



Centrally Located



Brewery



Renovated



Exposed Brick



Dining

NOW LEASING

BREWERY & RESTAURANT

154 S Madison St, Ste 100, Spokane, WA 99201

Located in the Heart of the Brewery District. Fully built out kitchen facility. Attached Brewery set up to accommodate 4 brewers simultaneously.

AMENITIES

- ✓ Seven Barrel Brew House
 - ✓ 3 Seven Barrel Fermentation Tanks
 - ✓ 3 Seven Barrel Brite Tanks
 - ✓ Keg Cooler
 - ✓ Kegs Included
- ✓ Neighborhood Bar/Restaurant
 - ✓ Turn Key
 - ✓ Fully Furnished
 - ✓ All FF&E Included
 - ✓ Courtyard Patio

***Equity/Partnership Opportunity Available**

Information is deemed reliable but not guaranteed. Broker not responsible for changes errors or commissions. All square footages are for conveniences only. All information should be verified prior to leasing or purchasing property.

RENTAL RATES

\$4,000/mo

Available Individually
\$3,000/MO Taproom or
\$2,500/MO Brewery

Modified Gross
(Tenant to pay Utilities & Janitorial)

SPACE AVAILABLE

Approx. 4,700 RSF



BREWERY



Brewery Equipment

154 S Madison Ave, Ste 100, Spokane WA 99201

Approx 4,700 SF | Brewery & Taproom \$4,000/mo

Can be leased individually for \$2,500/mo Brewery | \$3,000/mo Taproom

- ✓ 7 BBL Jacketed Fermenters (labreck) (x2)
- ✓ 7 BBL Brite Tanks (Labreck) (x2)
- ✓ 7 BBL Jacketed Unitank (Glacier)
- ✓ 7 BBL Brite Tank (Glacier or Stout)
- ✓ 7 BBL Jacketed Mash Tun
- ✓ 7 BBL Boil Kettle
- ✓ 7 BBL HLT
- ✓ Glycol Chiller
- ✓ HLT Pump + Additional Pump Cart
- ✓ Brewhouse Pump
- ✓ Heat Exchanger
- ✓ 1 Mill Cart + Hopper + Auger
- ✓ 2-well Keg Washer
- ✓ Indirect-fire burner

**Additional items included, please request full list from Broker*

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