

SALE / LEASE

1320 North Atlantic Street

1320 NORTH ATLANTIC STREET

Spokane, WA 99201

PRESENTED BY:

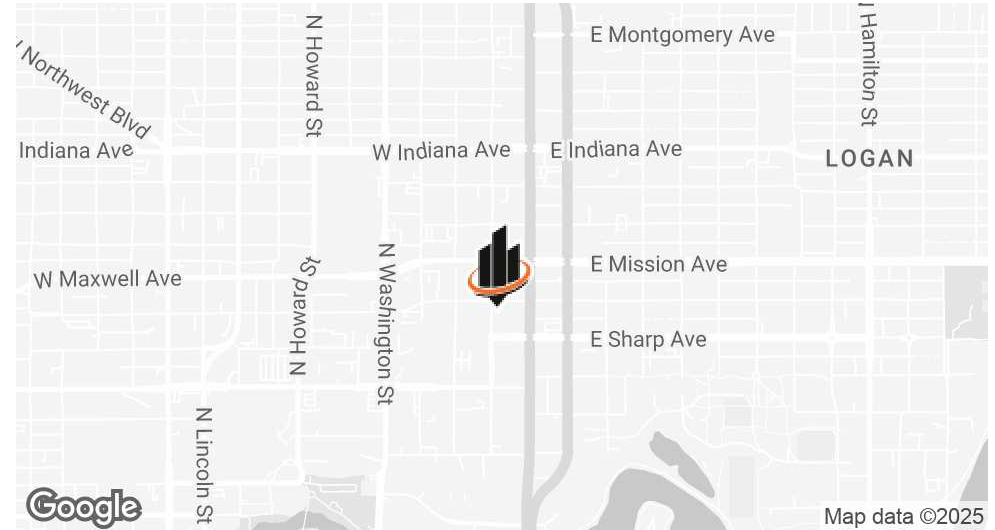
MATTHEW BYRD

Senior Advisor

C: 509.499.9229

matt.byrd@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$595,000
LEASE RATE:	Negotiable
BUILDING SIZE:	3,000 SF
AVAILABLE SF:	1,500 SF
LOT SIZE:	7,100 SF
PRICE / SF:	\$198.33
YEAR BUILT:	2000
ZONING:	GC-150

PROPERTY OVERVIEW

Property is 3,000 square feet on two levels. Parking features 8 stripped spots on upper level. Easy access to both levels and great signage along Atlantic Street. Ownership open to leasing all or a part of the subject property as well as a sale.

Call Listing agent for more details.

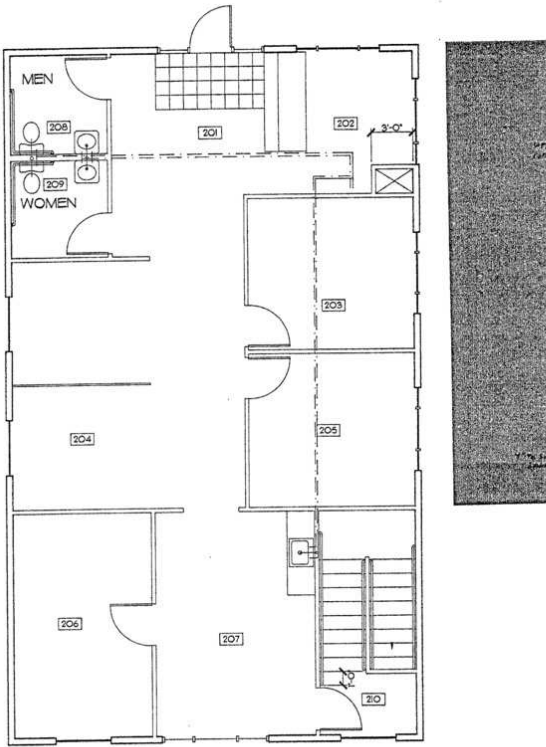
PROPERTY HIGHLIGHTS

- Ideally Located between Division St. and Rock Pointe Office Campus
- Ready for Occupancy
- Well Built, High Quality Finishes Throughout

