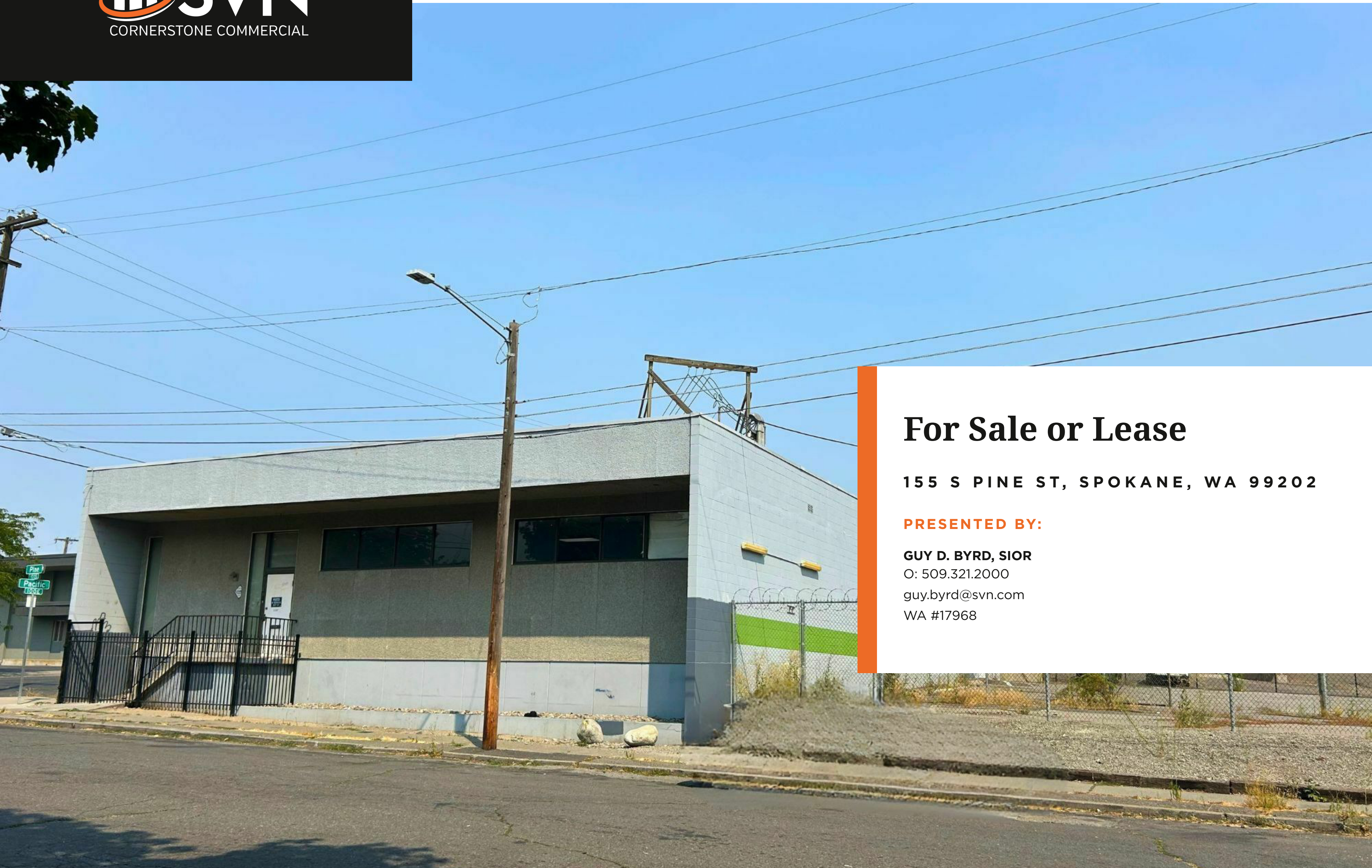
SVN
CORNERSTONE COMMERCIAL

Offering Memorandum



For Sale or Lease

155 S PINE ST, SPOKANE, WA 99202

PRESENTED BY:

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PROPERTY SUMMARY

DOWNTOWN SPOKANE FLEX BUILDING

155 S PINE ST
SPOKANE, WA 99202

OFFERING SUMMARY	
SALE PRICE:	$970,000 ($162/SF)
LEASE RATE:	$3,800.00/MO (NNN)
BUILDING SIZE:	6,000 SF
LOT SIZE:	15,000 SF
CAP RATE:	8.07%
TAXES & INSURANCE	$2.37/SF/YR (Est.)

