



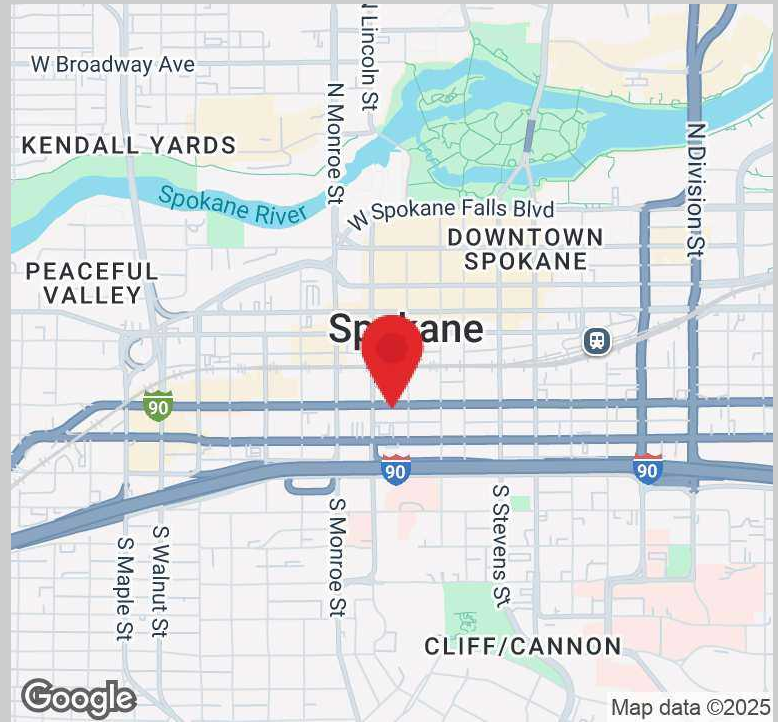
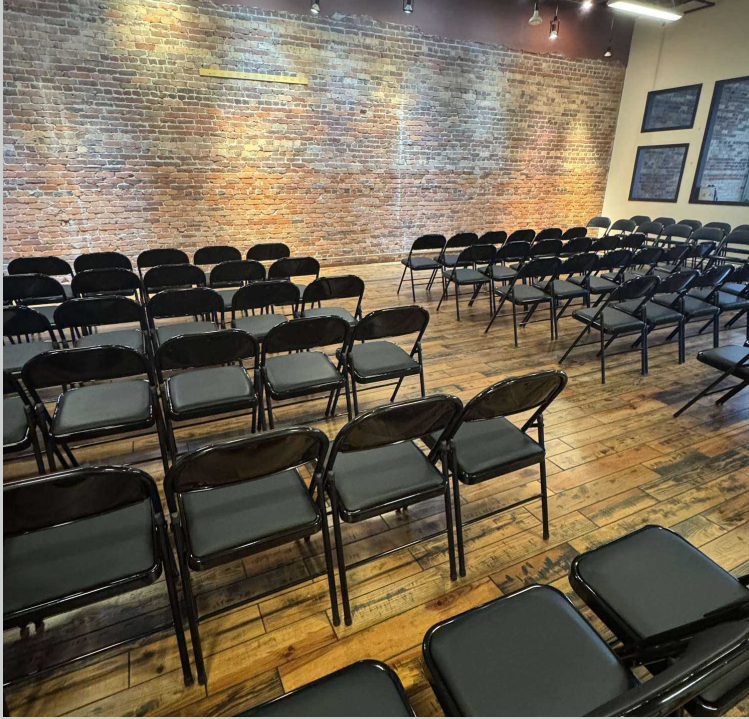
## PROPERTY INFORMATION

Beautifully remodeled mixed-use building in downtown Spokane with excellent access to I-90, the medical district, and a variety of dining, retail and entertainment options. The first floor features high ceilings and exposed brick, inviting a wide array of retail opportunities. The second floor contains offices and common break room, offering varied size options, from single offices to larger connected spaces for growing and established businesses. The top floor is a jewel, with a 3,000 SF apartment highlighted by exposed brick and expansive views of downtown and the Steam Plant stacks, whose colored lights mark the evening skyline. The South end of the third floor has exquisite, open event space. The full basement has a rollup door and could be improved to accommodate 7-8 cars.

