



**FOR LEASE**  
**RETAIL/MEDICAL/OFFICE**

# 126 N WASHINGTON ST SUITE B

Spokane, WA 99201

**Property Key Facts**

- Prime Downtown Location**
- Available Space:** 3500 SF
- Lease Type:** Full Service
- Asking Rate:** Call Broker

**Exclusively listed by:**

**Katie Bohr**  
**Commercial Broker**  
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## Property Description

Position your business in one of downtown Spokane's most active and recognizable locations. This prime retail, medical, or office opportunity at **126 N Washington** sits steps from the **Davenport Grand Hotel** and the **First Interstate Center for the Performing Arts**, benefiting from strong daily foot traffic driven by hotel guests, theater patrons, and nearby office users.

Surrounded by downtown's premier attractions — including **Riverfront Park**, **River Park Square**, the **Spokane Convention Center**, and an established mix of dining and shopping — this location offers outstanding visibility, walkability, and accessibility.

The space features a unique blend of historic charm and modern design, highlighted by ambient brick lighting, ornate barn-track doors, and an open, inviting floor plan suitable for a wide range of customer- or patient-facing uses. An **established eye care clinic neighboring the space** provides a strong complementary tenant, adding credibility and consistent activity ideal for medical, wellness, or professional users.

## Features

- Prime downtown Spokane location
- Steps from Davenport Grand Hotel & First Interstate Center for the Performing Arts
- Adjacent to Riverfront Park, River Park Square & Spokane Convention Center
- Established eye care clinic as neighboring tenant
- Ambient brick lighting & distinctive architectural details
- Ornate barn-track doors
- Open, flexible floor plan
- Excellent pedestrian traffic & visibility
- Ideal for retail, medical, wellness, or professional office users

# Floorplan

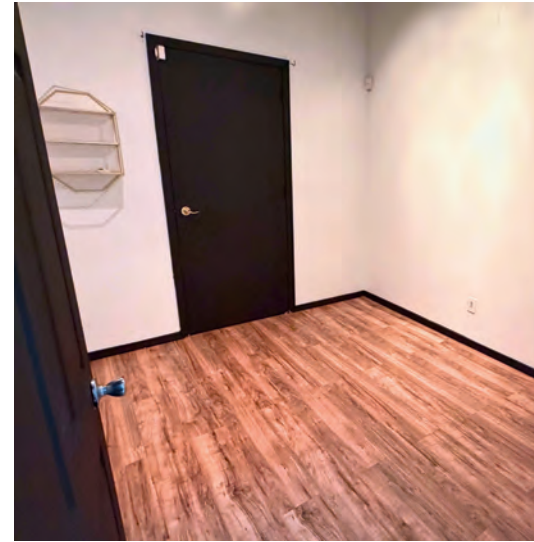


# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
	14,596	113,290	227,904
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	6,909	49,234	96,249
AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$57,027	\$82,596	\$87,504

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# LOCATION OVERVIEW

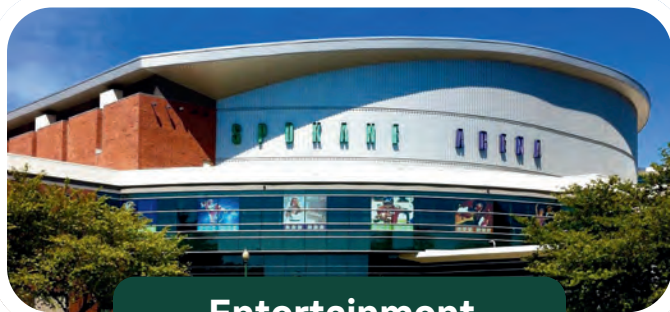
Spokane, Washington



International Events



Outdoor Activities



Entertainment

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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# AERIAL MAP

*General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.*

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