

FOR SALE OR LEASE



706 N Maple St | Spokane



1520 W College Ave | Spokane



WEST CENTRAL OFFICE BUILDINGS

1520 W College Ave & 706 N Maple St
Spokane, WA 99201

OFFERING PRICE ~~\$975,000~~ **\$899,000**

(Seller Open to Seller Financing)

LEASE RATE **\$14.00 PSF /YR + NNN**

TOTAL BLDG SIZE | ±4,760 SF

- **MAPLE BLDG SF** | ±3,680 SF
- **COLLEGE BLDG SF** | ±1,080 SF

LOT SIZE | ±0.34 AC

PARCEL #s | 25134.0212 &
25134.0206

**KIEMLE
HAGOOD**

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WEST CENTRAL OFFICE BUILDINGS | 1520 W College Street, Spokane WA 99201

This office property offers ±4,760 SF of functional space on a ±0.34-acre lot, with CC1-NC zoning that supports a variety of commercial uses. Built in 1895, the building blends classic character with modern potential, making it ideal for professional offices or boutique businesses.

1520 W COLLEGE AVENUE BUILDING

BUILDING SF	±1,080 SF
LOT SIZE	±0.14 AC
ZONING	CC1-NC
	*Per City of Spokane, Buyer to verify
YEAR BUILT	1895 (Remodeled 2004)
PARCEL #s	25134.0206