## OFFERING SUMMARY

- Sale Price: \$2,300,000
- Lot Size: 0.16 Acres
- Year Built: 1901
- Building Size: 22,400 SF
- Zoning: DTG
- Parcel #: 35192.2304



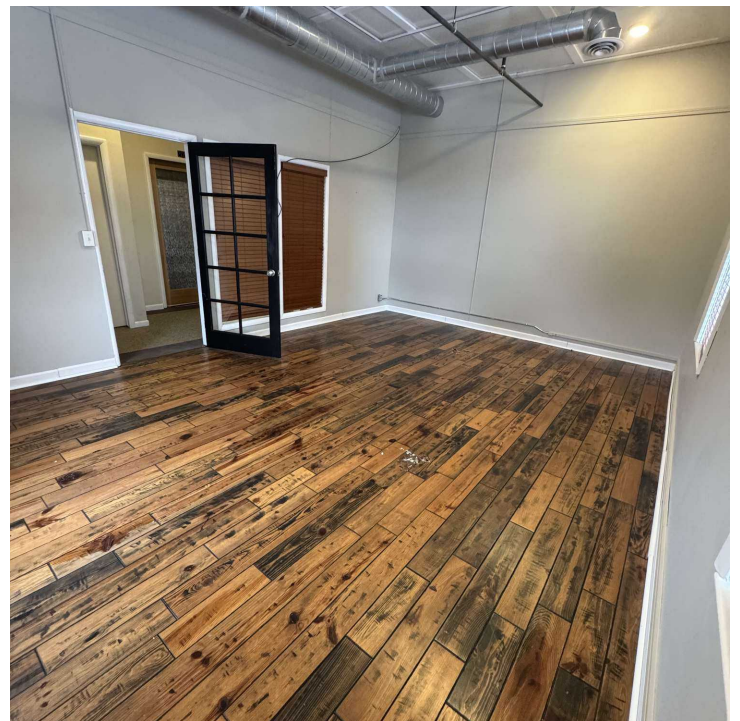
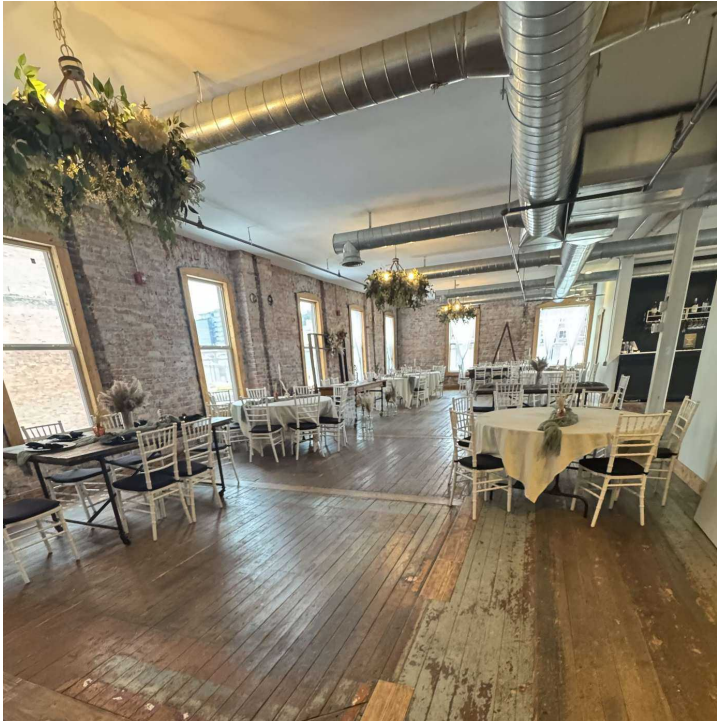


## PROPERTY HIGHLIGHTS

- New Elevator (building is ADA accessible)
- New Roof with Clerestory
- Fully Sprinklered Building
- Updated Plumbing & Electrical (including water main)
- 6 HVAC Units
- LED Lighting
- New 3rd Floor Windows
- Alarm System
- Much More!!