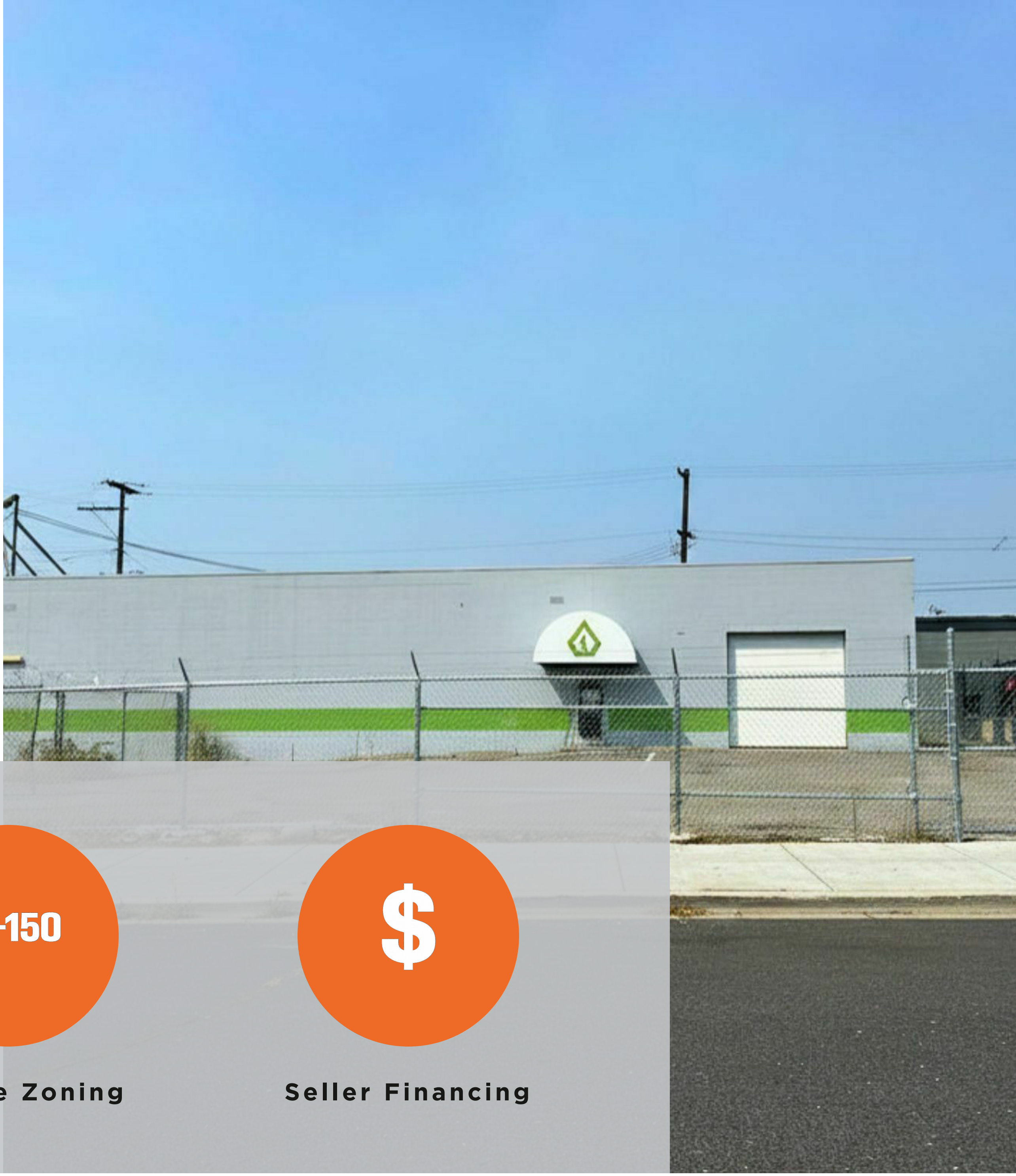
PROPERTY SUMMARY

This Downtown Spokane property offers approximately 6,000 SF of adaptable warehouse and commercial space supported by 600 AMP power, providing substantial electrical capacity for fabrication, service, contractor, retail, community service, or light industrial users. The building features two 10′ x 12′ drive-thru grade-level doors for efficient vehicle access and workflow, along with on-site surface parking and a fenced yard area suitable for equipment and material storage. Zoned GC-150, the site supports a wide range of commercial and community-oriented uses and benefits from strong arterial connectivity within Spokane's urban core.

The property is currently leased through December 2027, providing in-place income for investors while maintaining potential flexibility for an owner-user, as the existing lease may allow for early termination subject to negotiated terms. For buyers or tenants seeking a centrally located, power-capable, and functionally configured facility within the city core, this property presents a compelling opportunity. Seller financing may be available for qualified buyers. Contact the listing agent for additional details regarding lease availability, potential early termination provisions, and seller financing options.

