



# Office / Flex Building For Sale

325 E Sprague Ave, Spokane, WA 99202





WASHINGTON STATE  
UNIVERSITY  
HEALTH SCIENCES  
SPOKANE

GONZAGA  
UNIVERSITY

UW  
SCHOOL OF  
MEDICINE  
GU  
HEALTH  
PARTNERSHIP

CATALYST  
SPOKANE

WHITWORTH  
UNIVERSITY

EASTERN  
WASHINGTON UNIVERSITY

boxcar



Spokane's University District is where business and education grow together, creating a dynamic hub for innovation in the heart of the Intermountain Northwest. This vibrant community seamlessly blends opportunities for living, learning, working, and playing. Fueled by the energy of five major universities, two medical school programs, and a burgeoning life sciences sector.

# SPOKANE'S UNIVERSITY DISTRICT

# PROPERTY OVERVIEW

**±4,897 SF**

Total Building Size  
(Per Public Records)

**0.11 AC**

Site Size

**1941/2021**

Year Built / Renovated

**±2,997 SF**

Office Size

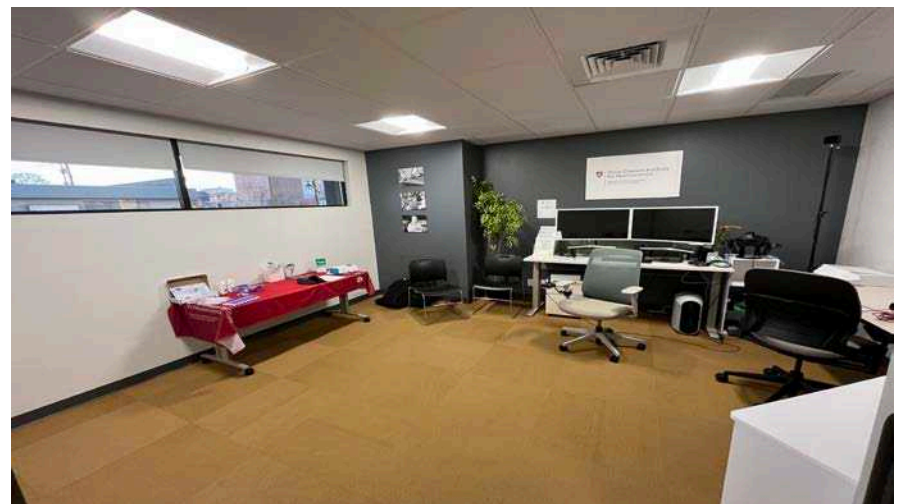
**±1,900 SF**

Warehouse Size

**±12 FT**

Warehouse Clear  
Height

- **Sale Price:** \$795,000
- **Class A Office Interior:** Features a high-quality, professional office environment.
- **Warehouse with Grade-Level Door:** Includes a functional warehouse space with a convenient grade-level roll-up door for easy loading and unloading.
- **Flexible Space:** The combination of office and warehouse space makes the building adaptable for a variety of business needs.
- **Favorable Zoning:** Zoned as Downtown University (DTU), which encourages a mix of uses.
- **Dynamic U-District Location:** The property is within the dynamic University District, a hub for economic development and revitalization.
- **Excellent Street Visibility:** Situated directly on East Sprague Avenue.



