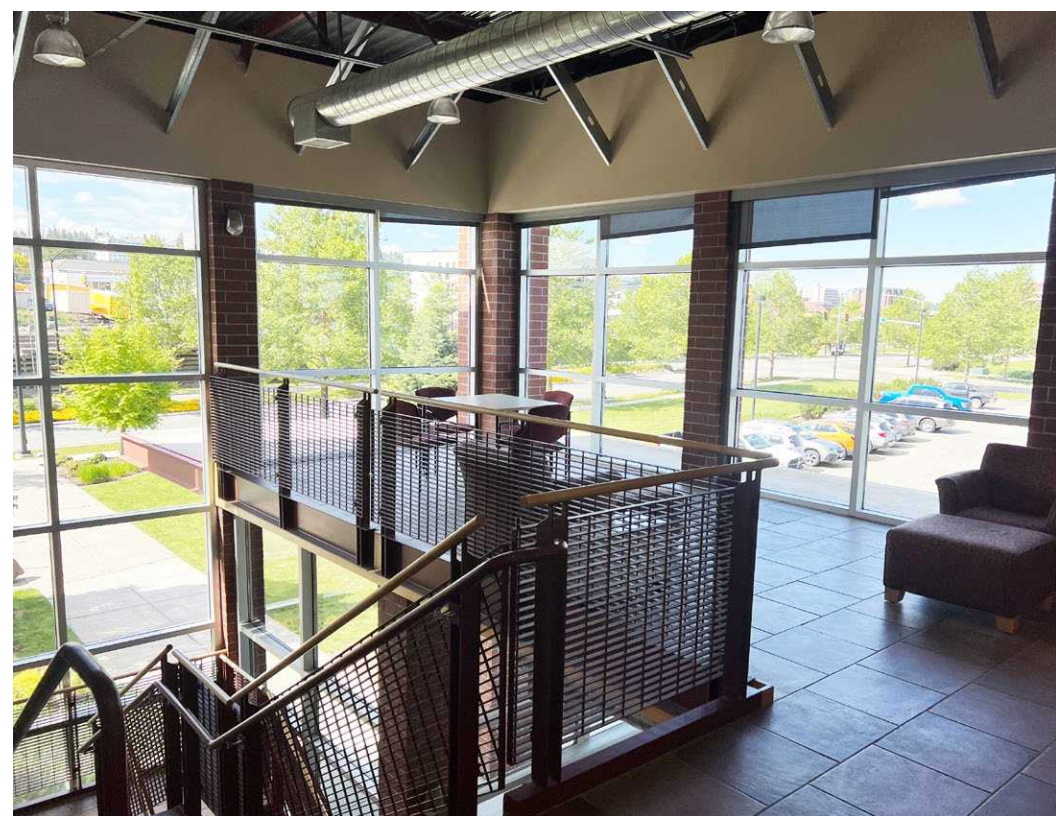
SHARED COMMON AREA: 1,710 SF

Ceiling Height: 12'

RENT TYPE: NNN, subject to the landlord's obligation over property insurance

OPTION TO RENEW: One 5 year option to negotiate a renewal







AREA DEMOGRAPHICS.

