

LEASE

152 S Jefferson

152 S JEFFERSON

Spokane, WA 99201

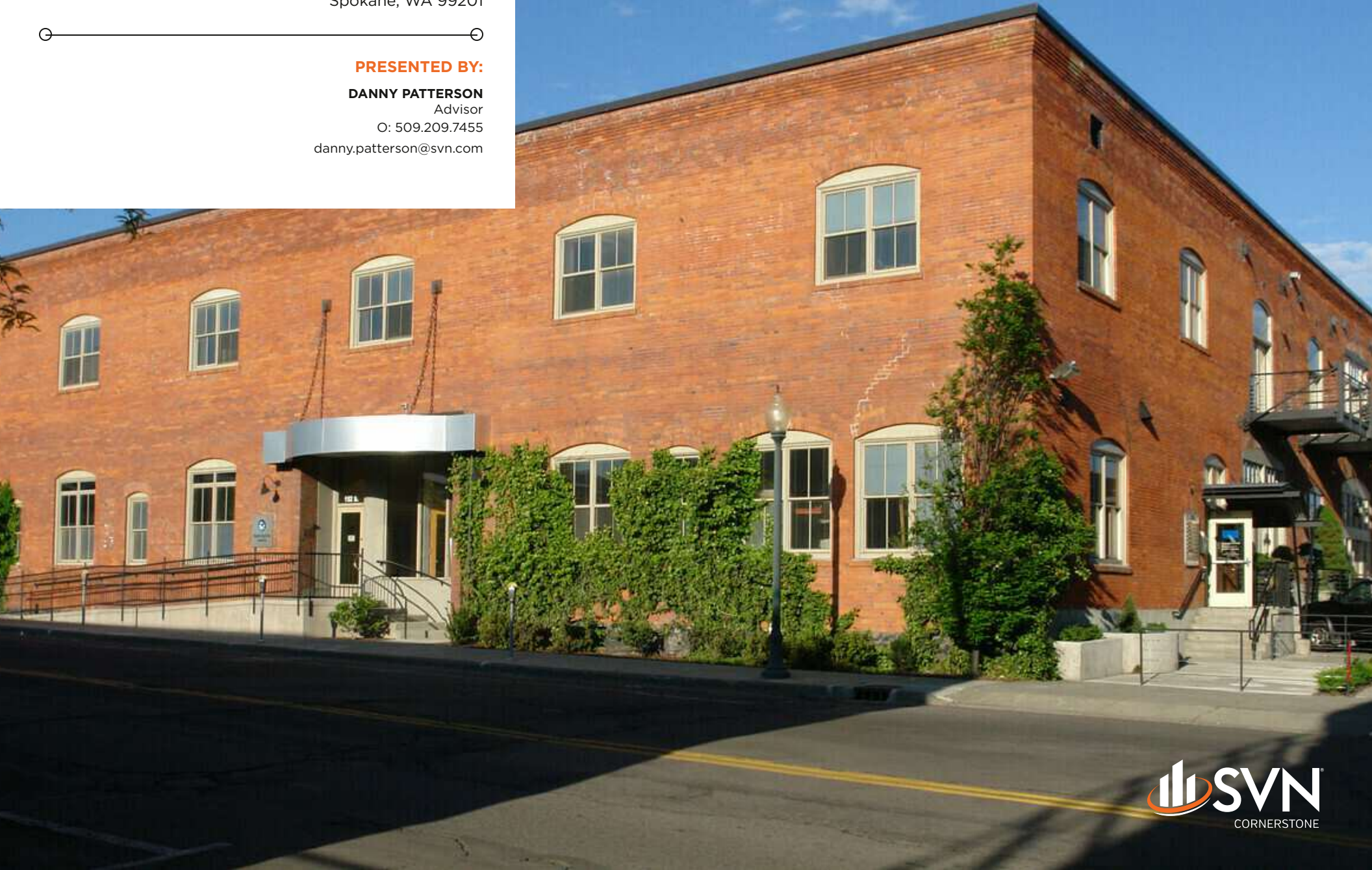
PRESENTED BY:

