

Downtown University District Lease Opportunity

## // THE SOUTH LANDING BUILDING

429 E SPRAGUE AVE

SPOKANE, WA 99202



// PRESENTED BY:

STEPHEN BARBIERI

COMMERCIAL LEASING & SALES MANAGER

509.344.4919

SBARBIERI@G-B.COM



# // PROPERTY SUMMARY



## VIBRANT LOCATION

*Excellent single-tenant building in the heart of the University District, at the south landing of the \$15.4 million U-District Gateway Bridge and next to the \$60 million Catalyst Building and Scott Morris Center of Energy Innovation. Spokane's University District is a rapidly expanding education and innovation hub whose higher education institutions together enroll more than 20,000 undergraduates and grad students.*

## LOCATION INFORMATION

- Signalized Intersection with high visibility (11,641 VPD)
- Medical Corridor
- Bus Line
- Bike/Pedestrian plaza directly adjacent to building
- Gateway Bridge corridor to Gonzaga University, UW medical school, WSU medical school, and WSU, Whitworth, and EWU Riverpoint Campus
- On the periphery of the downtown core with ample free parking

SPACES	LEASE RATE	SPACE SIZE
429 E Sprague	\$4,750/month NNN	3,000 SF

## PROPERTY INFORMATION

- Free Parking for 15 vehicles
- Newer HVAC
- Updated Electrical
- Exposed Brick
- Natural Light
- High Ceilings
- Secure Storage/Utility Room w/ Wash Basin
- 2 bathrooms (1 ADA)
- Kitchen Area w/ Large Open Area
- Conference Room w/ Custom Reclaimed Wood
- Versatile mix of Office & Open Studio Space

