

For Sale | Spokane, WA

# PREMIER FALLS VIEW PROPERTY

602 N. MONROE ST & 601 N. LINCOLN ST SPOKANE, WA 99201  
PARCEL NUMBERS: 35183.1436 & 35183.1427  
22,800 SQUARE FEET (.52 ACRES)

LIST PRICE:

**\$7,999,999**



**ARGER**  
Real Estate, Inc.

**GENE ARGER**

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# A rare chance to shape the future of the Spokane skyline.

Where urban convenience meets a **generational landmark development opportunity.**

This trophy development opportunity overlooks the iconic Spokane River Falls in the highly sought-after North Bank neighborhood. The unobstructed views of the river and the downtown Spokane skyline make this the city's premier development site.



## ICONIC NORTH BANK LOCATION



## NO DEVELOPMENT HEIGHT RESTRICTION

(Unlimited) per City of Spokane



## TOTAL LAND AREA: 22,800 SQ. FT

Approximately .52 Acres  
features an existing 24,396 Sq. Ft. building



## WALKING DISTANCE

to Riverfront Park, River Park Square,  
Spokane Arena, and event centers



## ALL UTILITIES AVAILABLE AT STREET



## PRO DEVELOPMENT CITY STANDARDS

Relax building standards  
Minimum parking required  
City is featuring multiple development incentives

## ZONING: DTG – DOWNTOWN COMMERCIAL PER CITY OF SPOKANE. MANY PERMITTED USES.



MIXED USE



CONDOMINIUMS



HOTELS



APARTMENTS



OFFICE



RETAIL

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ZONING INFO

# A Generational Mixed-Use Development Opportunity in the Heart of Downtown Spokane

Positioned steps from Riverfront Park, the Spokane River corridor, and the thriving Kendall Yards district — this premier site offers developers the rare opportunity to shape Spokane's next landmark mixed-use destination.



**WALKER'S PARADISE**  
**WALK SCORE: 90+**

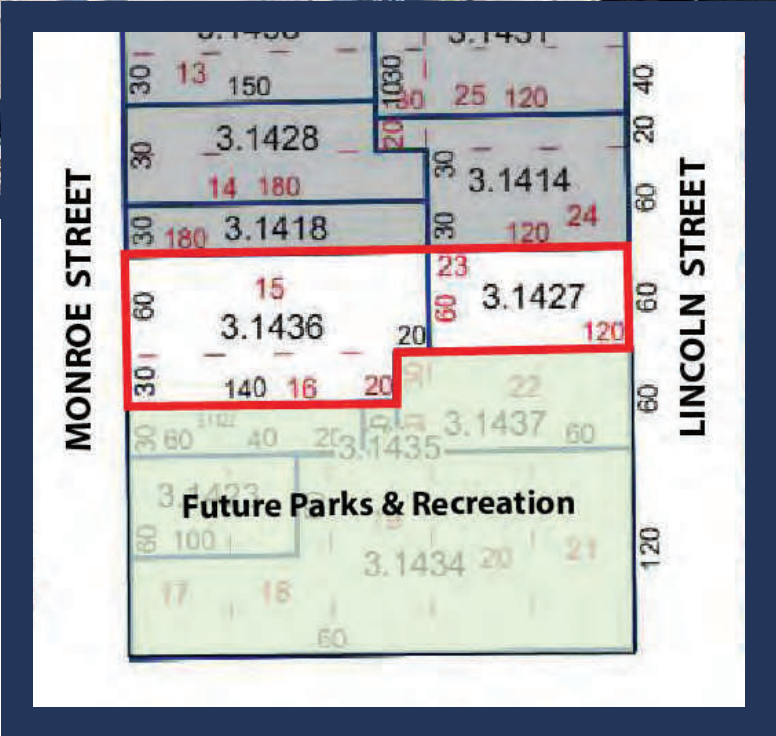


**VERY BIKEABLE**  
**BIKE SCORE: 78+**

## MINUTES TO:

- SPOKANE VETERANS MEMORIAL ARENA
- THE PODIUM EVENT VENUES
- FIRST INTERSTATE CENTER FOR THE ARTS
- INTERSTATE 90 - MAJOR EAST TO WEST CORRIDOR
- RIVERFRONT PARK
- RIVER PARK SQUARE
- SCENIC SPOKANE FALLS
- MY FRESH BASKET - FULL SERVICE GROCERY STORE
- CENTENNIAL TRAIL
- KENDALL YARDS