DANNY PATTERSON

Advisor

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,600.00 per month (Gross)
BUILDING SIZE:	43,200 SF
AVAILABLE SF:	1,648 SF
LOT SIZE:	0.59
YEAR BUILT:	1906
ZONING:	DTG
APN:	35192.5802

PROPERTY OVERVIEW

Great downtown location with excellent freeway access. Temperature controlled, secure private parking included with space,

PROPERTY HIGHLIGHTS

- Exterior signage available
- Conference room
- Kitchen/Break room
- 4 (+1 shared) secure indoor parking stalls
- Basement storage available

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ADDITIONAL PHOTOS



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INTERIOR PHOTOS



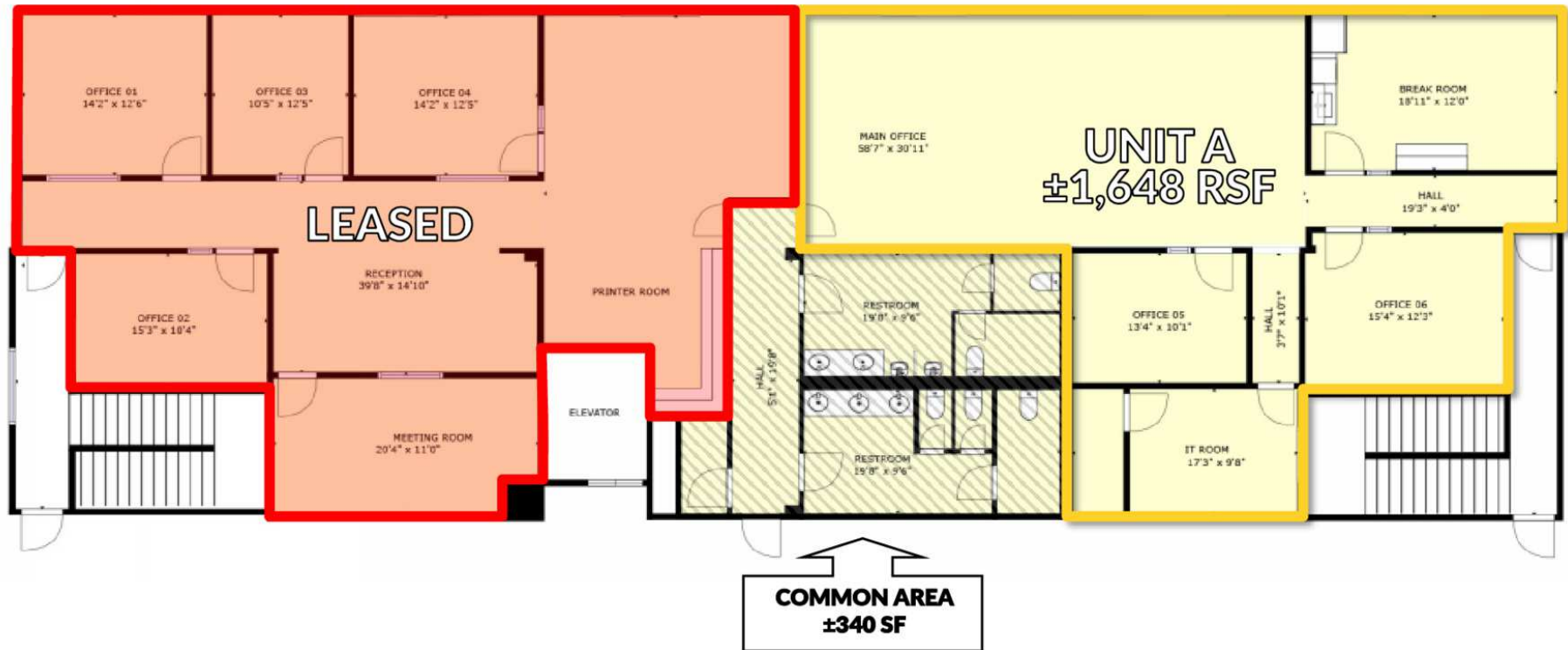
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FLOOR PLANS



