



244 W. Main Avenue  
Spokane, WA 99201

*Price Reduced from \$3.25M*

**\$2,950,000**

17,446 SF (\$169 SF)

Lease Rate: \$21 SF/YR Modified Gross

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17,446 SF on three levels.

Perfect location: east side of the core, steps away from great amenities: coffee shops, restaurants, Centennial trail, and Riverfront park.

Impressive statement lobby with 2 story atrium.

Tech space layout with a great mix of open space and private offices.

4 larger meeting rooms for planning world domination.

North facing glass wall provides comfortable indirect natural light in the rear atrium.

Full commercial-like kitchen.

Locker room with two private shower rooms. Fitness facility.

Elevator access to all three levels.

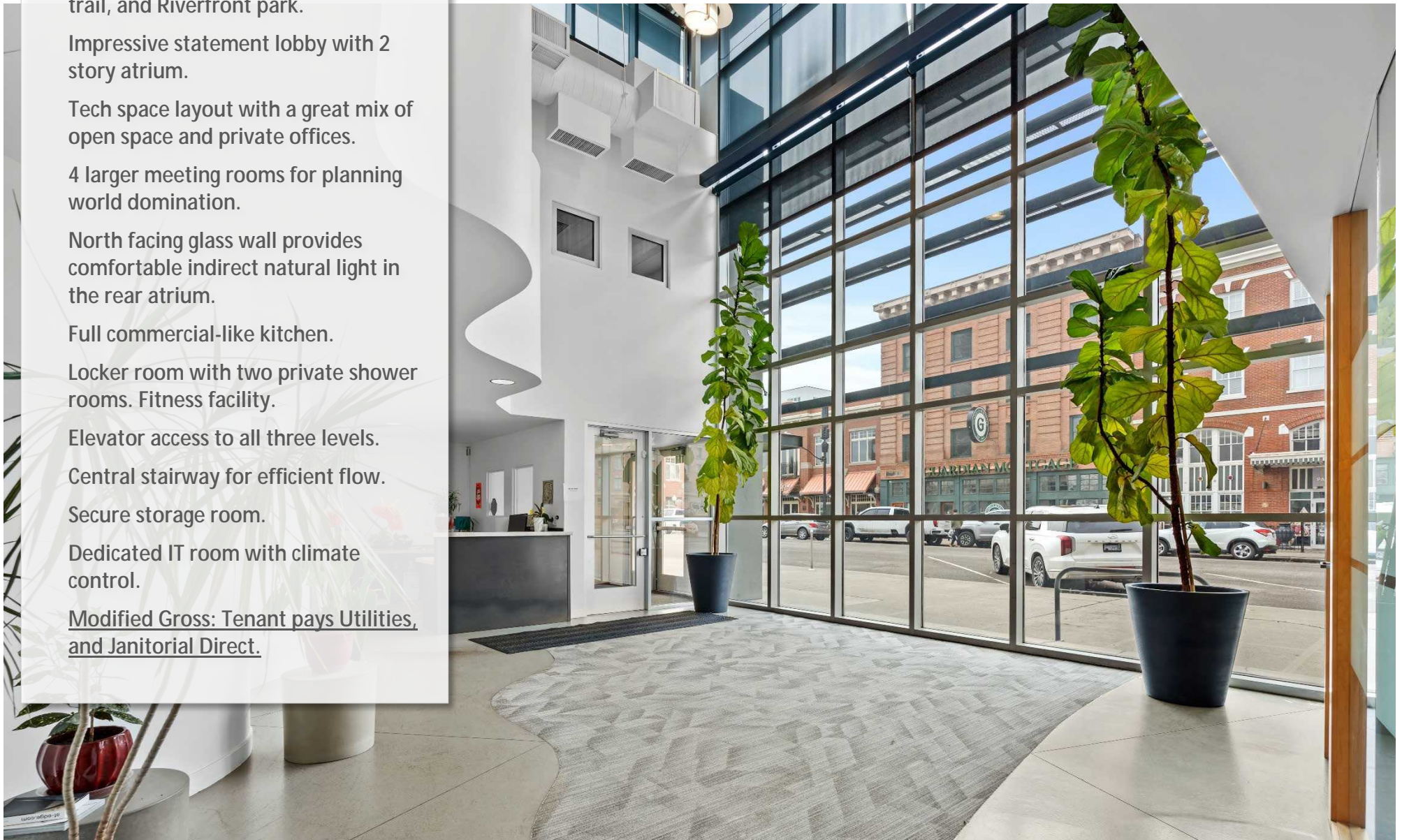
Central stairway for efficient flow.