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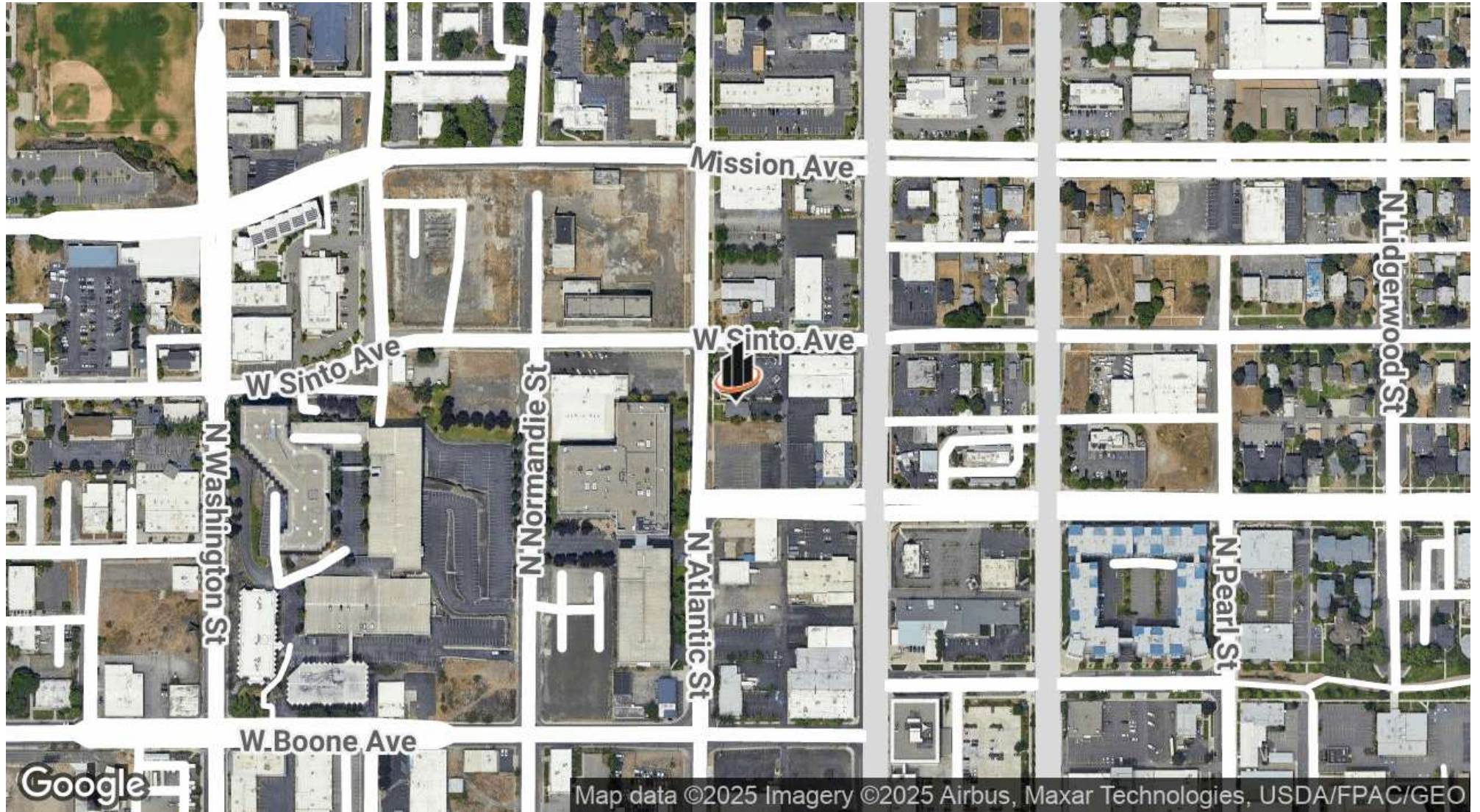
ADDITIONAL PHOTOS



UPPER LEVEL PLUMBING PLAN
SCALE: 1/4" = 1'-0" 