**Available July 1, 2026.**

**Please Do Not Approach or Disturb Current Tenant.**

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## // ADDITIONAL PHOTOS



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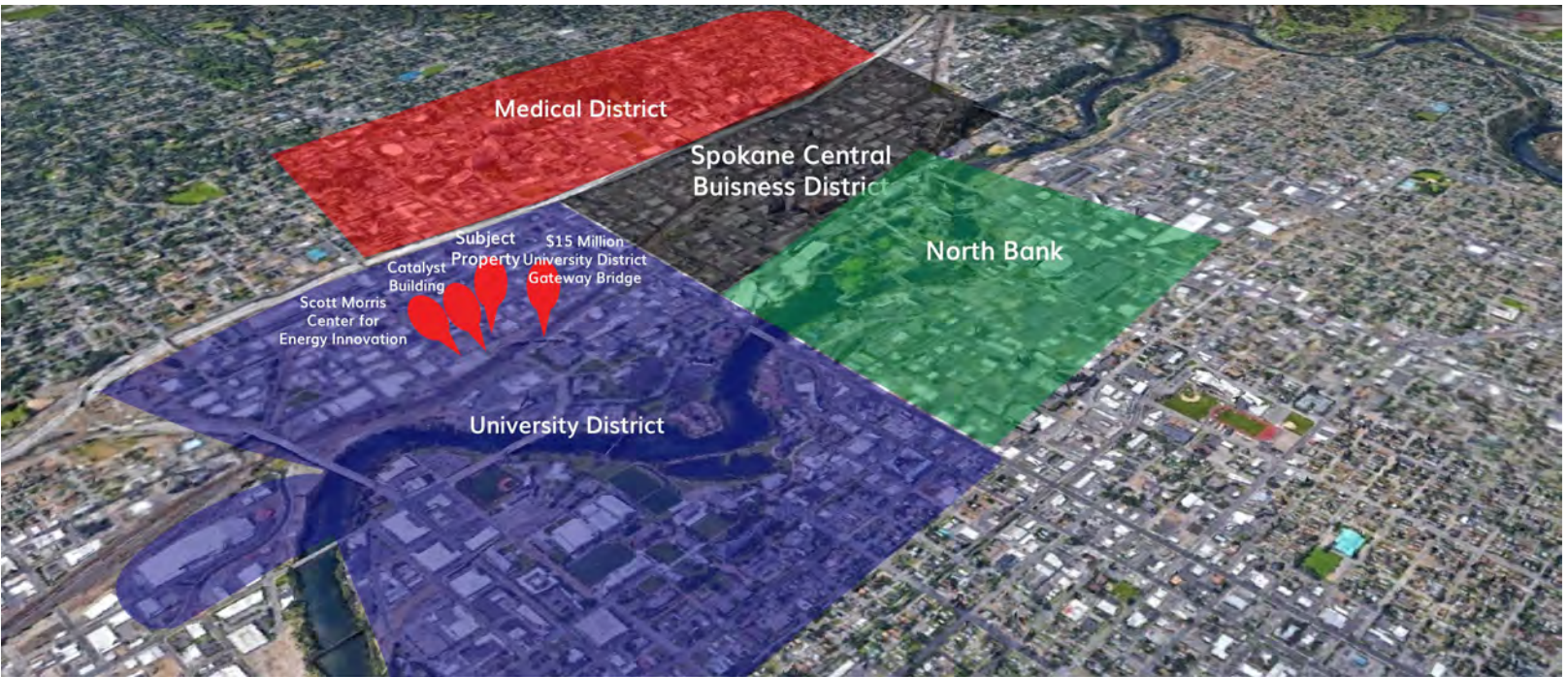
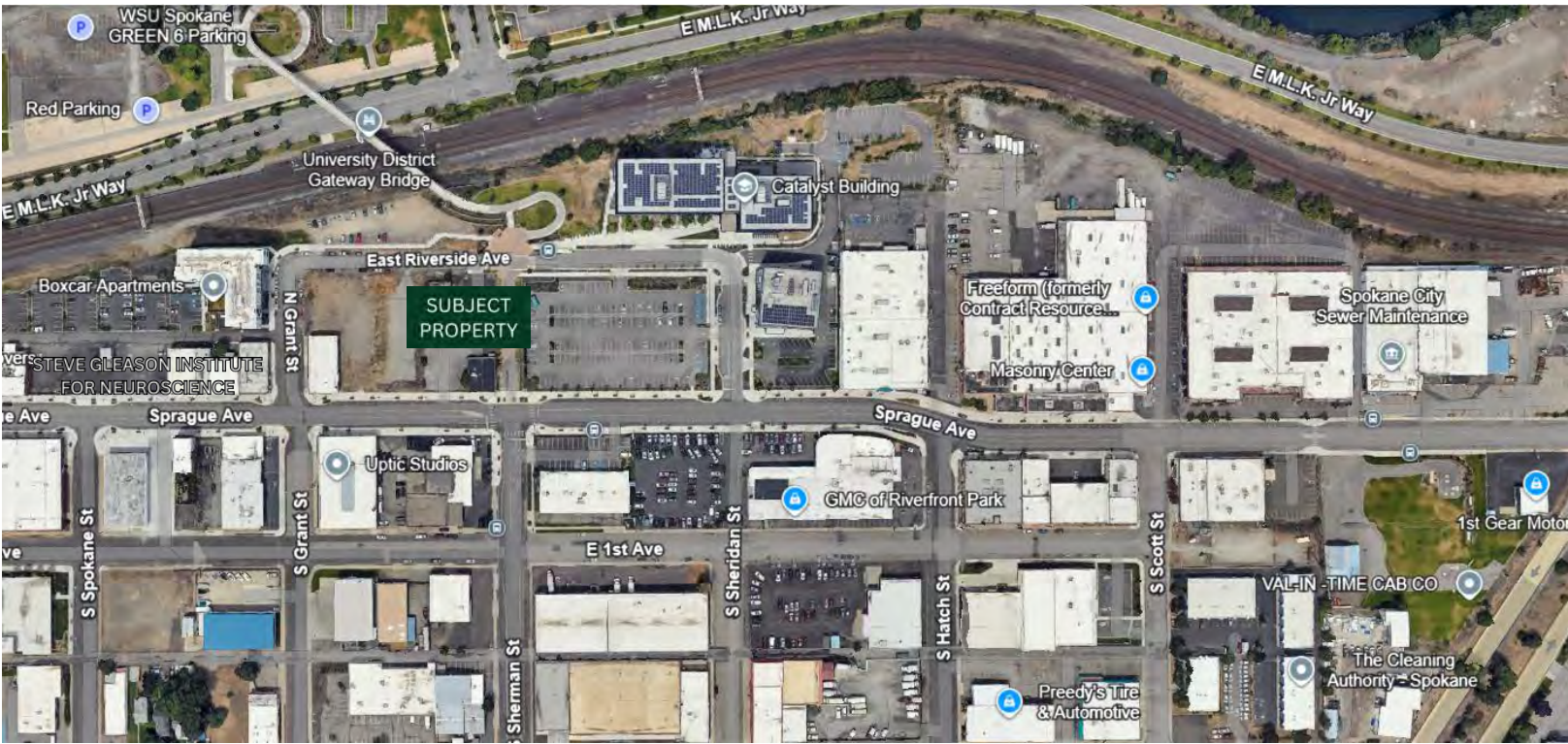
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# // RETAILER MAP