PROPERTY HIGHLIGHTS

- 600 AMP power providing substantial electrical capacity for industrial users
- ±6,000 SF warehouse space in Downtown Spokane
- Taxes & insurance estimated at $2.37/SF per annum-tenant pays utilities directly
- Two 10' x 12' drive-thru grade-level doors
- Fenced yard area suitable for equipment or material storage and new fencing around property perrimeter
- On-site surface parking
- GC-150 zoning allowing broad commercial, retail, office, service, and community uses
- Vacant building with an existing lease generating rental income through December 2027, providing owner-user and investment potential
- Seller financing may be available for qualified buyers



Central Location

GC-150

Flexible Zoning

$

Seller Financing

PROPERTY PHOTOS

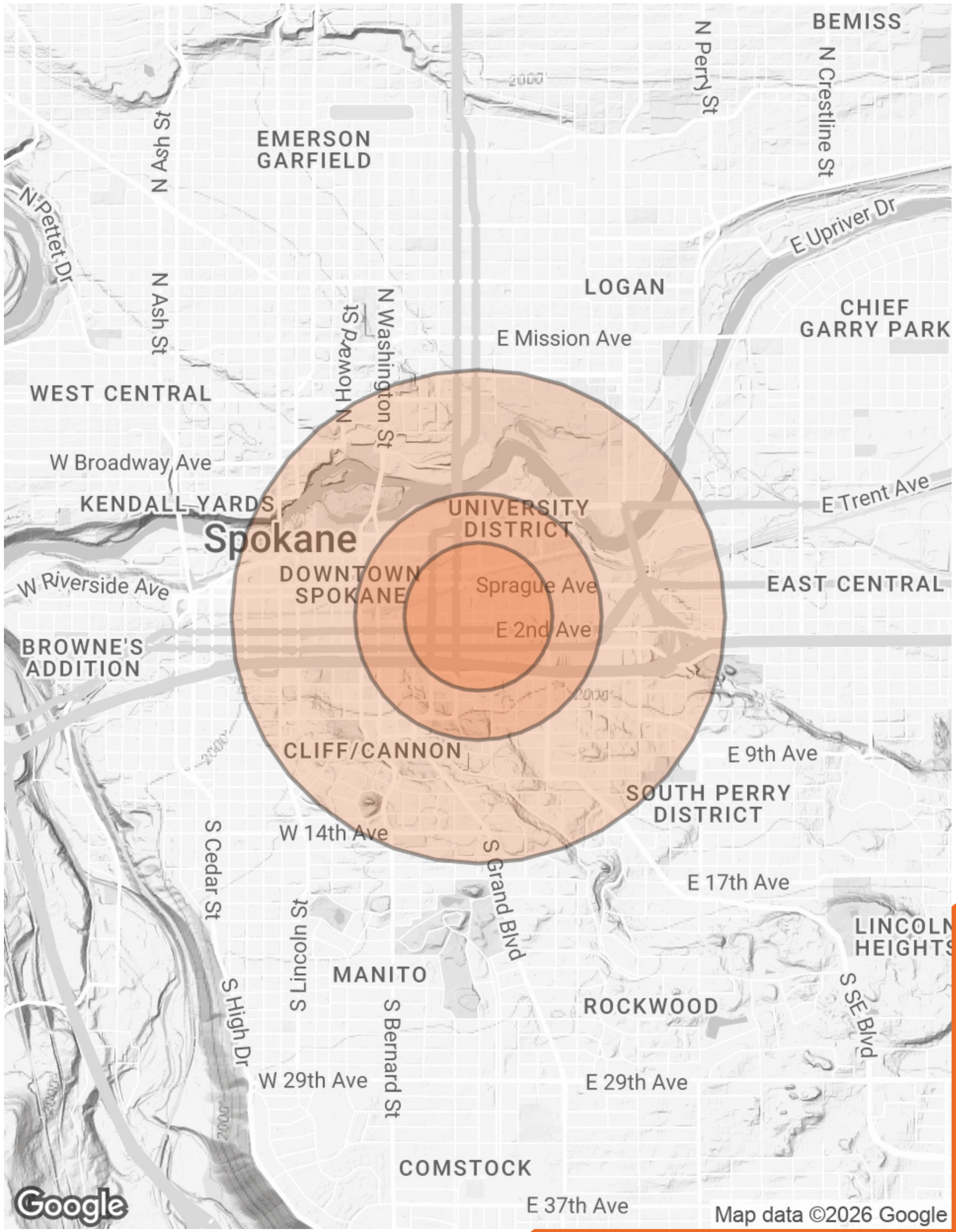
RETAILER MAP

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,228	2,336	13,531
AVERAGE AGE	44	45	40
AVERAGE AGE (MALE)	44	45	40
AVERAGE AGE (FEMALE)	43	44	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	474	1,071	6,280
# OF PERSONS PER HH	2.6	2.2	2.2
AVERAGE HH INCOME	$29,851	$36,571	$68,081
AVERAGE HOUSE VALUE	$322,728	$345,161	$459,051

2020 American Community Survey (ACS)



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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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Collective Strength, Accelerated Growth

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