

CLASS A OFFICE ON THE SPOKANE RIVER | **FOR SALE**

# FLOUR MILL OFFICE CONDO

621 W MALLON AVE #509, SPOKANE, WA 99201

**TOK**  
COMMERCIAL



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SALE PRICE

**\$597,500**

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## PROPERTY INFORMATION

|                          |             |                    |          |
|--------------------------|-------------|--------------------|----------|
| <b>SUBMARKET:</b>        | Spokane CBD | <b>PARKING:</b>    | 4 Spaces |
| <b>PROP TYPE:</b>        | Mixed-Use   | <b>YEAR BUILT:</b> | 1896     |
| <b>BUILDOUT QUALITY:</b> | Class A     | <b>REMODELED:</b>  | 2006     |

## AVAILABLE CONDO

| SPACE     | SIZE     | PRICE/SF | PRICE     |
|-----------|----------|----------|-----------|
| Suite 509 | 1,837 SF | \$325/SF | \$597,500 |

## PROPERTY HIGHLIGHTS

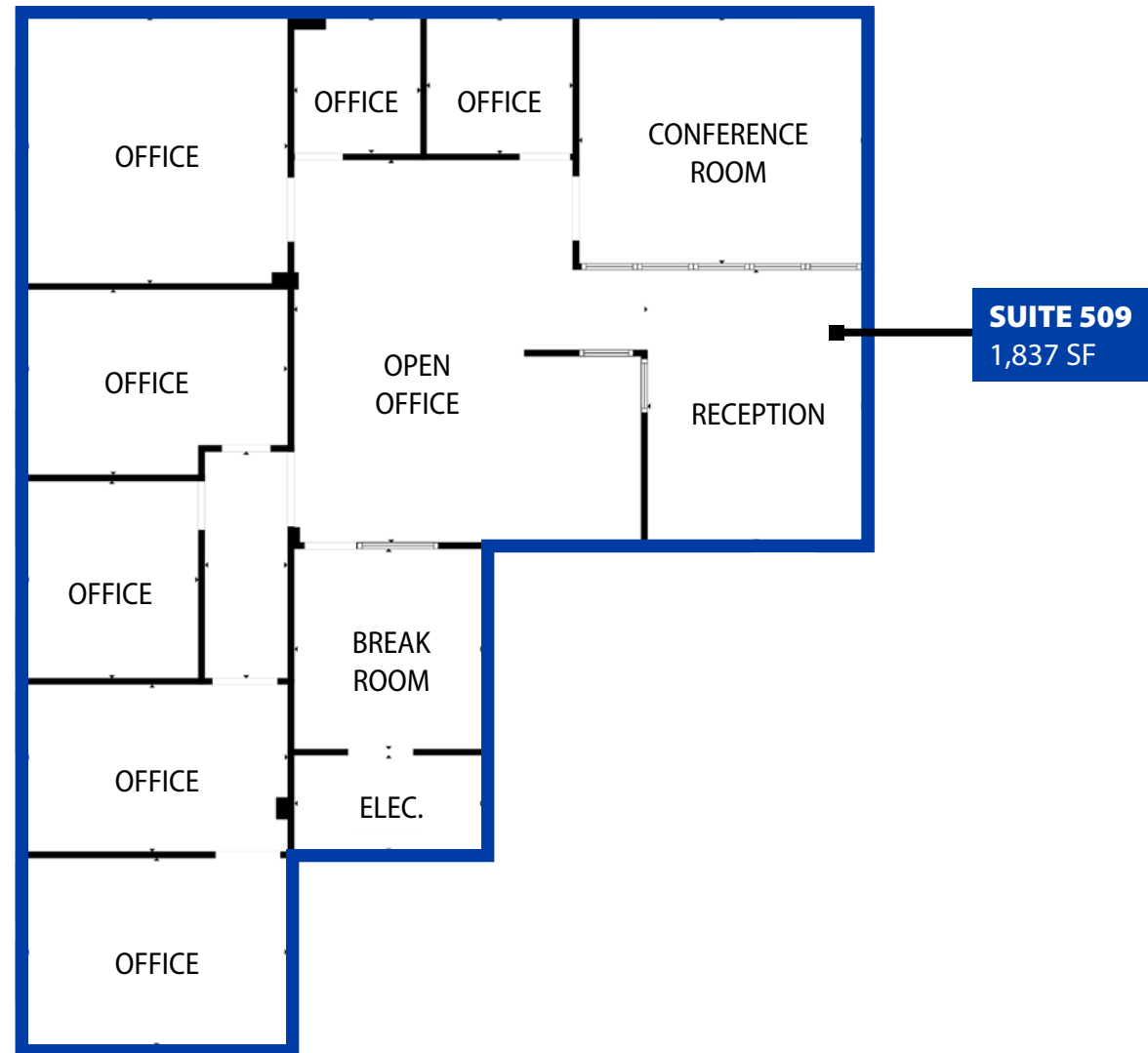
Class A quality office condominium featuring a complete, high-end buildout with premium finishes and a polished, professional environment.

Exceptional setting within Spokane's historic Flour Mill, with river views and the character of one of the city's most recognizable landmark properties.

Centrally located along the Spokane River on the north edge of Downtown Spokane, adjacent to Riverfront Park and just south of the Spokane Arena, providing convenient access to downtown businesses, dining, entertainment, and amenities.

Four dedicated parking spaces provide convenient, dependable parking for ownership, employees, and clients.