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SPOKANE

Gyhcb'hY'YUghYfb'YX[ Y'cZK Ug\]b[ hcbzk \YfY'hY'XYgyfha YYhg'hY'FcW]YgZ'Gdc\_UbY'jg'Uf[ Y'Ybci [ \ 'hc \Uj Y'd'Ybhm [ c]b[ 'cb' mYUf! fci bXz' mYh' ga U'' Ybci [ \ 'hc' VY' Z]YbX'nz' ]j U'Yz' UbX' YUgm'hc' Yl d'cfY''%5g'hY' Uf[ Ygha Yfcdc' ]hUb' UfYU'VYrk YYb'GYUthY' UbX' A ]bbYUdc' ]g' f&\$, \$\$\$' fYg]XYbhg' ]b' hY' V]m'UbX' \* , , \$\$\$' dYcd'Y' ]b' hY'a Yfcdc' ]hUb' UfYUz' Gdc\_UbY' ]g' hY' Z]bUbVU'z'W' h' fU' UbX' fYhU] ' WbhYf' cZ'hY' 'b' UbX' B' cfh'k Yg'z' UbW'cfYX' Vm'Uj' ]VfUbh' i' fVUb' Xck' b'ck' b' V'fY'' hY' V]m' ]g' \ca' Y' hc' dfYa ]Yf' X]b]b[ ' UbX' g'cdd]b[ ' z' Ufhg' UbX' YbhYfhU]ba Ybh'z'dcdi 'Uf'fY[ ]cbU'Yj Ybh'z'gdc'fng' hY'Ua g'z' ]g'cf]W' 'UbXa Uf\_g'UbX'gc' a' i' W' a' cfY''Cj Yf' (' \$\$\$' h'ci' gUbX'gri XYbhg'UfY'Ybfc''YX' ]b' \] [ \Yf'YXi W]h]cb' h'fci [ \ 'Zci' f'i' b]j Yfg]h'Yg'z'k' c' a' YX]W' g'W'cc'g'z'UbX' h'k' c' V'a' a' i' b]m'V' ''Y[ Yg''%2

K ]h]b' a' ]bi hYg' cZ' Xck' b'ck' b'z' m'ci ' WUb' dUX'Y' dUgh' a' ccgY' cb' hY' @]hY' Gdc\_UbY' F' ]j Yfz' W]a' V' )' ' a' ]Yg' ]b' 8YYd' 7fY' \_' 7Ubnc'bz'cf' \ ]\_Y' hY' Gdc\_UbY' F' ]j Yf' ;' cf[ Y''%2hYfY' UfY' Ugc' Z]j Y' g\_ ]' fYgc'fng' k ]h]b' U' h'k' c' \ci' f' X'f]j Y' UbX' k ]h]b' U' cbY' \ci' f' X'f]j Y' cZ' +\*'' U\_Yg''%2Gdc\_UbY' ]g' hY' g'V'V' bX' Uf[ Ygh' V]m]b' hY' gh'U'Y' cZ' K Ug\]b[ hcb' UbX' ]Z' ]b' Gdc\_UbY' ]g' \YUj ]m' ]bZi YbW'X' Vm]hg' W]a' U'h' UbX' [ Yc' fUd\ ]W' ''cW]h]cb'z'k ]h' Zci' f' h'fi Y' gYUgc'bg''%2c' bY' cZ' hY' VYgh'k' Uhg' hc' g'Y' hY' bU' h' fU' g]hYg' cZ' Gdc\_UbY' ]g' Vm' h'Uj Y'' ]b[ ' hY' Gdc\_UbY' F' ]j Yf' 7YbhY'bb]U' HFU]z' k \ ]W' d'UggYg' h'fci [ \ 'hY' i' b]j Yfg]m]8 ]g'f]V'z' ↑ gh'V'c'W'g'Z'ca' h'Y' G' V'YV' d'fcd'Yf'm'z' UbX' Z'U' h' fYg'c'j Yf' '' +a' ]Yg'cZ' dUj YX' fU]g'Z'ca' Gdc\_UbY' hc' @\_Y' 7c'Yi' f' X'f]j Y' bY' ]b' 7c'Yi' f' X'f]j Y' bY' z' X'U'c''