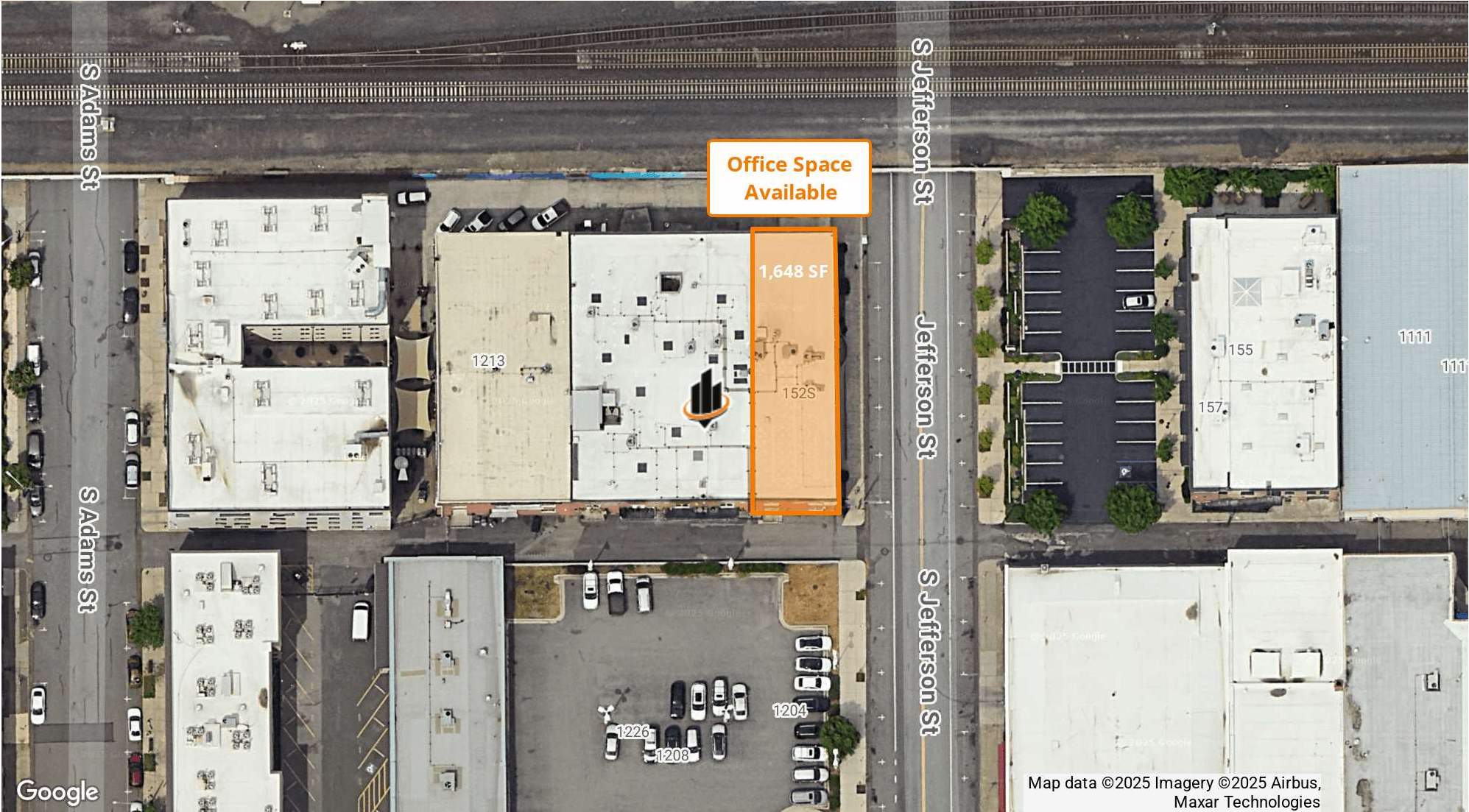
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SUBJECT PROPERTY