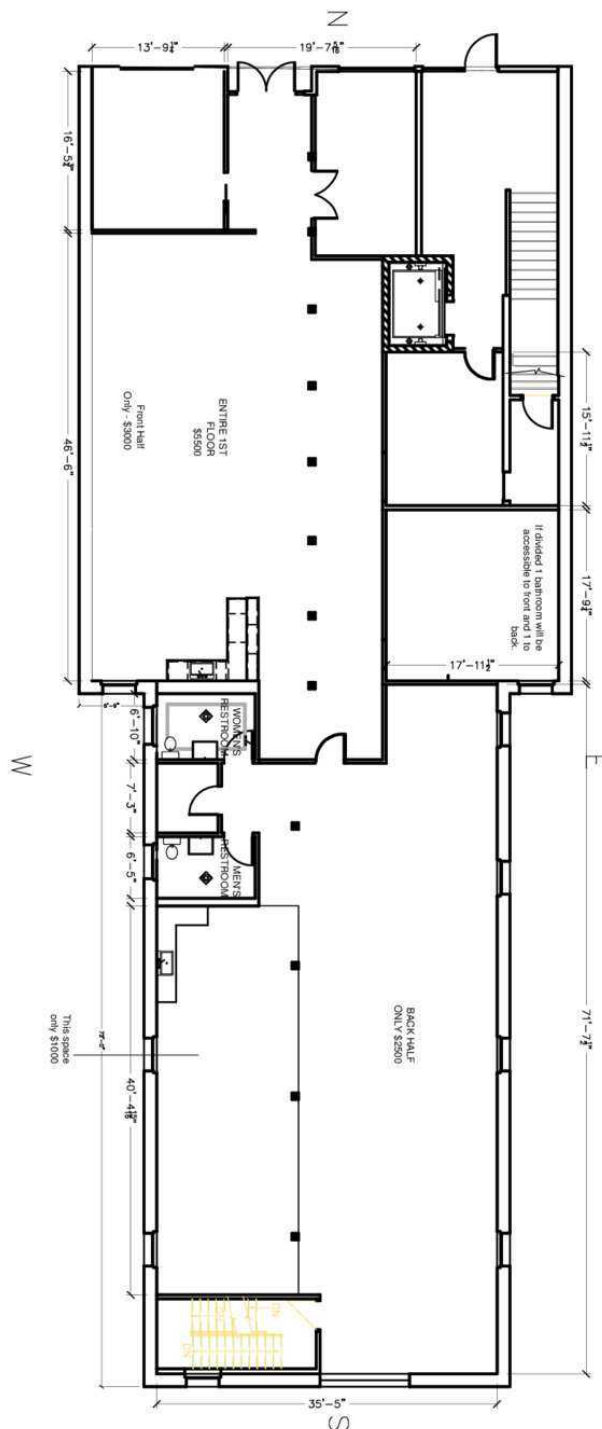
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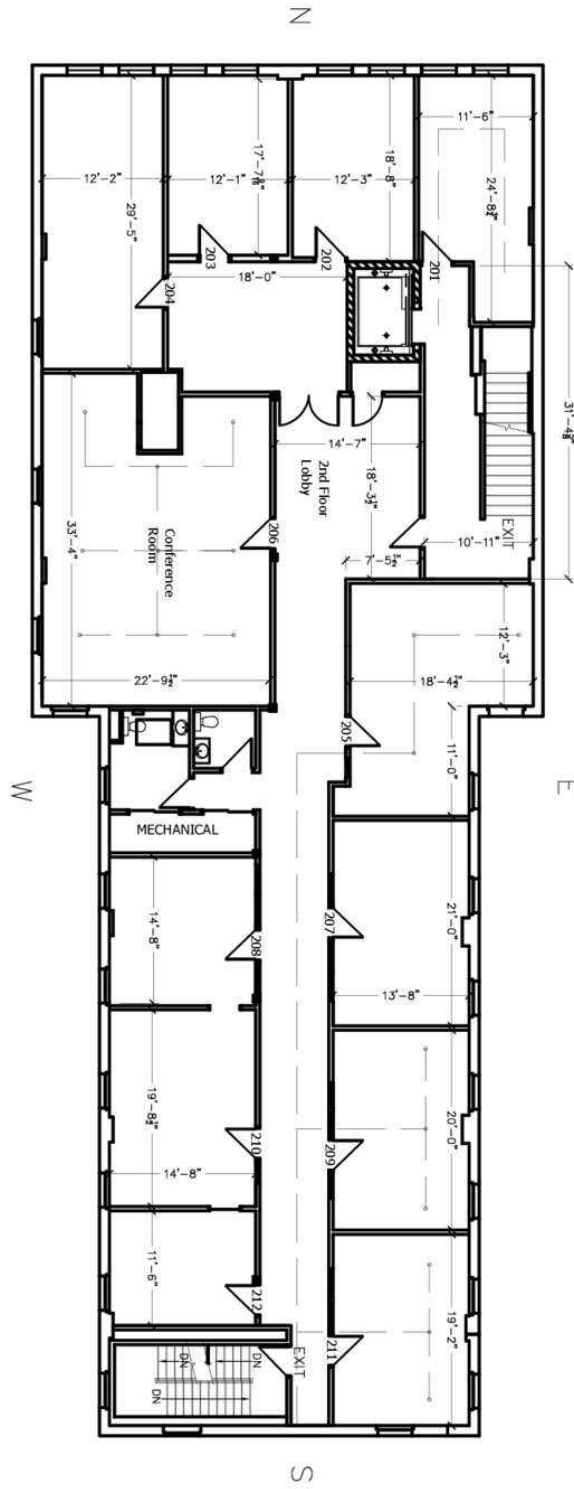