UNIVERSITY DISTRICT

H'Y' G' V'YV' d'fcd'Yf'm] ]g' 'cW]hY'X' ]b' hY' G'ci' h' d'cf]h]cb' cZ' Gdc\_UbY'f]j' i' b]j Yfg]m]8 ]g'f]V'z' k \ ]W' ]g' U' fUd]X'm' Yl d'UbX]b[ ' YXi W]h]cb' UbX' ]b'bcj U]h]cb' X]g'f]V'z' k \cgY' \] [ \Yf' YXi W]h]cb' ]b'gh]h' h]cbg' Ybfc'' a' cfY' h'Ub' &\$\$\$' i' bXYf[ fUXi U'h' UbX' [ fUXi U'h' gh' XYbhg' hY' X]g'f]V'z' VYbYz]h'g' Z'ca' h'Y' d'fYg'YbW' cZ' \] [ \Yf' YXi W]h]cb' ]b'gh]h' h]cbg' ]b'W' X]b[ ' ;' cbnU[ U' i' b]j Yfg]m]z' K Ug\]b[ hcb' G'U'Y' i' b]j Yfg]m]z' 9UghYfb' K Ug\]b[ hcb' i' b]j Yfg]m]z' K \] h'k' c'fh' i' b]j Yfg]m]z' 7ca' a' i' b]m]7c''Y[ Yg'cZ' Gdc\_UbY'z'UbX' i' b]j Yfg]m]cZ'K Ug\]b[ hcb''%2c' W'gY'X'cb' \YU' h' W]fY' #h'W'bc'c' [ m]bXi' g'f'm' XYj Y'cda' Ybh'z' h'Y' i' b]j Yfg]m]8 ]g'f]V'z' ]g' gdi' ff]b[ ' [ f'ck' h' ]b' hY' b'cf'h' VUb' UbX' Xck' b'ck' b' Vi' g]bYgg' UbX' \ci' g]b[ ' g'V'V'c'f'g''%2