WITHIN THREE MILES



258,371

Total Population



0.51%

2023-2028 Annual
Growth Rate



36.1

Median Age



109,834

Total Households



8,455

Total Businesses



141,953

Total Employees



294,298

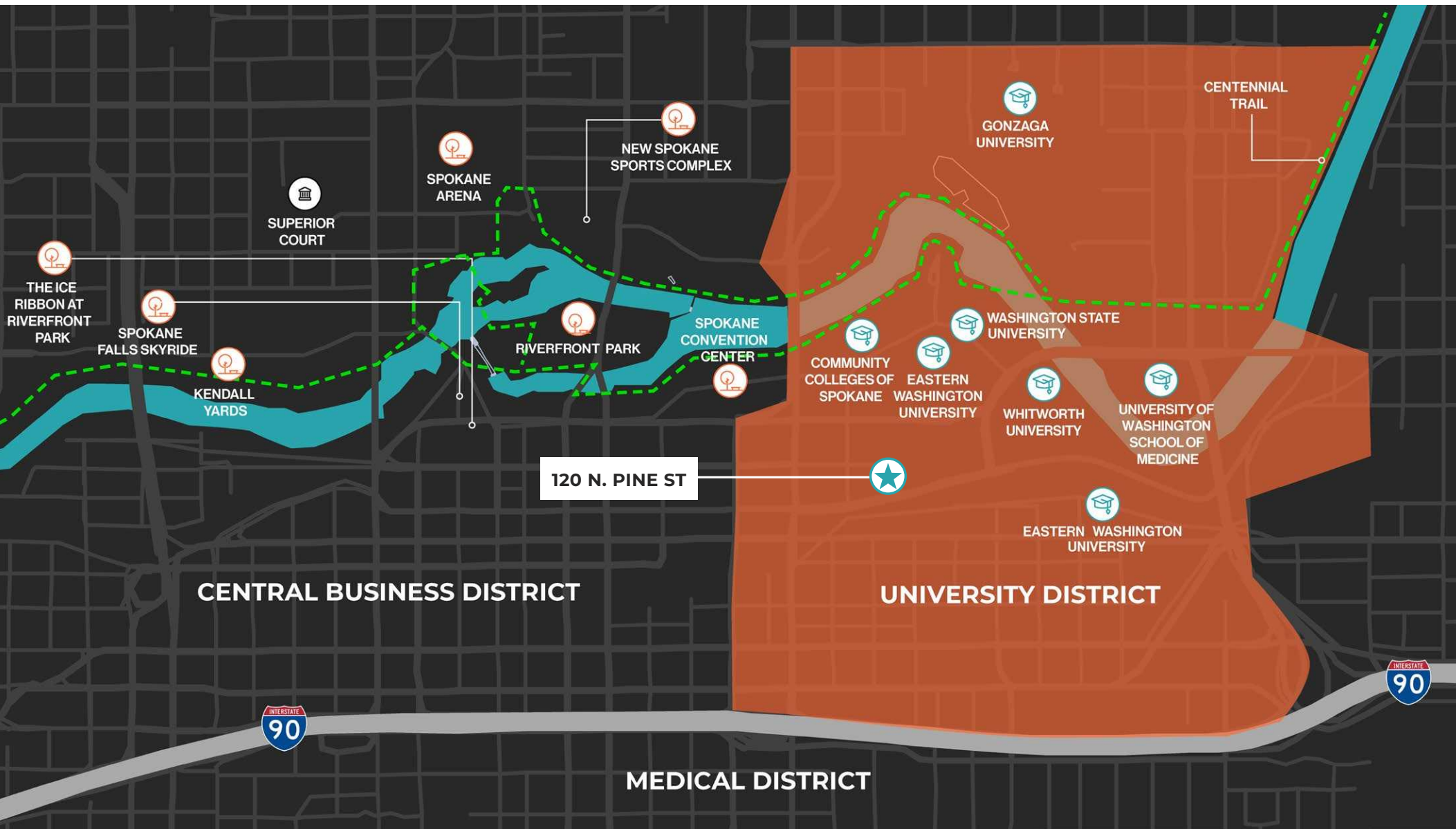
Total daytime Population



\$124,192

Median Household Income

IN GOOD COMPANY.



SPOKANE'S UNIVERSITY DISTRICT.

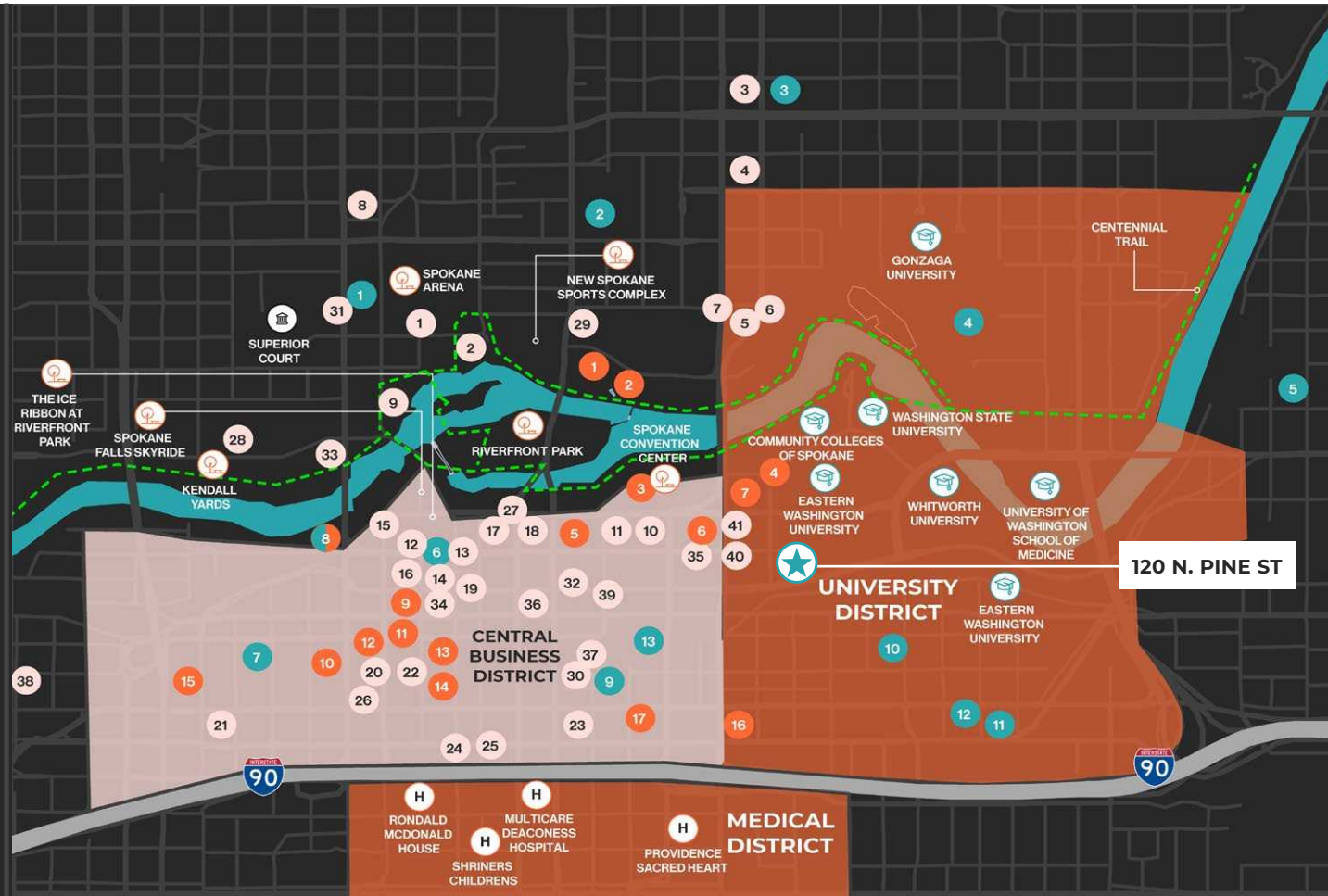
Where business and education grow together. Spokane is the place to live, learn, work, and play in the Inter-mountain Northwest. With five major universities, two medical school programs, a nationally-recognized smart city testbed, and a burgeoning life science ecosystem, this is an idea-generating and innovation-focused community at its core.

