

OFFICE & RETAIL
FOR LEASE



1202 E SPRAGUE AVE

Spokane, WA 99202

Exclusively listed by:

Katie Bohr
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Property Description

The property at 1202 E Sprague in Spokane, WA, is a multi-tenant commercial office and retail building located in the city's redeveloped Sprague Union District. The two-story, 5,870 SF was built in 2001 and offers convenient access to I-90, Trent Ave and Downtown Spokane.

Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,548	52,304	94,876
TOTAL POPULATION	12,500	124,110	226,977
AVERAGE HH INCOME	\$67,814	\$83,650	\$87,736

Traffic Counts



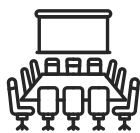
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Available Spaces

SUITE	RATE	SIZE	LEASE TYPE
206	\$350/mo	140 SF	Full Service
209	\$400/mo	197 SF	Full Service
1st Floor Retail	\$2,000/mo	1,620 SF	NNN
Lower Level Retail/Shop	\$2,500/mo	2,100 SF	NNN

Highlights



Building Shared
Conference Room



Building Shared
Kitchen



High Visibility
Location



Manager
On-site



Open
Floorplans

Office



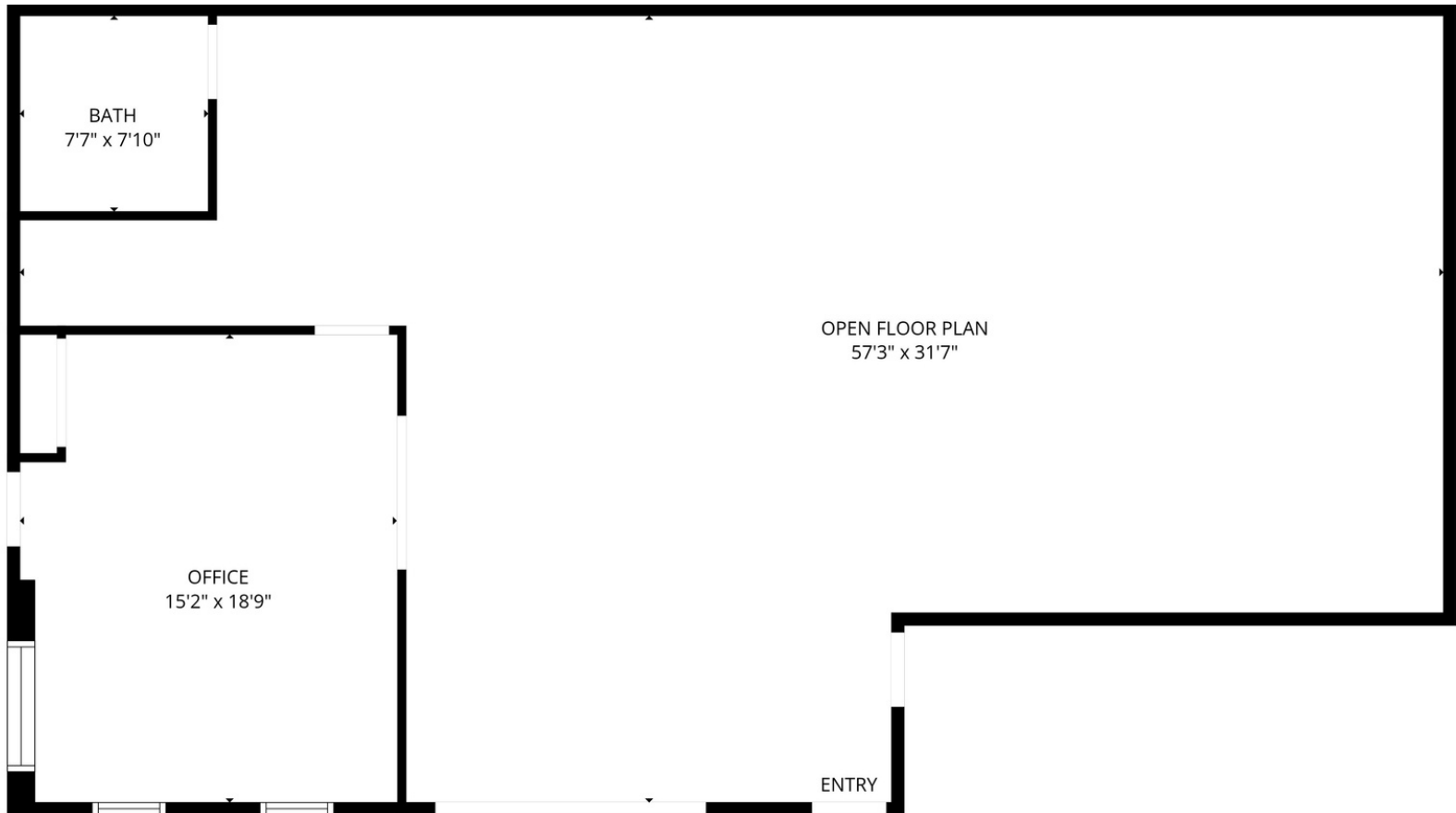
Retail



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Lower Level Floor Plan



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AERIAL MAP

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