



FOR LEASE | 23,583 – 92,040 SF
GREAT FOR CORPORATE HEADQUARTERS

EAST BROADWAY
5400 EAST BROADWAY
SPOKANE, WASHINGTON 99212

LBSTONE 
PROPERTIES GROUP
LBStoneProperties.com
509.343.9042



NNN Warehouse: \$0.85/SF/MO
RATES Office: \$1.35/SF/MO

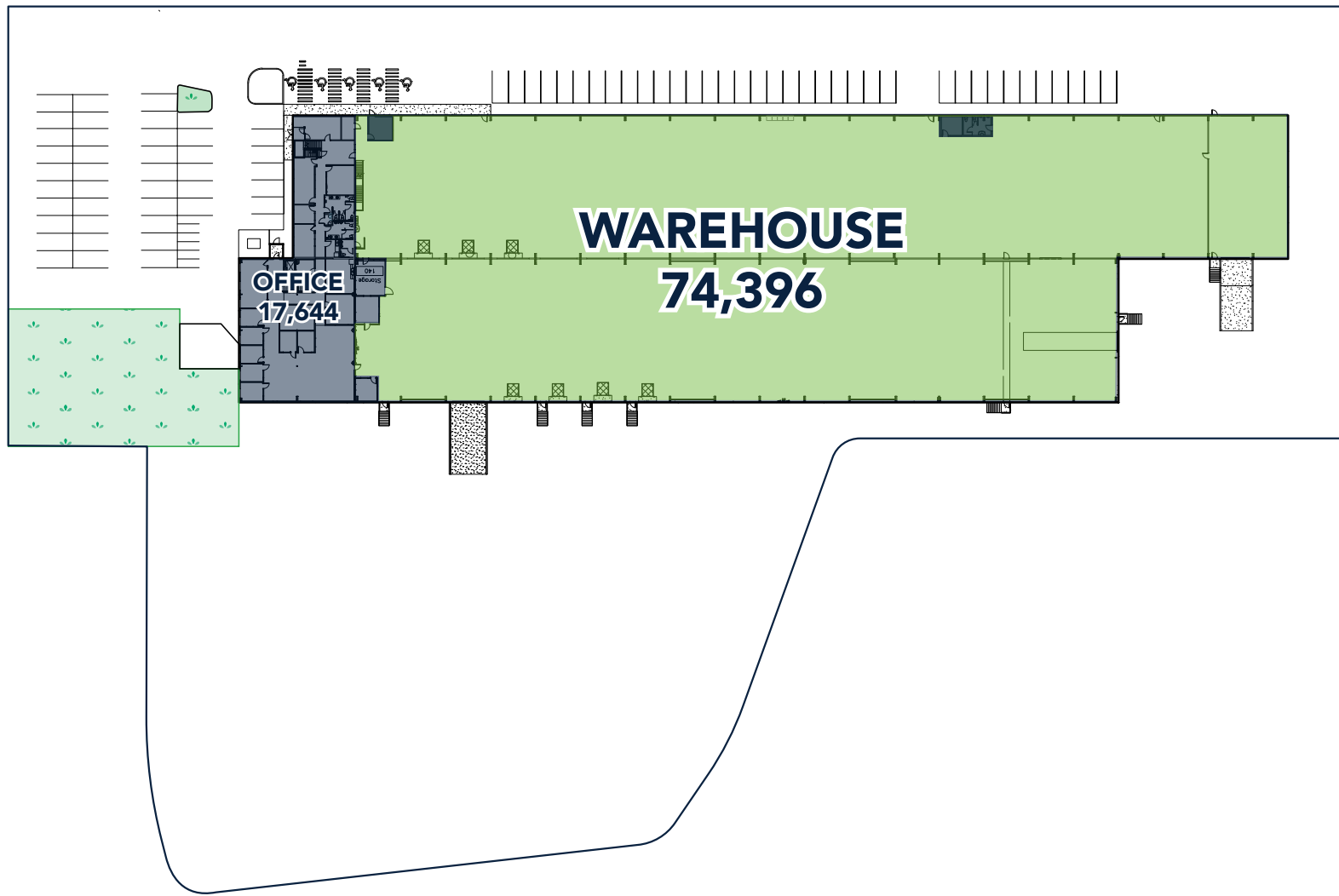
Property Details

- 11 Roll-Up Doors
- 4 Loading Docks With Roll-Up Doors
5 Additional Dock Doors Can Be Added
- Warehouse Clear Height Approx. 24'
- 2 Acres of Yard Area
(Room for 40 Trailer Stalls)
- One 15 Ton Crane & Three 5 Ton Cranes
- 2000 Amp 480V 3 Phase Power
- Elevator Located In Office
- Radiant Heating For Warehouse
- Sprinkler System

