

# FOR SALE OR LEASE



## DOWNTOWN MIXED-USE COMMERCIAL BUILDING

425 & 427 W 1<sup>st</sup> Avenue  
Spokane WA 99201

<b>SALE PRICE</b>	\$1,195,000
<b>LEASE RATE</b>	\$15.00 PSF, NNN
<b>EST. NNN RATE</b>	\$3.50 PSF
<b>BUILDING SIZE</b>	±7,502 SF
<b>LEASE AVAILABLE</b>	±4,222 SF
<b>LOT SIZE</b>	±0.06 AC

**BRANDON PETERSON**

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**KIEMLE  
HAGOOD**

## For Sale or Lease: Professional Office/Retail or Live/Work Building in the Heart of Spokane

425-427 W. 1st Ave, Spokane, WA 99201

Offered at: \$1,195,000 or \$15.00 PSF /YR

Est NNN Rate: \$3.50 PSF

Total Area: 4,222 SF (Plus Full Unfinished Basement)

Historic Stewart building available for sale or lease. Great opportunity to own a well-maintained professional office or retail building in Spokane's vibrant downtown core. This versatile two-story property offers 4,222 square feet of above-grade space plus a full unfinished basement, ideal for storage or future build-out potential.

### Main Floor – 2,842 SF

- Reception area
- 4 private offices
- Open work area
- Full kitchen
- 2 restrooms (1 with shower)

### Second Floor – 1,380 SF

- Reception area
- 2 private offices
- Spacious conference room
- Full kitchen
- Full bathroom with shower
- Access to a rooftop deck with a pergola – perfect for client meetings or team breaks

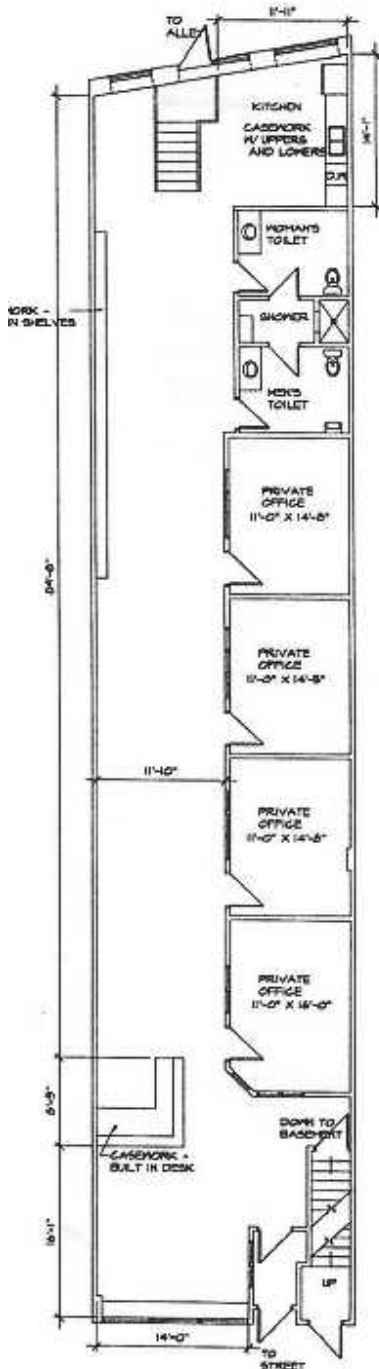
Additional features include shared elevator access via the adjacent building, enhancing ADA accessibility and convenience. Whether you're an investor, owner-user, or looking for a high-quality tenant opportunity, this flexible layout fits a variety of professional uses.