# FIRST FLOOR





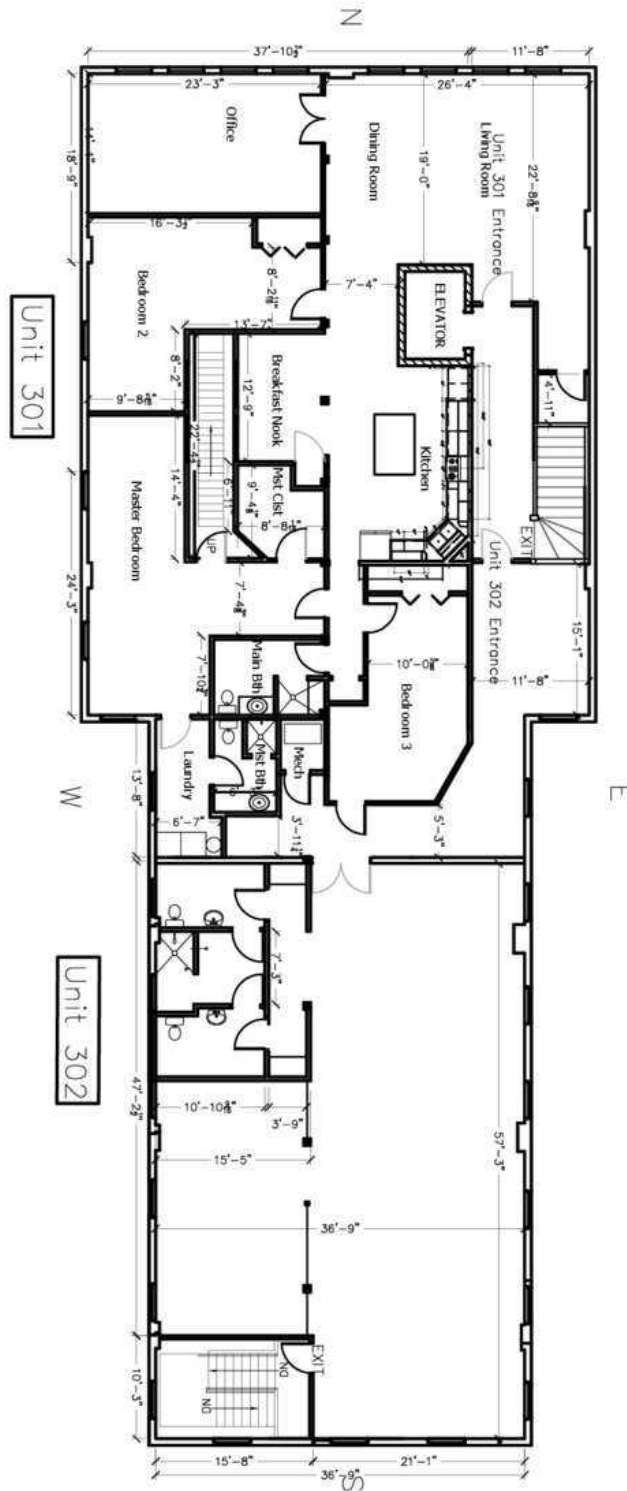
# SECOND FLOOR







THIRD FLOOR





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,103	105,692	223,062
Average Age	42	40	40
Average Age (Male)	42	39	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,819	45,585	92,976
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$66,008	\$83,398	\$87,170
Average House Value	\$471,152	\$443,005	\$416,269

Demographics data derived from AlphaMap

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