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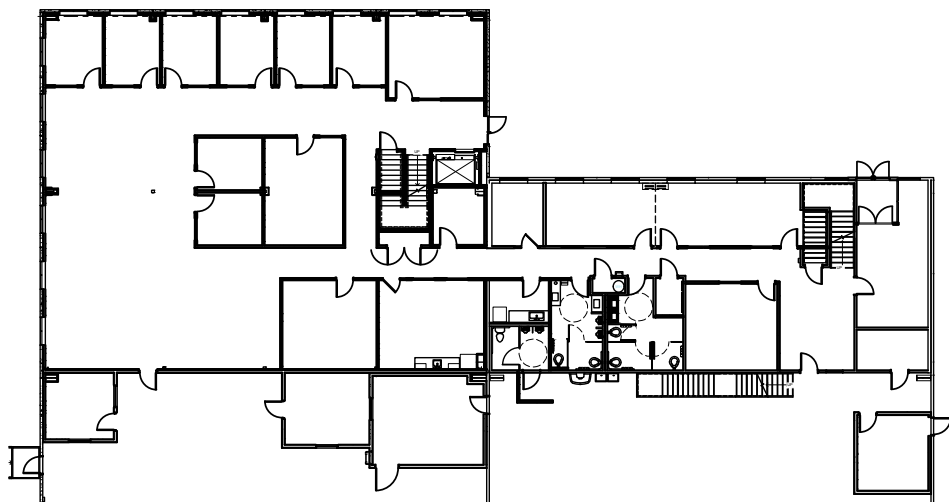
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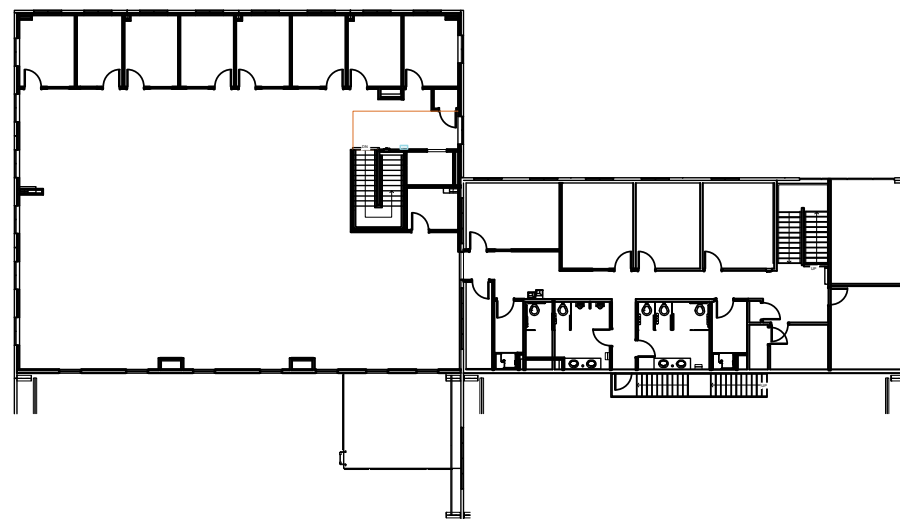
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Office Floor 1
9,297 SF



