

GATEWAY 1 & 2

Downtown Periphery - Spokane, WA

FOR SALE

Owner User or
Investment Opportunity



The information herein, while not guaranteed, is from sources deemed to be reliable

Executive Summary

Positioned with convenient access to downtown Spokane and I-90, Gateway Buildings 1 & 2 are now available for purchase. A true flex asset, the building boasts availability for industrial, retail or office users. **Building 2 is now available as an owner user opportunity**, with ±16,260 contiguous square feet available. Dock & Grade loading available.

Property Information

ADDRESS	125 S Arthur St. 1011 E 2nd Ave. Spokane, WA 99201
NET RENTABLE AREA	± 46,067 SF
GROSS LAND SIZE	108,937 SF (2.5 AC)
PARCEL NO.s	35201.3817 - 74,260 SF 35201.3419 - 34,677 SF
PARKING	110 Parking Stalls

\$6.43M

List Price

\$140

Price per SF

GATEWAY 1 & 2

GW 2

± 16,260 SF

GW 1

± 29,807 SF



RENT ROLL

Gateway 1 – 1011 E 2nd Ave

Suite	Tenant	RSF
01	Impact Fitness	± 3,250
03	Artistry in Motion Dance Studio	± 3,763
04	Vacant	± 700
05	Storage*	± 704
06	Your Home Improvement Company	± 10,423
10	DSHS – State of WA, SOLA Office	± 4,907
11	Vacant	± 6,060

± 29,807 SF

Gateway 2 – 125 S Arthur

Suite	Tenant	RSF
12	Vacant	± 10,110
20	Dragon Flight Archery	± 4,000
26	Shamrock Framing*	± 2,150

*month-to-month lease

± 16,260 SF

RECENT CAPITAL IMPROVEMENTS INCLUDE:

- Exterior Paint & Seal 2023
- New Property Fencing 2023
- Landscape redesign & refresh 2023
- New Parking lot 2022
- Significant HVAC replacements at most units
- Improved Tenant Spaces
- Exterior LED Lighting

CURRENT PROPERTY OCCUPANCY _____ 63.38%

FINANCIALS

2025 OPERATING INCOME _____ \$454,628

2025 OPERATING EXPENSE _____ \$223,053

2025 NOI _____ \$231,575

PRO FORMA NOI* _____ \$450,210

*Suite 04, 11 & 12 Leased at \$9 NNN

\$6.43M

List Price

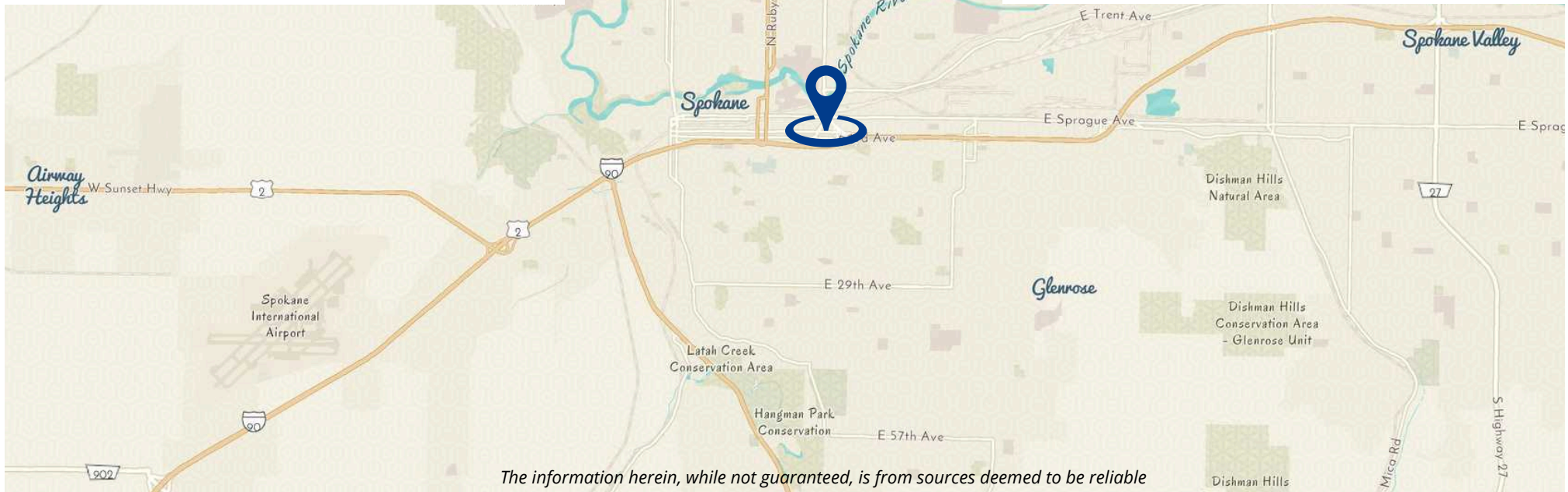
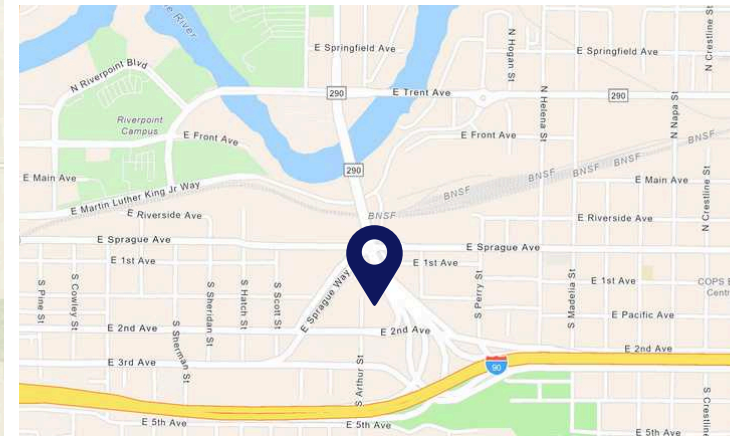
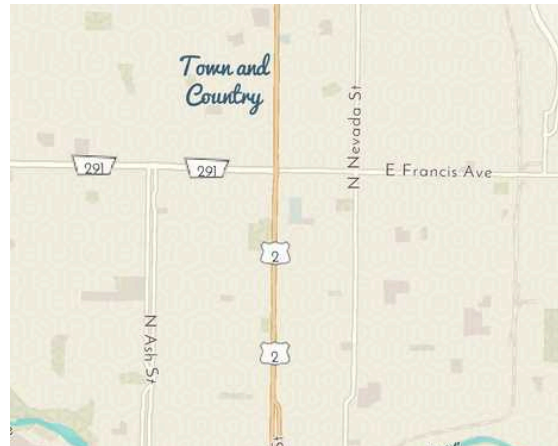
7 CAP^{*}

*Pro-forma CAP rate

GATEWAY 1 & 2



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