Secure storage room.

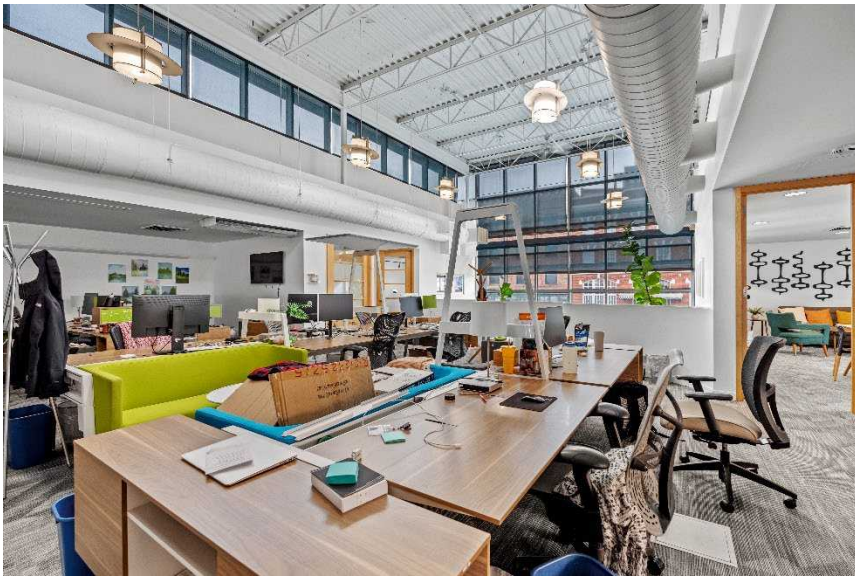
Dedicated IT room with climate control.

Modified Gross: Tenant pays Utilities, and Janitorial Direct.

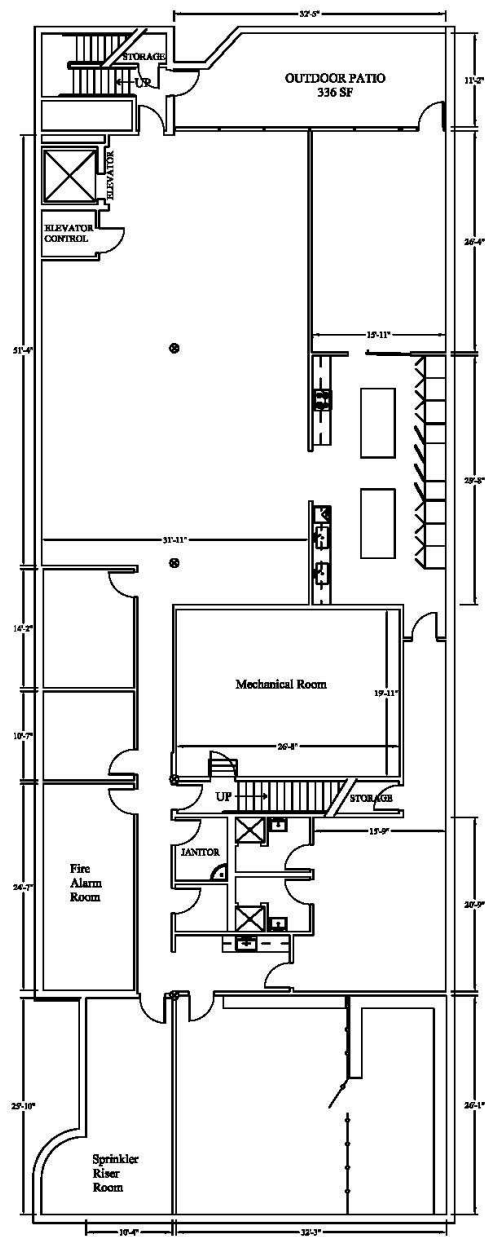
*"Amazing space in Spokane, likened to Google offices"*