# FLOOR PLAN



# Location Overview

## UNIVERSITIES

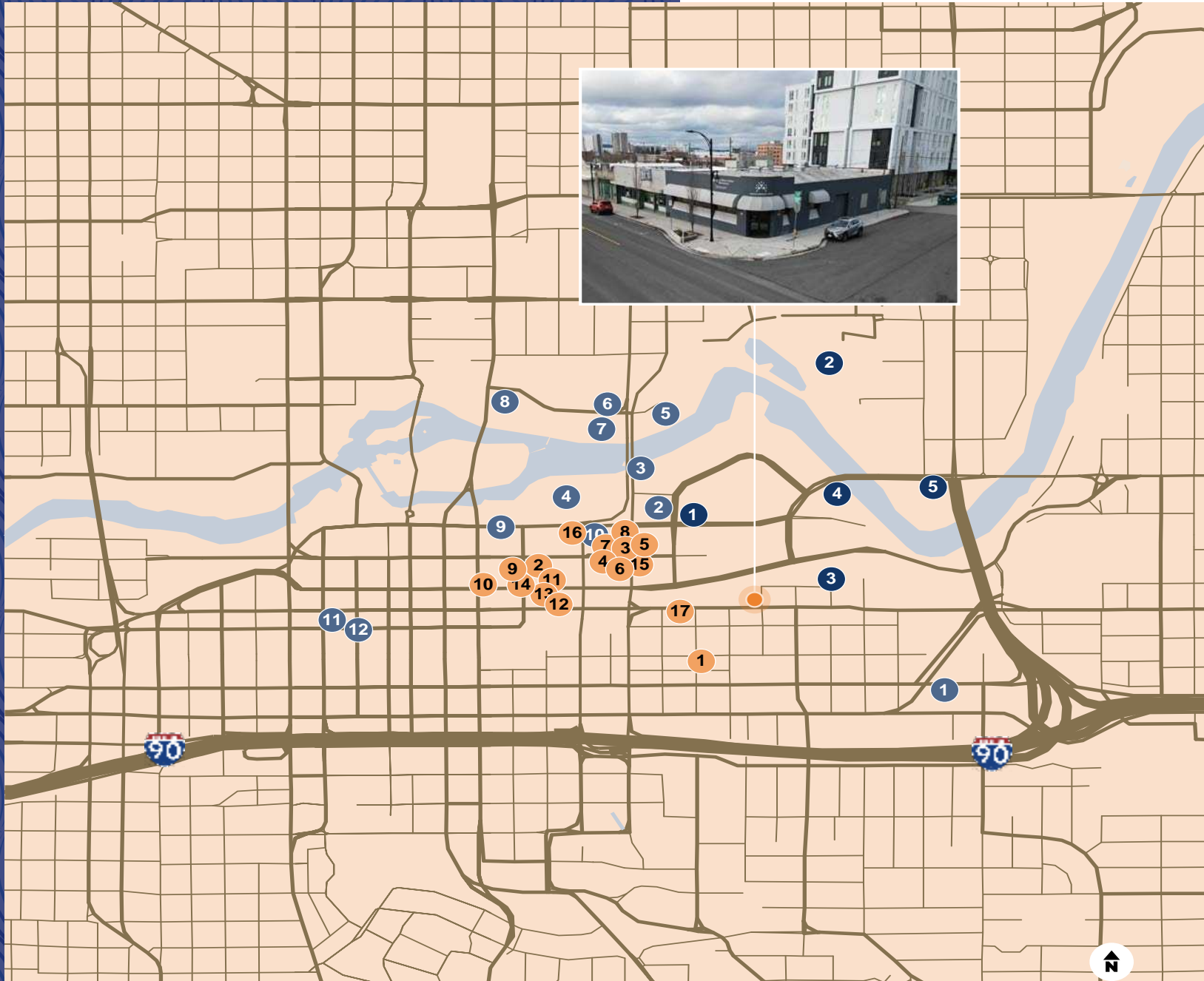
1. Washington State University  
College of Nursing
2. Gonzaga University
3. Eastern Washington University Spokane
4. Whitworth University Downtown campus
5. University of Washington School of Medicine

## RESTAURANTS

1. Brambleberry Cottage & Tea Shoppe
2. The Original Pancake House
3. Borracho Tacos & Tequileria
4. Boots Bakery & Lounge
5. The Blind Buck
6. That Whiskey Bar
7. ZOLA
8. Fast Eddie's
9. Italian Kitchen
10. Cease and Desist Book Club
11. Sirinya's Thai Restaurant & Lounge
12. Q Lounge
13. The High Nooner
14. The Onion Bar & Grill Downtown Spokane
15. Pure Northwest
16. Chill's Grill & Bar
17. Community Pint

## HOTELS

1. Ramada by Wyndham  
Downtown Spokane
2. Fairfield by Marriott Inn  
& Suites Spokane Downtown
3. Courtyard by Marriott Spokane  
Downtown at the Convention Center
4. DoubleTree by Hilton Hotel  
Spokane City Center
5. Ruby River Hotel | Spokane
6. Holiday Inn Express  
Spokane-Downtown by IHG
7. Oxford Suites Spokane
8. The Centennial Hotel
9. The Davenport Grand Autograph Collection
10. Best Western Plus City Center
11. Davenport Hotel, Autograph Collection
12. The Davenport Tower, Autograph Collection





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