



Centrally Located



Brewery



Renovated



Exposed Brick



Dining



# NOW LEASING

## BREWERY & RESTAURANT

154 S Madison St, Ste 100, Spokane, WA 99201

Located in the Heart of the Brewery District. Fully built out kitchen facility. Attached Brewery set up to accommodate 4 brewers simultaneously.

### AMENITIES

- ✓ Seven Barrel Brew House
  - ✓ 3 Seven Barrel Fermentation Tanks
  - ✓ 3 Seven Barrel Brite Tanks
  - ✓ Keg Cooler
  - ✓ Kegs Included
- ✓ Neighborhood Bar/Restaurant
  - ✓ Turn Key
  - ✓ Fully Furnished
  - ✓ All FF&E Included
  - ✓ Courtyard Patio

## RENTAL RATES

\$3,000/MO Taproom

\$2,500/MO Brewery

\$4,000/MO Both

Modified Gross

*(Tenant to pay Utilities & Janitorial)*

## SPACE AVAILABLE

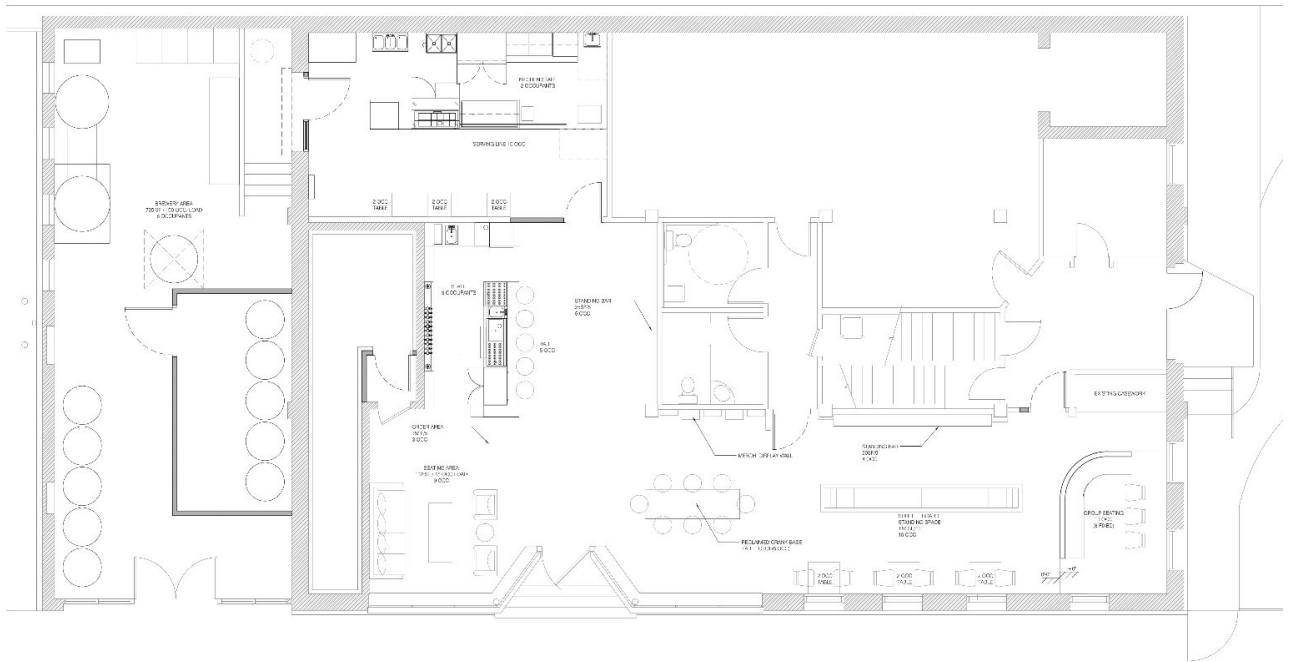
Approx. 4,700 RSF

*\*Can lease together or individually*



Information is deemed reliable but not guaranteed. Broker not responsible for changes errors or commissions. All square footages are for conveniences only. All information should be verified prior to leasing or purchasing property.

# FLOOR PLANS



## SPACE

**Approx 4,700 RSF**

- Brewery
- Bar/Restaurant
- Outdoor Patio
- Exposed Brick

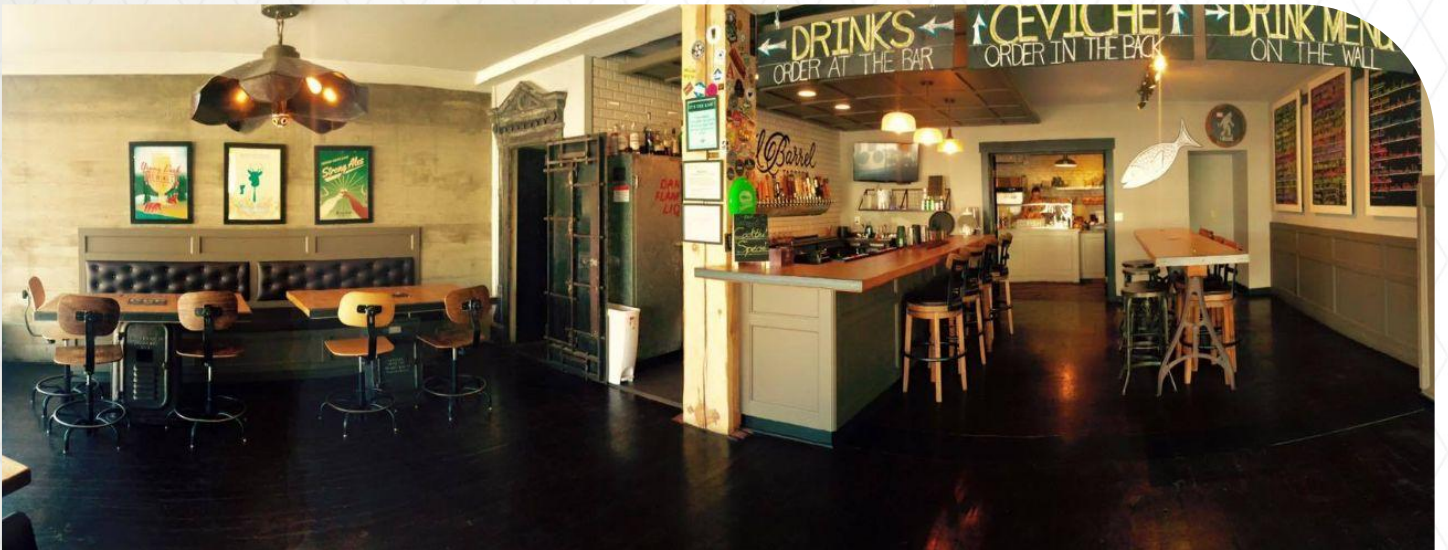
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# ADDITIONAL PHOTOS



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