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

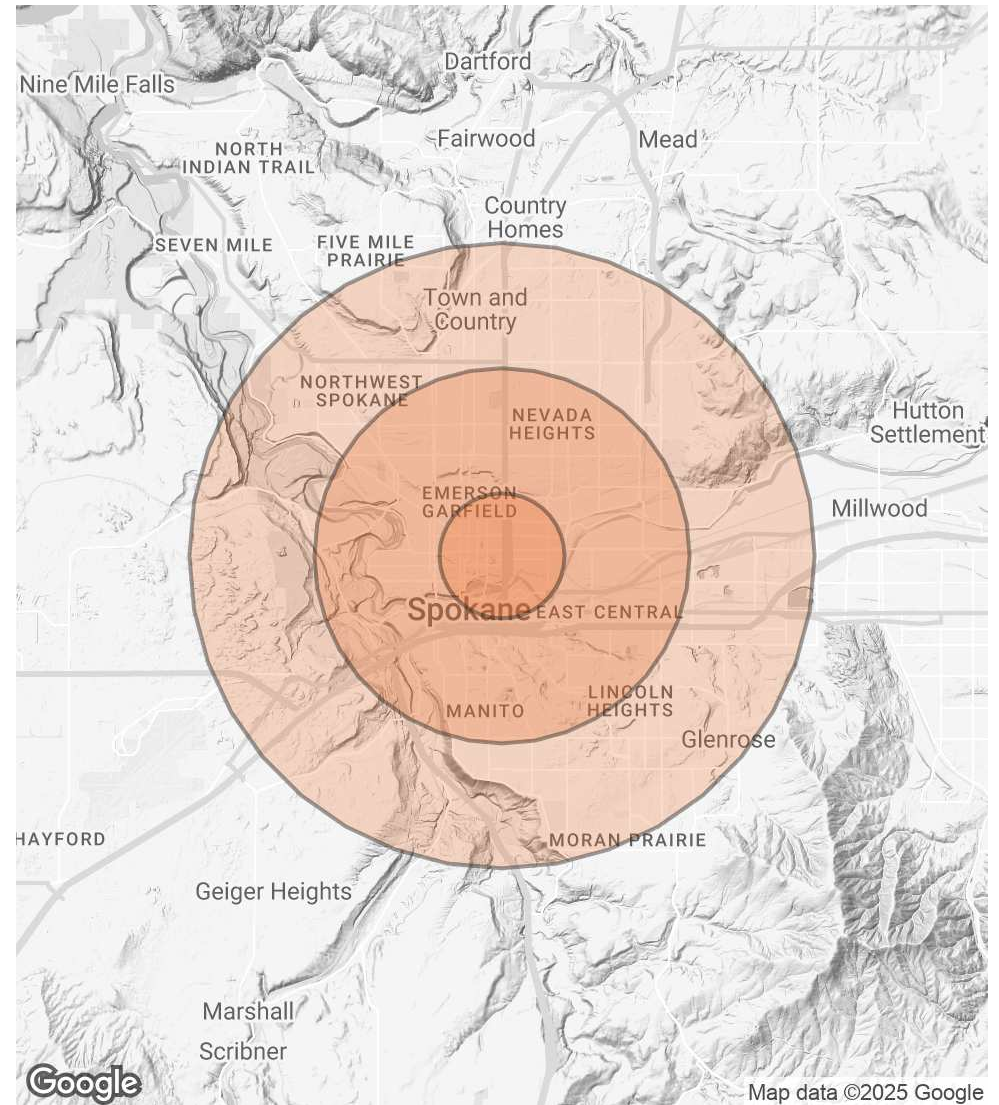
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,273	129,782	236,968
AVERAGE AGE	35	39	40
AVERAGE AGE (MALE)	35	38	39
AVERAGE AGE (FEMALE)	35	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,926	54,367	98,804
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$70,280	\$78,522	\$85,821
AVERAGE HOUSE VALUE	\$474,957	\$397,425	\$410,950

Demographics data derived from AlphaMap



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ADVISOR BIO 1



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Senior Advisor

matt.byrd@svn.com

Direct: **509.321.2000** | Cell: **509.499.9229**

WA #44400

PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

SVN | Cornerstone

1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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