

CATALDO OFFICE INVESTMENT

COMMERCIAL OFFICE BUILDING FOR SALE
31 W CATALDO AVENUE, SPOKANE, WA 99201



Professional office investment near downtown Spokane

31 W Cataldo Avenue is a 15,500-square-foot professional office property strategically positioned on the north edge of downtown Spokane, with convenient access to Division Street, the University District, downtown employment centers, public transportation, dining, lodging, and regional routes. The building supports a complementary professional-services tenant mix spanning legal, title and financial services, and real estate. On-site surface parking, accessible spaces, monument and building signage, and all-direction access provide added visibility and convenience. Originally built in 2006, the property was remodeled in 2024 and 2025, further enhancing its appeal as a centrally located office investment.

\$2,500,000

ASKING PRICE

15,500 SF

BUILDING AREA

\$161/SF

ASKING PRICE / SF

7.16%

7-YEAR BLENDED CAP

PROPERTY HIGHLIGHTS

- Four-suite office configuration – 80% Occupied
- Strong Tenant mix with new 5-year leases being signed in 80% of the building over the last two years
- Surface parking, accessible spaces, and monument signage
- 13,319 rentable SF on approximately 0.41 acres
- Remodeled in 2024 & 2025

Information is believed reliable but is not guaranteed. Prospective purchasers should independently verify all property facts, measurements, zoning, condition, and other matters material to a purchase decision.

31 W CATALDO AVENUE

PROPERTY CONTEXT AND DEMOGRAPHICS



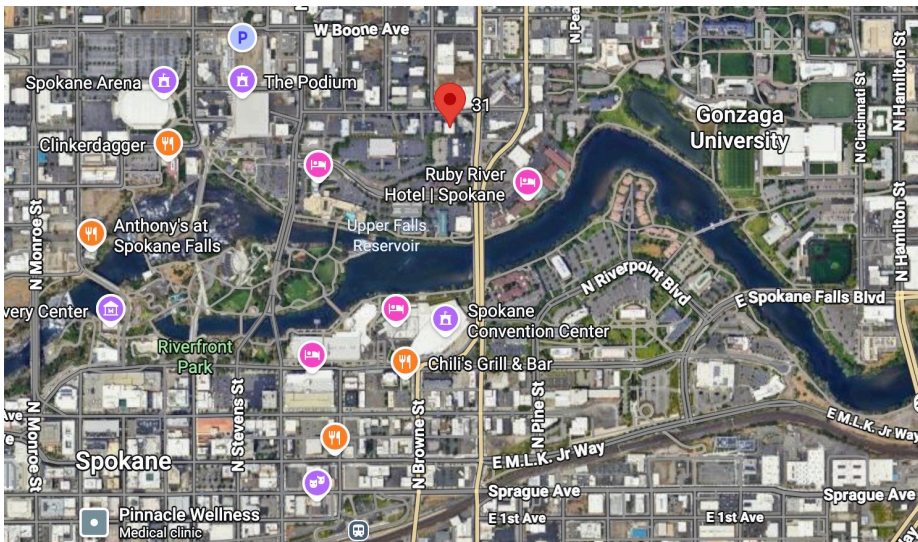
REAR ELEVATION



SURFACE PARKING



CENTRAL SPOKANE



CENTRAL ACCESS

- North edge of downtown Spokane
- Near Division Street and the University District
- 1.2 Miles from I-90
- Bus access and convenient all-direction connectivity
- Approximately 7.2 miles to Spokane International Airport

2025 RADIUS DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
Population	16,350	127,463	238,858
Households	6,335	53,965	99,815
Median Household Income	\$28,309	\$59,649	\$65,846
Average Age	37	39	40
Median Home Value	\$332,000	\$352,957	\$373,725

Source: LoopNet 2025 property-record demographics for 31 W Cataldo Avenue. Estimates should be independently verified.

Positioned near downtown employment, lodging, dining, healthcare, and transportation amenities.

MAIN LEVEL PLAN

Uploaded measurement plan - dimensions deemed reliable but not guaranteed



Total: 8025 sq. ft
 1st Floor: 7519 sq. Ft, 2nd Floor: 185 sq. Ft, 3rd Floor: 321 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

UPPER LEVEL PLAN

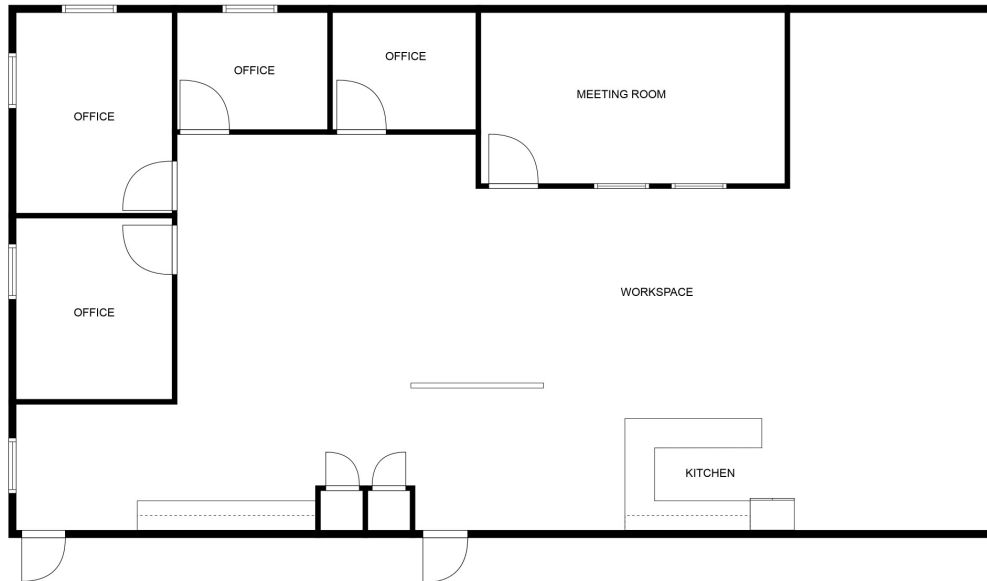


Total: 7324 sq. ft
 1st Floor: 7324 sq. ft
 Excluded Areas: Elevator: 46 sq. Ft, Room: 83 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

SUITE C FLOORPLAN - AVAILABLE

Uploaded measurement plan - dimensions deemed reliable but not guaranteed



FOR ADDITIONAL PROPERTY INFORMATION

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This information has been obtained from sources believed reliable but is provided without representation or warranty. Prospective purchasers should independently investigate and verify all information, including property size, floor plans, zoning, condition, income and expenses, and legal matters. The property is subject to change, prior sale, or withdrawal without notice.