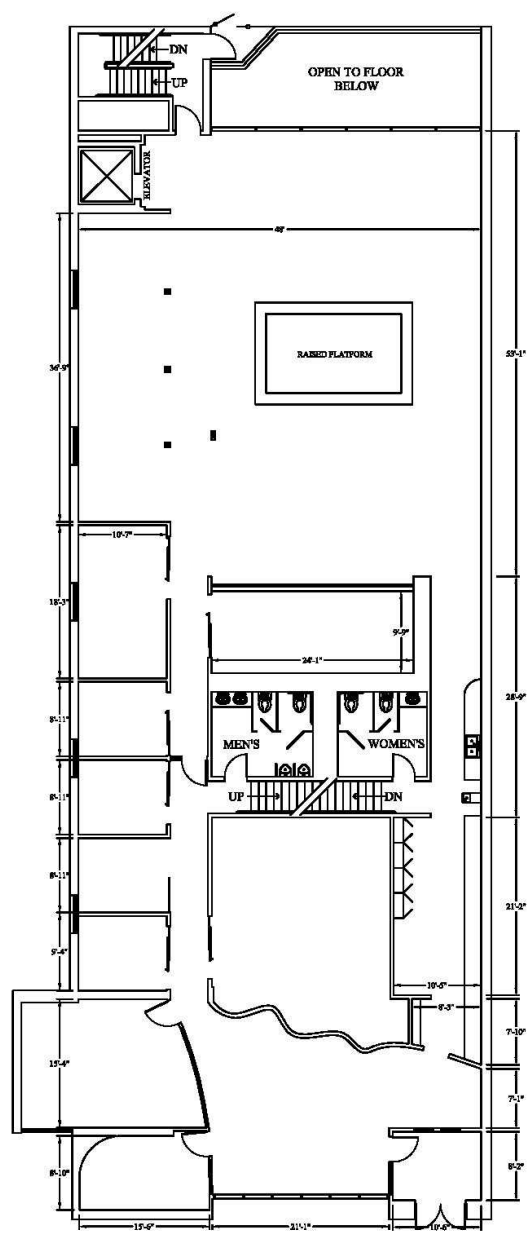


Parcel Number: 35184.0614  
 Year Built: 1979  
 Renovated: 1999, 2010  
 Roof: TPO  
 HVAC: Forced Air Gas  
 New Carpet: 2022  
 Zoning: DTG  
 Parking: Paid adjacent  
 Taxes: \$26,786/yr.

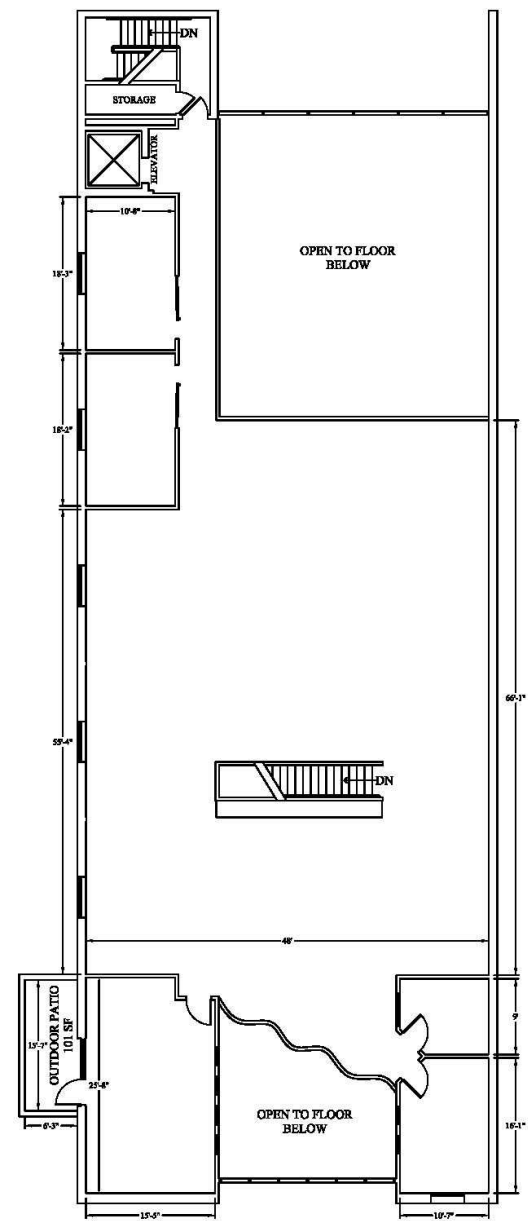


**BASEMENT**  
6298 SF

**244 W Main**  
Scale: NTS



**MAIN FLOOR**  
6394 SF



**MEZZANINE**  
4754 SF