# FIFTH FLOOR









DOWNTOWN SPOKANE



SITE

SPOKANE ARENA

Clinkerdagger

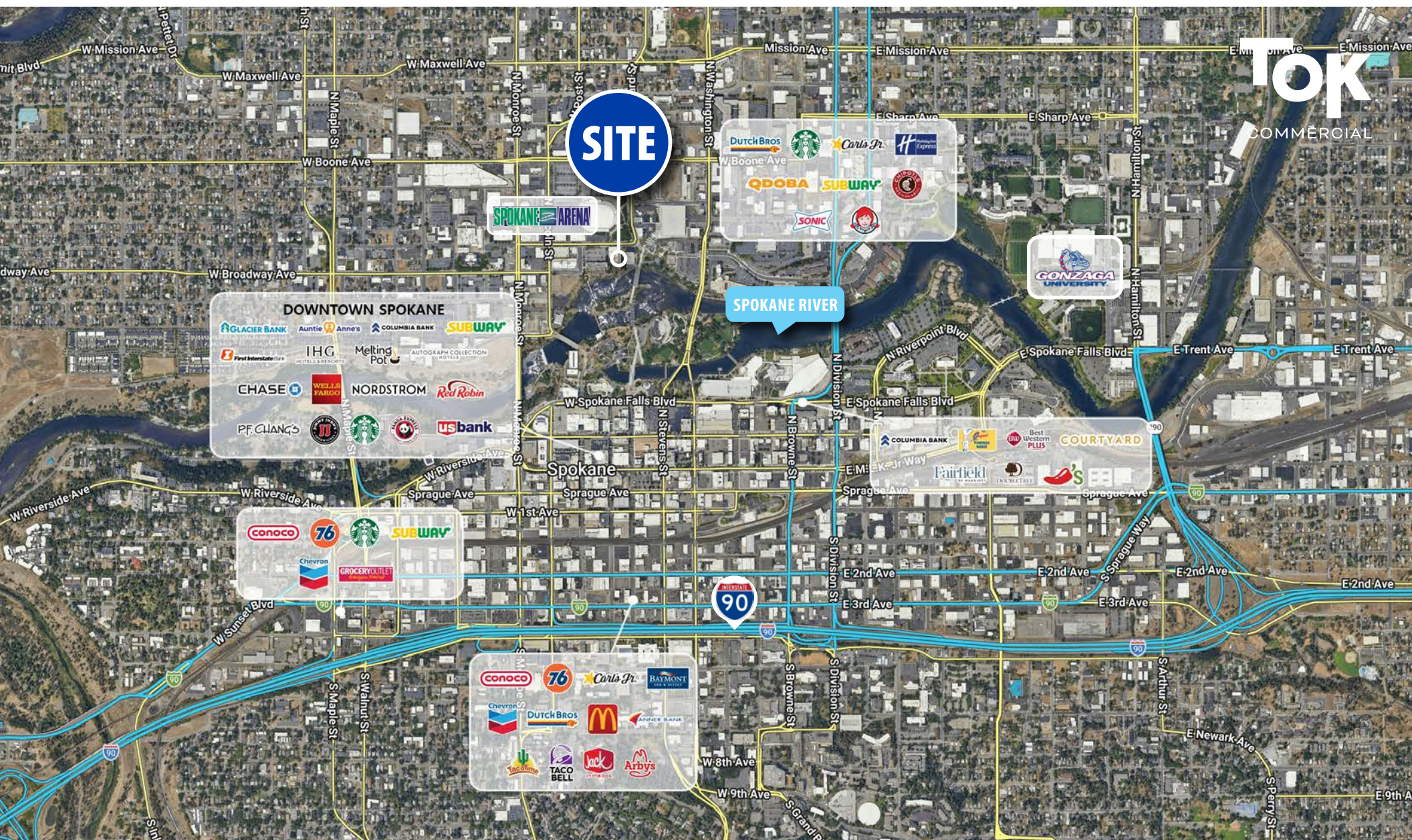
HOWARD STREET NORTH  
CHANNEL BRIDGE



SPOKANE RIVER

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### 1 MILE RADIUS



POPULATION  
**18,195**



HOUSEHOLDS  
**9,087**



AVG. HOUSEHOLD INC.  
**\$73,135**

### 3 MILE RADIUS



POPULATION  
**116,096**



HOUSEHOLDS  
**51,504**



AVG. HOUSEHOLD INC.  
**\$98,108**

### 5 MILE RADIUS



POPULATION  
**229,356**



HOUSEHOLDS  
**99,554**



AVG. HOUSEHOLD INC.  
**\$102,842**

# SPOKANE MSA

## AREA OVERVIEW

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Spokane serves as the economic and cultural center of the Inland Northwest, strategically located in Eastern Washington near the Idaho border. The region combines a strong urban core with surrounding communities and scenic natural landscapes, offering a high quality of life and a business-friendly environment. Ranked among the Top 100 Best Places to Live in the U.S., Spokane continues to attract residents and investment.

The Spokane MSA, including Spokane, Stevens, and Pend Oreille counties, has a population of approximately 470,000, while the broader region supports over 554,000 residents, with a median household income of \$74,956 and a 5.7% unemployment rate. Spokane International Airport welcomes roughly 4 million visitors annually, reinforcing its role as a regional gateway.

Spokane's diversified economy is anchored by healthcare, higher education, manufacturing, aerospace, government, retail, and logistics. Major employers such as Fairchild Air Force Base, Providence Health Care, Gonzaga University, URM Stores, Avista, Walmart, and Multicare provide long-term economic stability, supporting continued growth across the Inland Northwest.



## TOP 100

SPOKANE IS RANKED TOP 100 BEST  
PLACES TO LIVE IN THE U.S.  
- LIVABILITY



**554,322**

POPULATION



**\$74,956**

MEDIAN HOUSEHOLD  
INCOME



**5.7%**

UNEMPLOYMENT  
RATE