WEST CENTRAL OFFICE BUILDINGS | 706 N Maple Street, Spokane WA 99201

706 N MAPLE STREET BUILDING

BUILDING SF ±3,680 SF

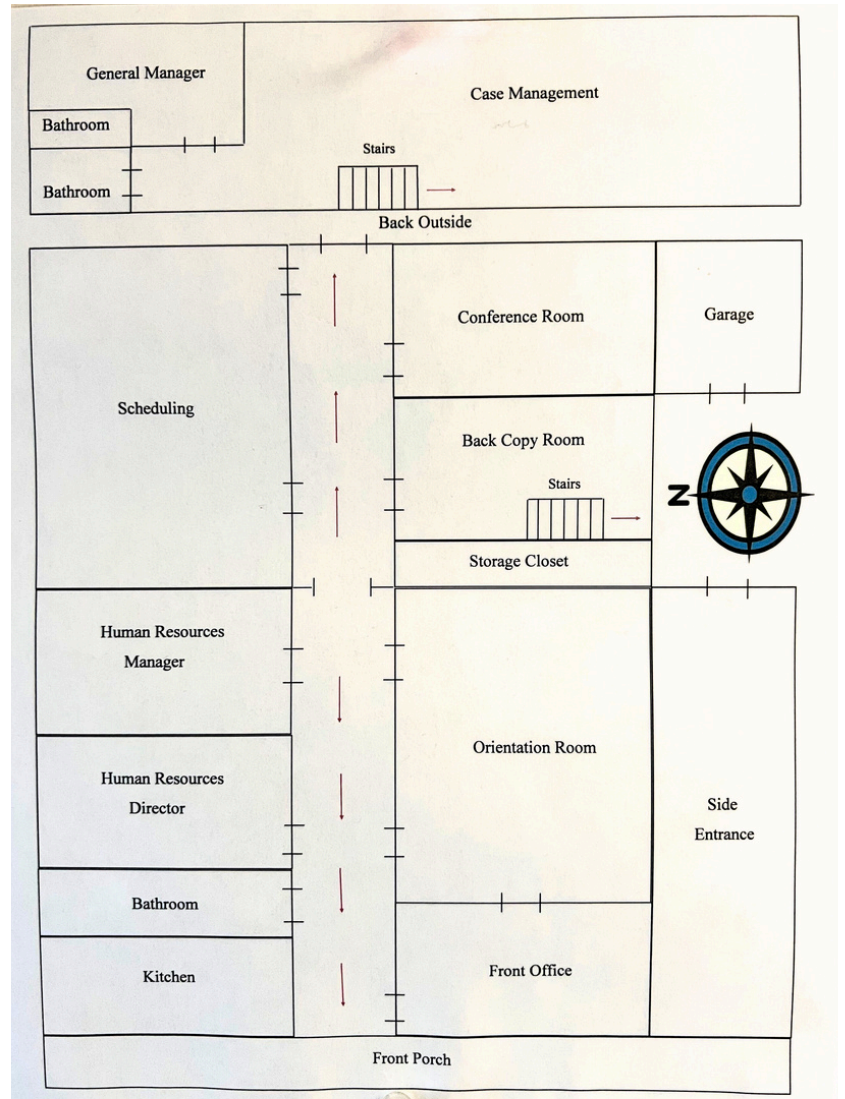
LOT SIZE ±0.20 AC

ZONING CC1-NC

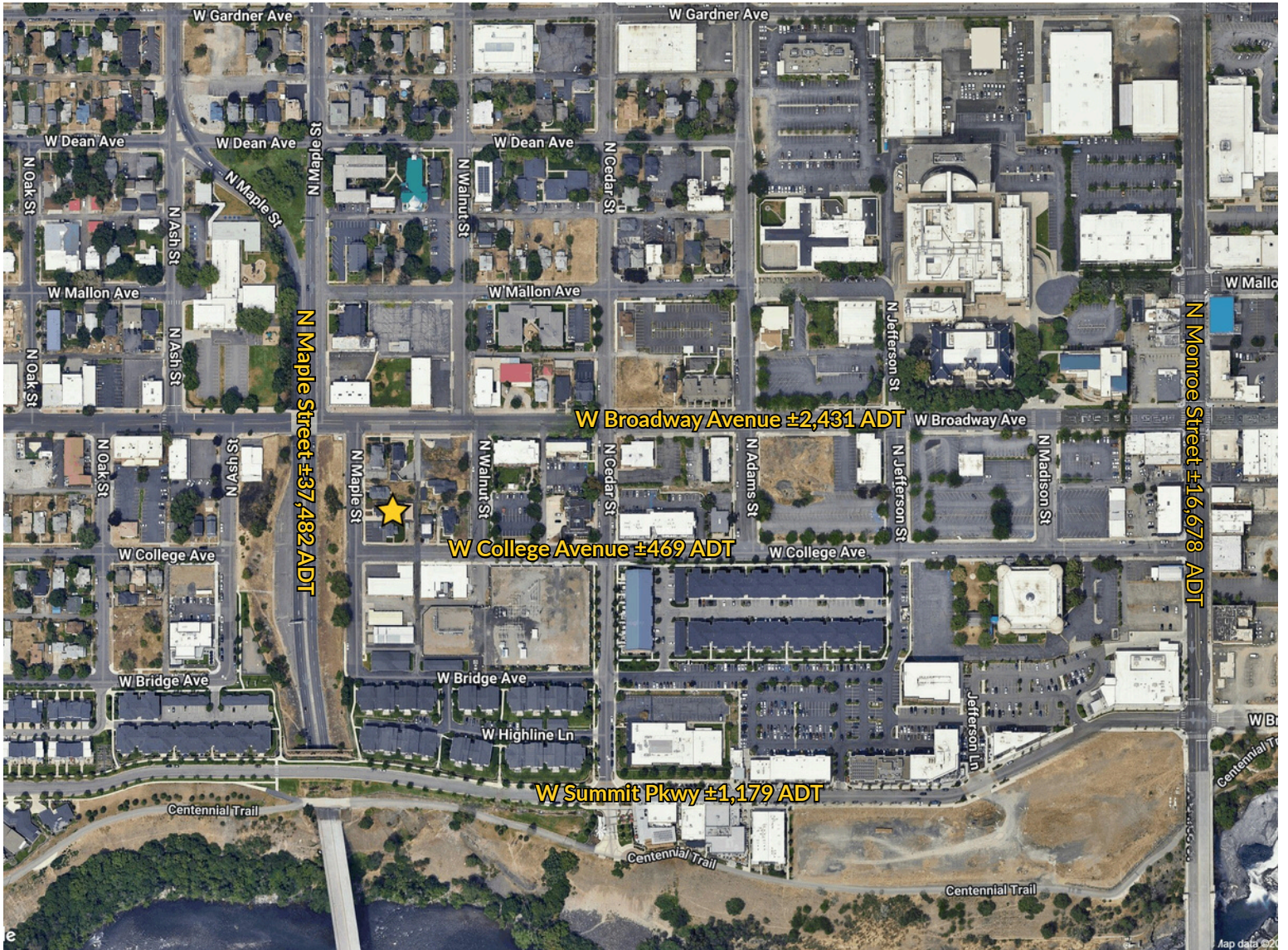
*Per City of Spokane, Buyer to verify

YEAR BUILT 1989

PARCEL #s 25134.0212



DEMOGRAPHICS | TRAFFIC



DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	18,688	107,551	223,817
PROJ. POPULATION 2030	18,856	107,876	222,133
PROJ. ANN GROWTH	0.90%	0.30%	-0.75%
2025 AVERAGE HHI	\$71,708	\$90,897	\$96,608
2025 MEDIAN HHI	\$45,653	\$65,511	\$71,957



WEST CENTRAL OFFICE BUILDINGS

[VIEW LOCATION](#)

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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201