RIVERFRONT PARK

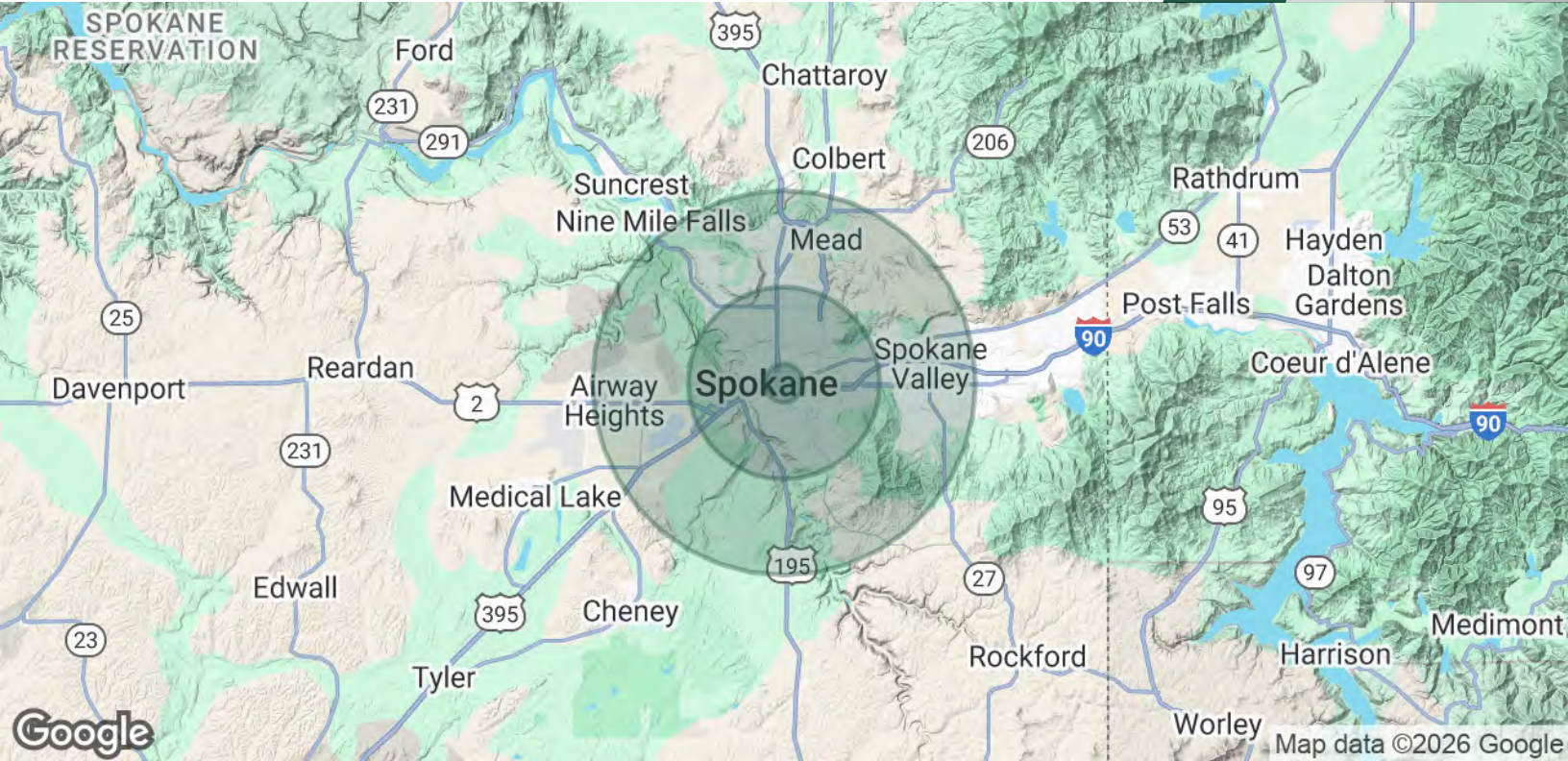
H'Y' WbhYfd]Y'W' cZ' Gdc\_UbY' c'W'W'd]Yg' %\$\$\$' U'WYg' cZ' UbX' UbX' k' U'hY' ]b' hY' W'bhYf' cZ' Xck' b'ck' b' UbX' ↑ gh' g'c'fh'k' U' \_' cf' @na' Y' g'V'c'hYf' f]X'Y' Z'ca' h'Y' G' V'YV' d'fcd'Yf'm] F' ]j YfZ'cbi' DUF\_ k' Ug' XYj Y'cd'YX' Z'cf' h'Y' %' + ( 'K' c'f'X' : U]f' UbX' fY'W'bh'm' V'a' d'Y'h'X' U'' \* (A' fYbcj U]h]cb' cZ' hY' d'Uf\_ ''5X' U'W'bh'hc' h'Y' d'Uf\_ ]g' U'V'fUbX' b'Yk' '' )' A' Gdc'fng' D'Yl' z'h'Y' Dc'X]i' a' z'UbX' h'Y' b'Yk' C' bY' Gdc\_UbY' G'U'X]i' a' ''

CENTRAL BUSINESS DISTRICT

Gdc\_UbY'f]j' 7Ybh'fU' '6i' g]bYgg' 8 ]g'f]V'z' ]g' \ca' Y' hc' Y] [ \ 'hc' Z'Gdc\_UbY'f]j' h'cd' h'Y'b' Z]bUbWU' ]b'gh]h' h]cbg' UbX' h'k' Ybhm' Zci' f' cZ' Gdc\_UbY'f]j' Uf[ Ygh' 'Uk' Z]fa' UfY' 'cW]hY'X' Xck' b'ck' b''%2 5' j' ]VfUbh' V'fY' ]g' \ca' Y' hc' fYhU]z' X]b]b[ ' z' UbX' YbhYfhU]ba Ybh'Ug'k' Y'' Ug' < ccd'Z'g'z' h'Y' k' c'f' X'f]j' Uf[ Ygh' ' !cb! ' 'VUg' Y'h'U' '' h'ci' fb'Ua' Ybh'z' UbX' h'Y' @] U'W'6' c'ca' g'X'U'm'F' i' b]j c' bY' cZ' h'Y' k' c'f' X'f]j' Uf[ Ygh]h' a' YX' fi' bb]b[ ' f'U'W'g''%2

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# // DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	13,480	229,367	411,082
<b>Average Age</b>	37	40	40
<b>Average Age (Male)</b>	37	39	39
<b>Average Age (Female)</b>	37	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	5,280	95,423	165,279
<b># of Persons per HH</b>	2.6	2.4	2.5
<b>Average HH Income</b>	\$68,686	\$87,921	\$93,502
<b>Average House Value</b>	\$425,549	\$419,403	\$442,434

Demographics data derived from AlphaMap

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