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RETAILER MAP



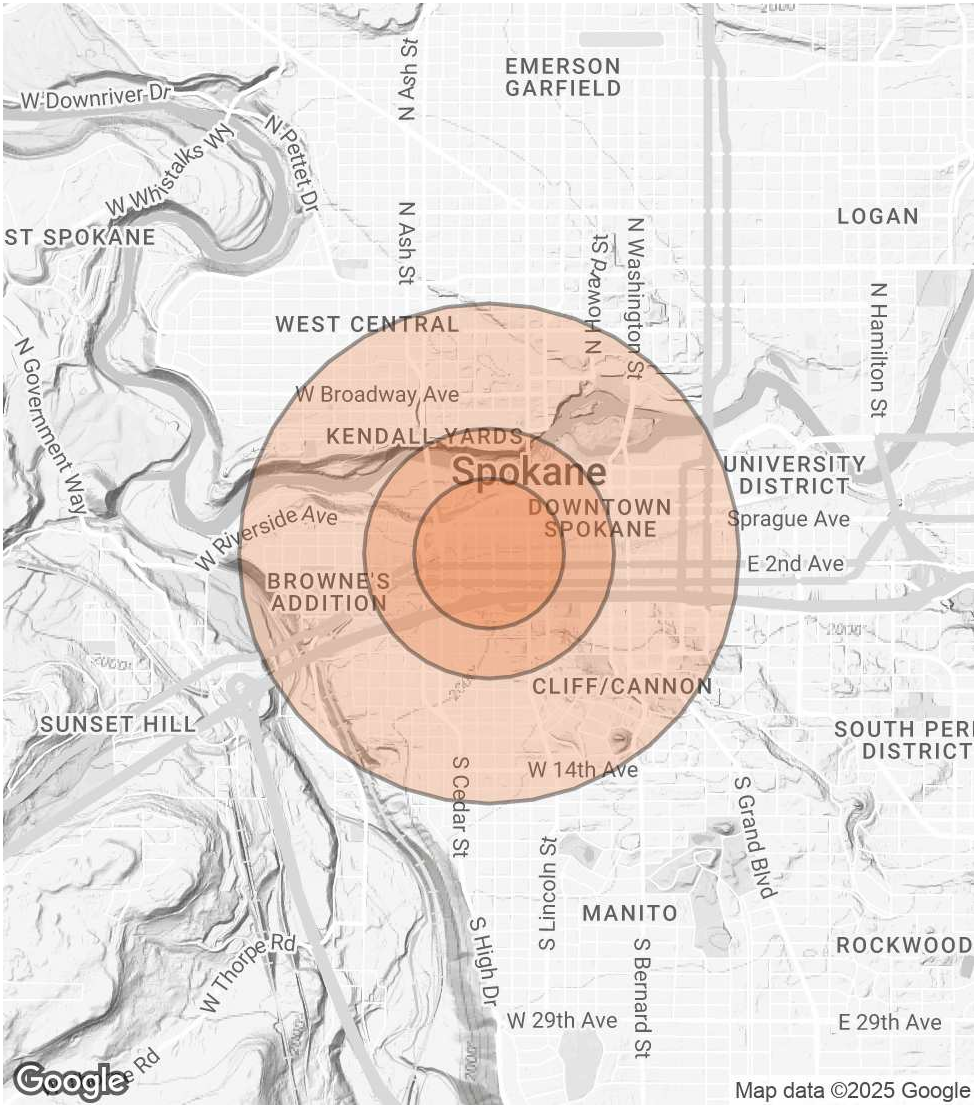
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,174	5,240	18,172
AVERAGE AGE	47	43	42
AVERAGE AGE (MALE)	48	43	42
AVERAGE AGE (FEMALE)	47	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	681	3,186	9,892
# OF PERSONS PER HH	1.7	1.6	1.8
AVERAGE HH INCOME	\$47,323	\$54,624	\$63,988
AVERAGE HOUSE VALUE	\$467,129	\$475,714	\$459,631

Demographics data derived from AlphaMap



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ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

Danny Patterson is an Advisor at SVN Cornerstone. In 2001, he graduated with a Civil Engineering degree and completed his P.E. in 2006. After extensive experience in development and new construction as a Civil Engineer, Danny became a licensed broker in the State of Washington in 2013. He worked as both a Broker and an Engineer through 2017 when he joined Synergy Properties and focused on Real Estate Brokerage and Real Estate Investments. Danny has extensive experience in Spokane working with medical building developers and has transacted extensively and invested in the multifamily sector. Danny joined SVN Cornerstone in 2025.

EDUCATION

Licensed Broker – State of Washington
BSCE Walla Walla College
Certified Commercial Investment Members, CCIM: CI-101

MEMBERSHIPS

Spokane Association of REALTORS® Member

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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