

FOR LEASE
Multiple Spaces



821 W 2ND AVE

Spokane, WA 99201

Exclusively listed by:

Clayton McFarland
Commercial Broker
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Property Description

Prime retail and office opportunity in this downtown location on the high traffic corner of Lincoln and 2nd Ave right off of I-90. Just minutes away from dining, shopping and entertainment. Convenient adjacent parking options. Updated building and finished space ready for occupancy!



Available Spaces

SPACES	RATE	SIZE
SUITE 100	\$16.50 SF/YR	1,893 SF
SUITE 201	\$14.50 SF/YR	2,125 SF

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Features



Secure Building Access



Recently Renovated - Modern and Open Concept



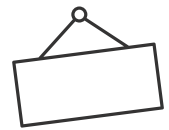
Easy Freeway Access



Prime Downtown Location



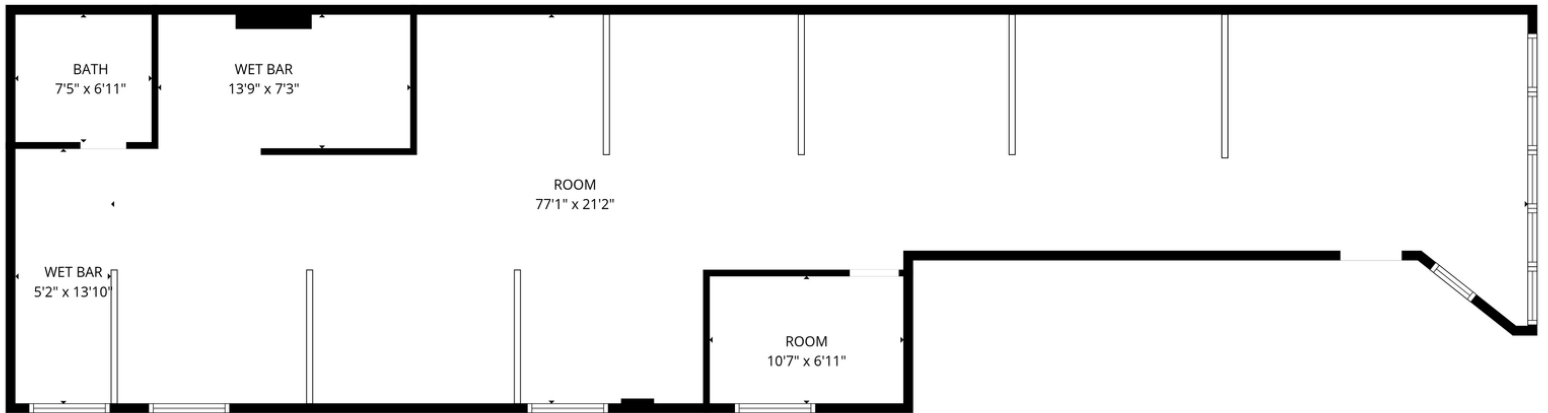
Modified Gross Lease



Building Signage Available

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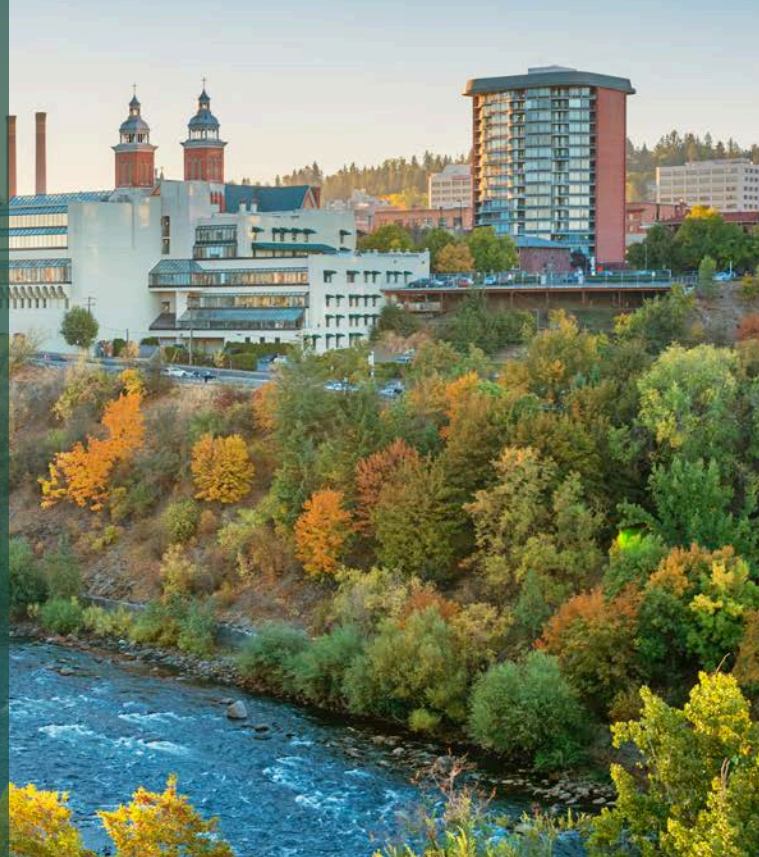