Office Floor 2
8,347 SF

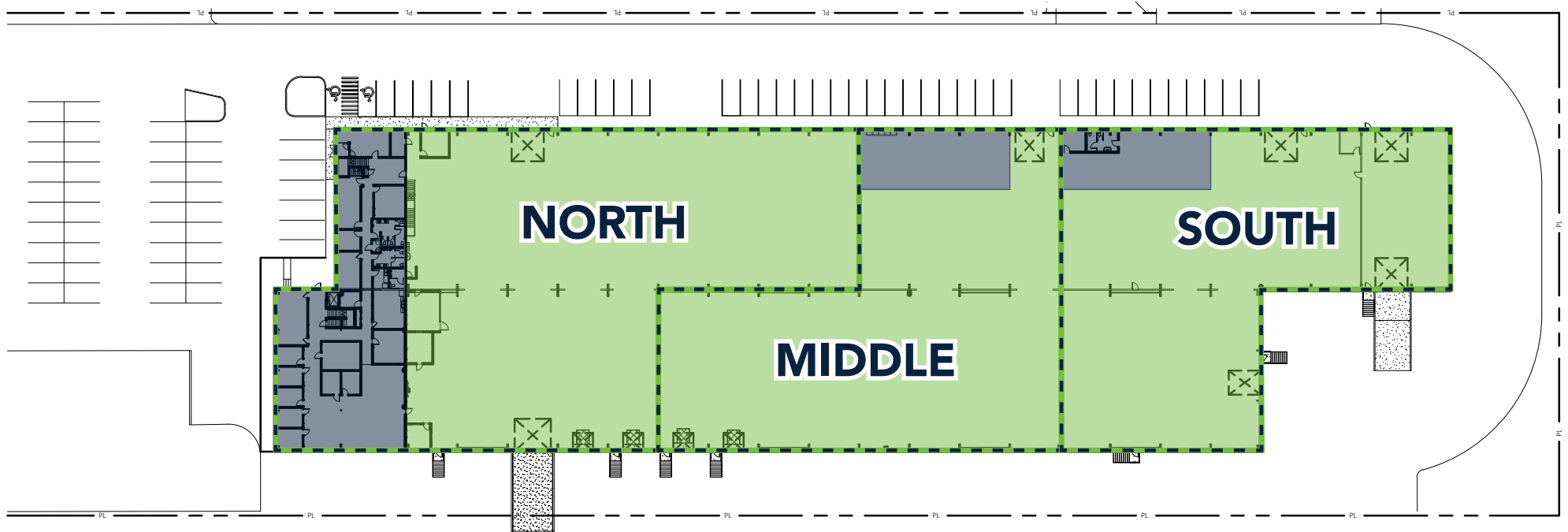
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DEMISABLE CONFIGURATIONS: ± 23,583 SF | ± 24,031 SF | ± 44,096 SF



NORTH TENANT

OFFICE AREA 1ST FLOOR: ± 8,013 SF
OFFICE AREA 2ND FLOOR: ± 8,013 SF
WAREHOUSE AREA: ± 28,070 SF
TOTAL BUILDING AREA: ± 44,096 SF

MIDDLE TENANT

OFFICE AREA: ± 2,250 SF
WAREHOUSE AREA: ± 21,781 SF
TOTAL BUILDING AREA: ± 24,031 SF

SOUTH TENANT

OFFICE AREA: ± 2,251 SF
WAREHOUSE AREA: ± 21,332 SF
TOTAL BUILDING AREA: ± 23,583 SF

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West Warehouse



East Warehouse



West Warehouse



West Yard













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Spokane, Washington

Spokane is located in the heart of the Inland Northwest, and it serves as a manufacturing, aerospace, health sciences, information technology, clean technology, and digital media hub. The area includes Eastern Washington, Eastern Oregon, North Idaho, Western Montana, and southern portions of Alberta and British Columbia.

As one of the largest cities in Washington state, located inland, the city lies at a crossroads in the region, with the border of Idaho to the east, Canada less than 100 miles to the north, and Seattle less than 300 miles to the west.

Spokane Quick Facts

Spokane City Population: 204,400 Residents

Metro Area Population: 450,000 Residents

Elevation: 2,000 feet

Average High Temperature in July: 82.8 °F

Average High Temperature in December: 35.2 °F

Annual Rainfall: 18.8 Inches

Sunny Weather: 174 Days Per Year

Average Relative Humidity: 65%

City was founded as Spokan Falls in 1872.

Currently the second most populous city in Washington.

Largest city between Seattle and Minneapolis.

Spokane to Seattle, WA
Spokane to Portland, OR
Spokane to Missoula, MT
Spokane to Boise, ID

279 Miles
352 Miles
197 Miles
367 Miles



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