# PROPERTY SPECIFICATIONS



**602 N Monroe St  
Spokane, WA 99201**

**601 N Lincoln St  
Spokane, WA 99201**

**Parcel Numbers:  
35183.1436  
35183.1427**

**22,800 Square Feet (.52 acres)**

# ABOUT SPOKANE



HEALTH CARE



AGRICULTURE



DISTRIBUTION



AEROSPACE



MANUFACTURING



IT AND ENERGY

## Top Employers

**FAIRCHILD AIR FORCE BASE** - MAJOR MILITARY INSTALLATION AND THE REGION'S LARGEST EMPLOYER

**PROVIDENCE INLAND NORTHWEST WASHINGTON** - ONE OF THE LARGEST HEALTHCARE SYSTEMS IN THE INW

**MULTICARE HEALTH SYSTEM** - REGIONAL HOSPITAL NETWORK AND MAJOR HEALTHCARE EMPLOYER

**GONZAGA UNIVERSITY** - PRIVATE UNIVERSITY AND MAJOR REGIONAL INSTITUTION

**WASHINGTON STATE UNIVERSITY SPOKANE** - HEALTH SCIENCES AND MEDICAL EDUCATION HUB

**AVISTA CORPORATION** - PUBLICLY TRADED ENERGY COMPANY HEADQUARTERED IN SPOKANE

**AMAZON** - REGIONAL LOGISTICS AND FULFILLMENT OPERATIONS

**JUBILANT HOLLISTERSTIER** - GLOBAL PHARMACEUTICAL MANUFACTURING FACILITY

**9.2%** **POPULATION GROWTH**  
(over the past 10 years)

LEARN MORE  
ABOUT SPOKANE



Spokane's higher education cluster includes  
**6 colleges and universities** serving over  
**35,000 students** within the metro area.

GONZAGA UNIVERSITY  
WASHINGTON STATE UNIVERSITY  
UNIVERSITY OF WASHINGTON SCHOOL OF MEDICINE  
WASHINGTON UNIVERSITY HEALTH SCIENCES SPOKANE  
WHITWORTH UNIVERSITY  
EASTERN WASHINGTON UNIVERSITY

# ABOUT SPOKANE

## STRATEGICALLY CONNECTED

Spokane International Airport offers **direct access** to major U.S. markets and seamless global connectivity for **business, investment, and development.**

### National Air Access

20+ NONSTOP DESTINATIONS CONNECTING SPOKANE DIRECTLY TO MAJOR U.S. MARKETS.

DIRECT FLIGHTS TO KEY BUSINESS HUBS: SEATTLE, SAN FRANCISCO, LOS ANGELES, DENVER, CHICAGO, DALLAS-FORT WORTH, MINNEAPOLIS, PHOENIX, LAS VEGAS, AND ATLANTA.