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LOCATION OVERVIEW

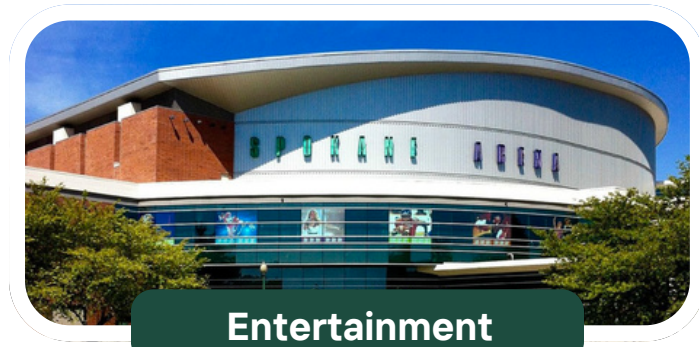
Spokane, Washington



International Events



Outdoor Activities



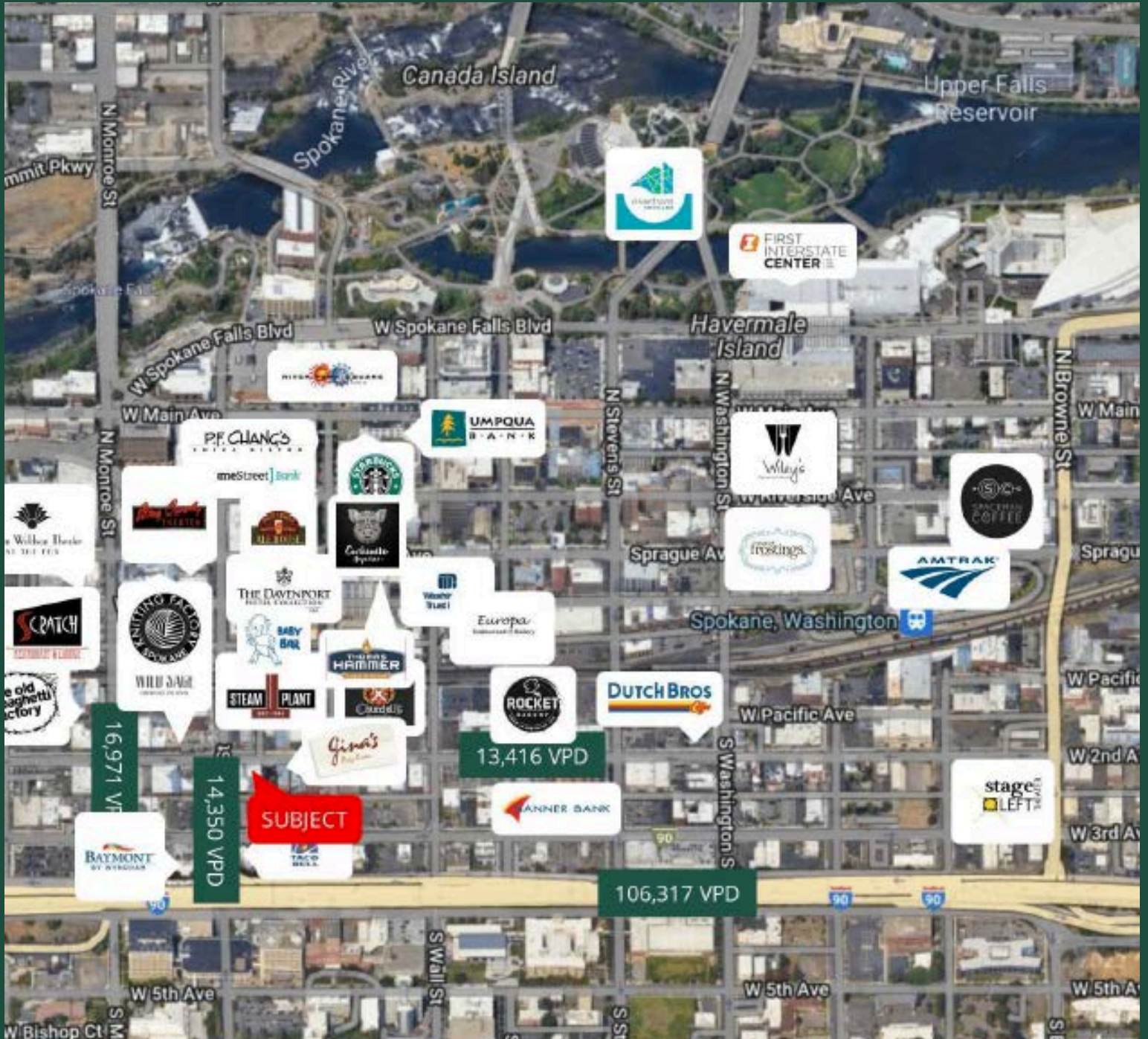
Entertainment

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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RETAILER MAP

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