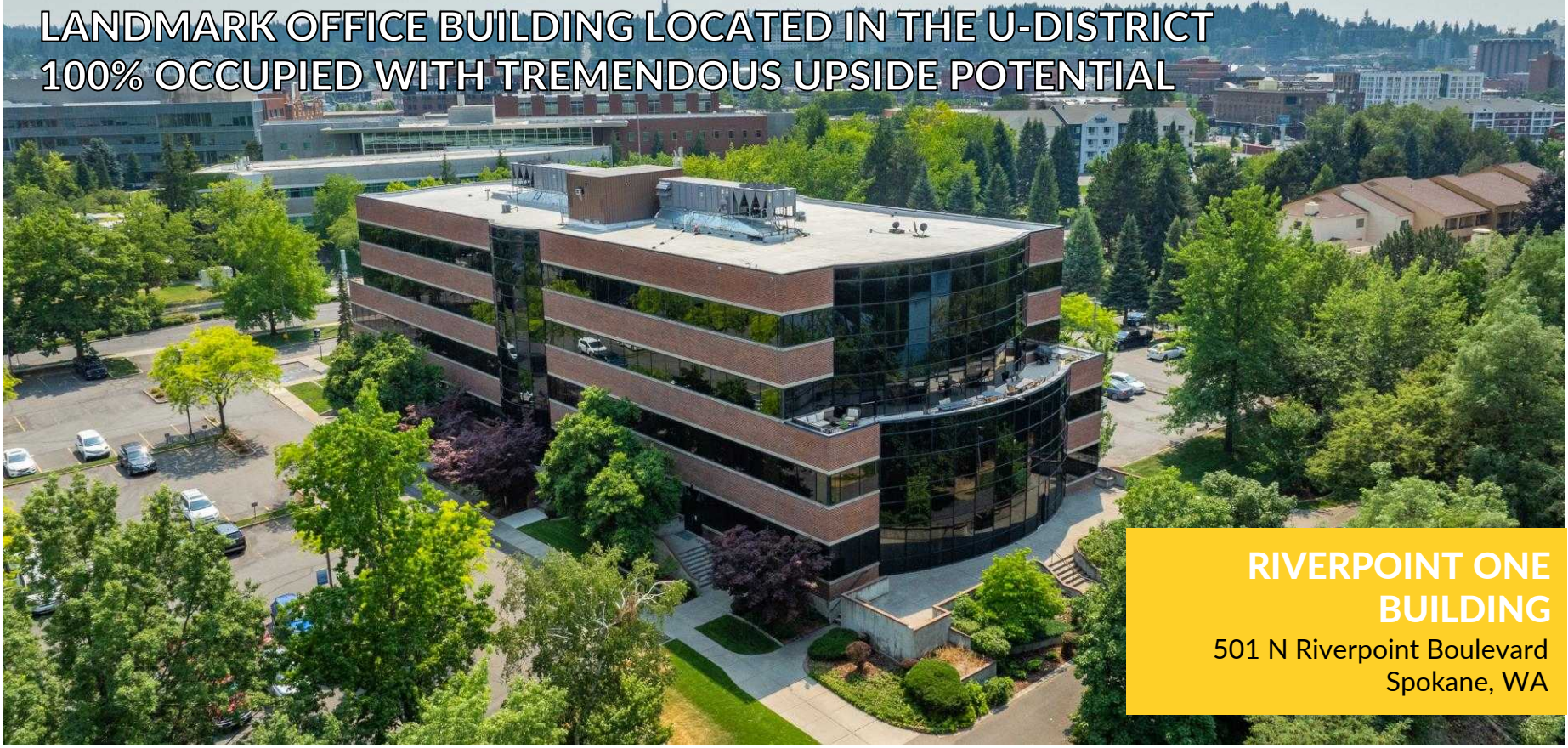


FOR SALE

LANDMARK OFFICE BUILDING LOCATED IN THE U-DISTRICT
100% OCCUPIED WITH TREMENDOUS UPSIDE POTENTIAL



RIVERPOINT ONE BUILDING

501 N Riverpoint Boulevard
Spokane, WA

RIVERPOINT ONE BUILDING

Purchase Price: \$13,000,000
Price Per SF: \$183.47 PSF
Occupancy: 100%
Total Building Size: ±70,856 RSF

**CRAIG SOEHREN,
BROKER**

509.755.7548
craigs@kiemlehagood.com

**KIEMLE
HAGOOD**

RIVERPOINT ONE BUILDING

501 N Riverpoint Boulevard | Spokane, WA



501 N RIVERPOINT BOULEVARD

SALE DETAILS

Purchase Price: \$13,000,000

2025 Cap Rate: 7.23%

Building Size: ±70,856 RSF (exclusive of garage)

Price/SF: \$183.47

Land Area: ±163,829 (4.3 acres)

Year Built: 1988

Construction: Steel frame with concrete decks & brick exterior

Parking: 179 stalls (2.6/1,000)



RIVERPOINT ONE BUILDING

501 N Riverpoint Boulevard | Spokane, WA



SPOKANE RIVER

KIEMLE
HAGOOD

RIVERPOINT ONE BUILDING

501 N Riverpoint Boulevard | Spokane, WA



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CRAIG SOEHREN, BROKER

509.755.7548

craigs@kiemlehgood.com

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