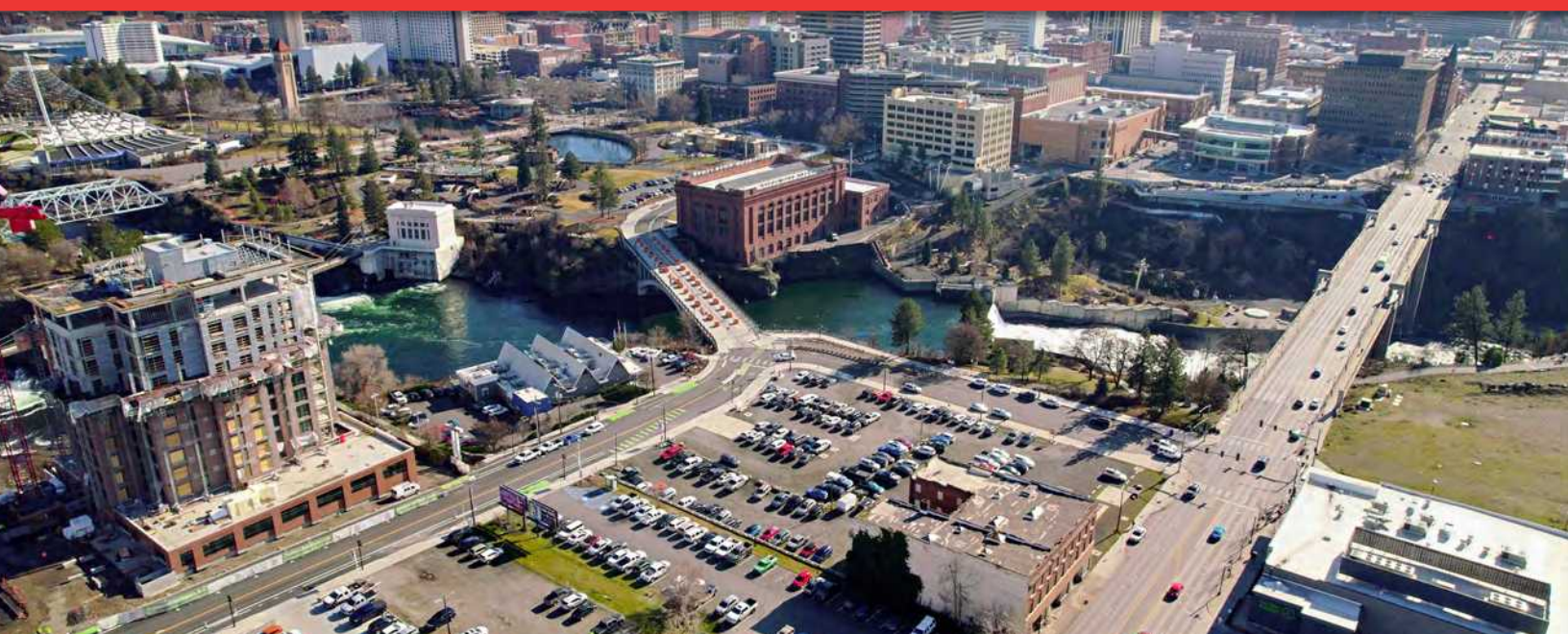
ACCESS TO MAJOR AIRLINE GATEWAYS PROVIDING EFFICIENT CONNECTIONS TO GLOBAL MARKETS.

SECOND LARGEST AIRPORT IN WASHINGTON WITH CONSISTENT SERVICE FROM MAJOR U.S. CARRIERS.

### Gateway to Global Markets

ONE-STOP INTERNATIONAL TRAVEL VIA MAJOR HUBS INCLUDING SEATTLE, DENVER, CHICAGO, DALLAS, AND ATLANTA.

DIRECT CONNECTION TO GLOBAL BUSINESS CENTERS ACROSS EUROPE, ASIA, AND LATIN AMERICA THROUGH SAME-DAY INTERNATIONAL CONNECTIONS.





For over 40 years, G. Arger Co. Real Estate Inc. has been meeting the real estate needs of hundreds of companies across the Inland Northwest and is an award-winning Power Broker producer.

We offer services in commercial and residential property sales, property management, and landlord/tenant commercial leasing representation. Our development division specializes in build-to-suit projects as well as complete, start-to-finish design and construction.

G. Arger Company is a full-service firm equipped to handle all real estate buying, selling, leasing, and development needs with a proven, hands-on approach.



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