# FLOOR PLANS

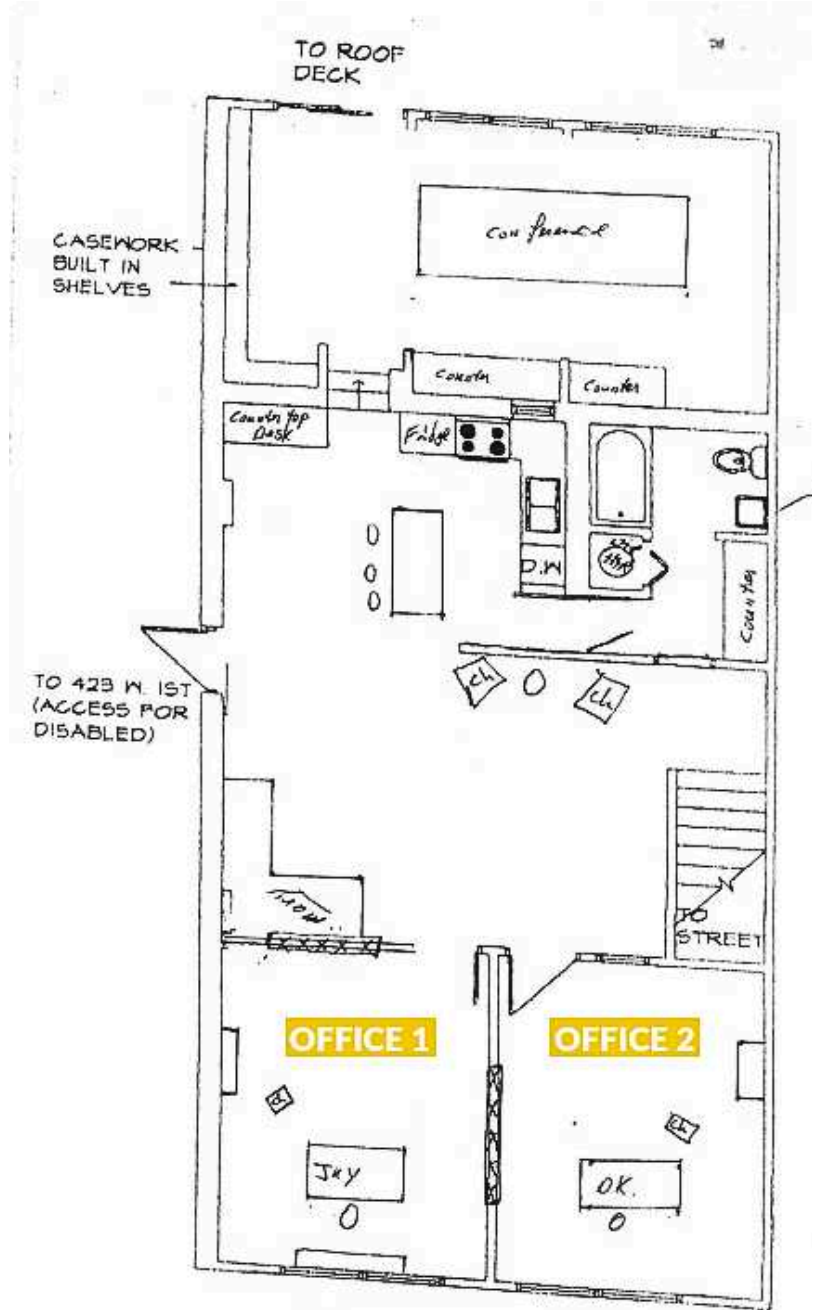
## MAIN FLOOR

±2,842 SF



## 2ND FLOOR

±1,380 SF

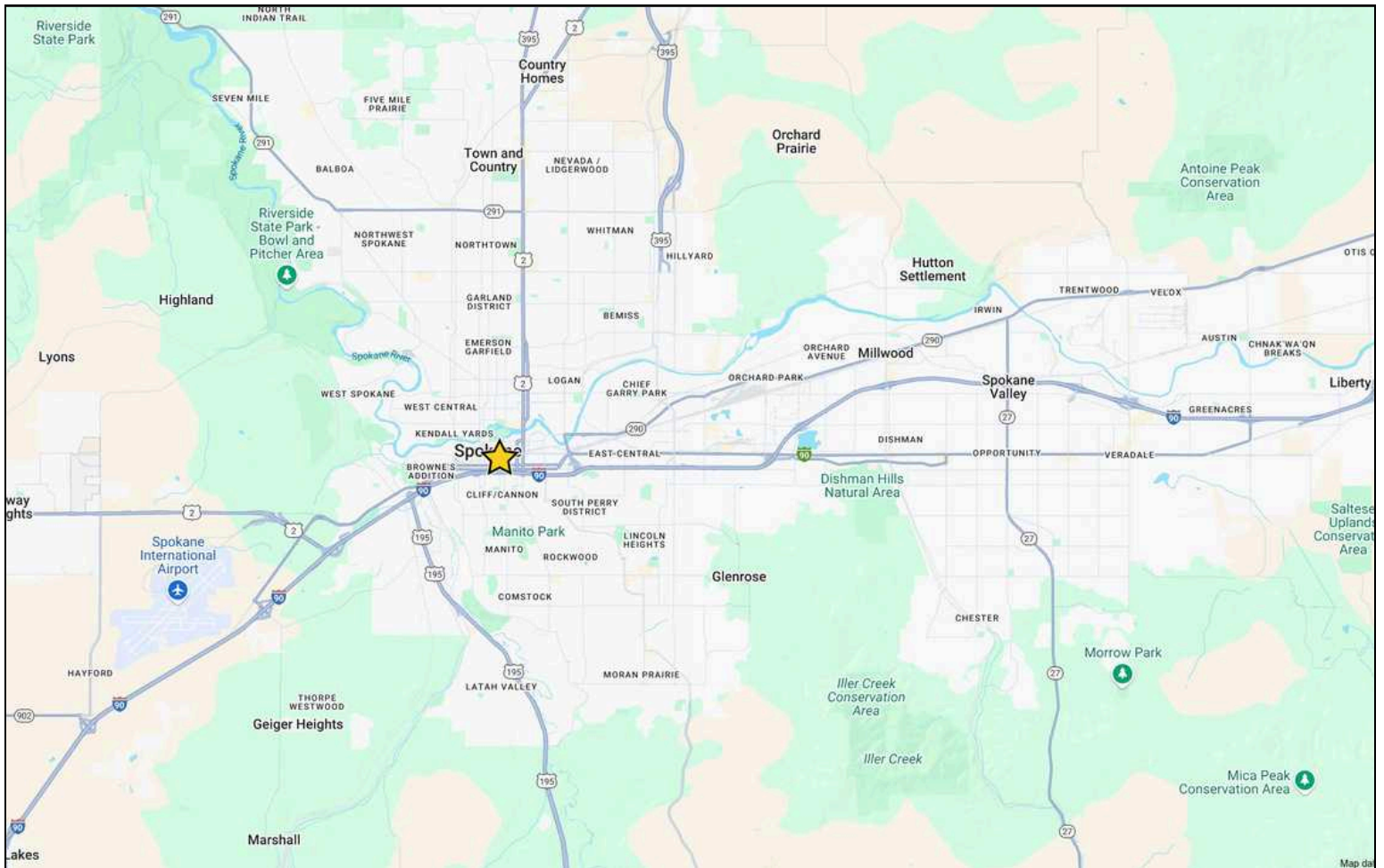


# INTERIOR PHOTOS - MAIN FLOOR



# INTERIOR PHOTOS - 2ND FLOOR





[VIEW LOCATION](#)

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### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201