WORK, PLAY, AND STAY IN THE NEIGHBORHOOD.



RESTAURANTS.

- | | |
|---------------------------------|-------------------------------|
| 1. David's Pizza | 20. The Old Spaghetti Factory |
| 2. Flour Mill & Klinkerdagger's | 21. Pizza Hut |
| 3. Sonic Drive-In | 22. Steam Plant |
| 4. QDoBA Mexican Eats | 23. Arby's |
| 5. Blaze Pizza | 24. Carl's Jr. Green Burrito |
| 6. Chpolte Mexican Grill | 25. McDonald's |
| 7. Wendy's | 26. Wild Sage |
| 8. Taco Bell | 27. Mizuna |
| 9. Anthony's at Spokane Fall | 28. Wandering Table |
| 10. Chili's Grill & Bar | 29. Santé |
| 11. Azteca Mexican Restaurants | 30. Inland Pacific Kitchen |
| 12. Red Robin Gourmet Burgers | 31. Ruins |
| 13. MOD Pizza | 32. Italian Kitchen |
| 14. P.F. Chang's | 33. My Fresh Basket |
| 15. Panda Express | 34. Bistango |
| 16. The Melting Pot | 35. Zola |
| 17. Steelhead Bar & Grille | 36. Observatory |
| 18. Sushi.Com | 37. Hogwash |
| 19. SUBWAY® Restaurants | 38. The Elk |
| | 39. The Onion |
| | 40. The Globe |
| | 41. Baracho |



GYMS & FITNESS.

- | | |
|--|------------------------------|
| 1. YMCA of the Inland Northwest Corporate Office | 7. Spokane Boxing Gym |
| 2. Lilac City Fit Body Boot Camp | 8. Spokane Club (and gym) |
| 3. Crossfit Spokane | 9. Wild Walls Climbing Gym |
| 4. Kermit M. Rudolf Fitness Center | 10. Farmgirlfit |
| 5. CrossFit Dūrātus | 11. Spokane Personal Trainer |
| 6. The Spokane Club | 12. CoreFit Gym |
| | 13. The Union Yoga Studio |



HOTELS.

- | | | |
|--|--|----------------------------|
| 1. Ruby River Hotel | Plus City Center | 11. The Historic Davenport |
| 2. Holiday Inn Express | 7. Fairfield Inn & Suites by Marriott Spokane Downtown | 12. Hotel Ruby |
| 3. DoubleTree by Hilton Hotel | 8. Spokane Club (and gym) | 13. The Davenport Tower |
| 4. Courtyard by Marriott | 9. The Davenport Lusso, Autograph Collection | 14. Steam Plant Hotel |
| 5. The Davenport Grand, Autograph Collection | 10. Montvale Hotel | 15. Tiki Lodge |
| 6. Best Western | | 16. FairBridge Inn Express |
| | | 17. Days Inn Spokane |

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



REGIONAL FLIGHT HUB
Domestic and international travel through Spokane International Airport

WORK.



60%
Less expensive 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



REGIONAL MEDICAL HUB
Great access to medical services and innovation

PLAY.



5 SKI RESORTS
Within 1.5 hours of downtown



DOZENS OF LAKES
Within 1 hour of downtown



WINE & BREW
8 microbreweries & 26 wine tasting rooms



REGIONAL SPORTS CENTERS
Spokane Arena, SPS Memorial Stadium, and The Podium



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