

Office Building For Lease

// 201 W NORTH RIVER DR

Spokane, WA 99201



Presented by:

BOB SPOONER

Vice President & Managing Broker

509.999.1959

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STEPHEN BARBIERI

EXECUTIVE V.P. & BROKER

509.459.4919

STEPHEN.BARBIERI@G-B.COM



// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located on the North Bank of the Spokane River, this office building consists of beautiful class A office spaces with expansive views of Spokane and Riverfront Park.

SPACES

LEASE RATE

SPACE SIZE

Suite515	\$29.26 SF/yr	1,130 SF
Sublease	Available	08/01/26 - 07/31/30

PROPERTY HIGHLIGHTS

24 Hour Tenant Access

On-Site Maintenance Staff

Tenant Controlled HVAC

Dedicated Loading Area for Deliveries

Cleaning Services

Parking Garage

Direct Access to Centennial Trail

Close Proximity to Dining, Shopping, and Recreation

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Total Households	4,832	54,071	114,237
Total Population	10,623	125,069	266,312
Average HH Income	\$33,409	\$49,046	\$51,407

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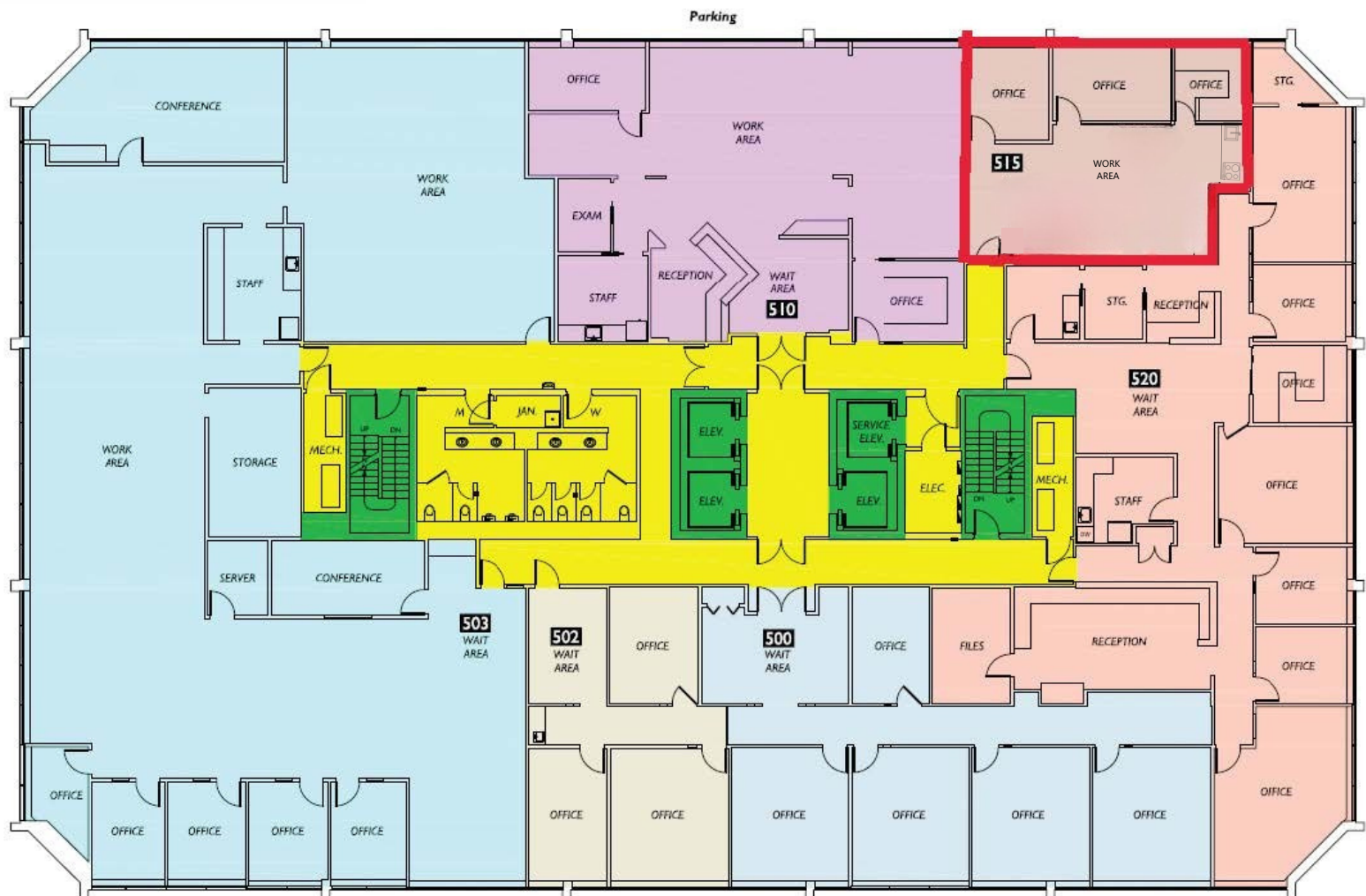
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- \$29.26 PSF
- 3 private offices plus open office area
- Coffee / Snack Bar



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// RETAILER MAP



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