

FOR SUB-LEASE



4
DEGREES



**1403 & 1405 W 1ST AVE /106 S CEDAR
SPOKANE WA, 99201**

NICHOLE ANDREASEN
509.998.0169

MYMOVECO@GMAIL.COM

2,505 SF MAIN LEVEL

4,702 SF BASEMENT

PROPERTY FEATURES

- Retail Space located downtown Spokane
- Two Separate Entrances
- 2 Bathrooms/Display Windows/Security Gates
- Hurricane Glass for Added Security
- Original Hardwoods & Exposed Brick Walls
- New AC Unit in 2021
- 2,505 SF Street level Retail & 4,702SF basement
- \$3,524.25 MO Gross Lease Through 8/31/2024
- Option to Sign Longer Lease
- Tenant pays; Garbage/Recycle/Electric/Gas
- High Visibility Location
- Neighboring Tenants: Andy's Bar, Brick West Brewer & Rocket Bakery
- Street Parking

FLOOR PLAN



4
DEGREES



P.2

2,505 SF STREET LEVEL RETAIL SPACE

FLOOR PLAN



4
DEGREES



P.3

4,702 SF LOWER LEVEL SPACE

Additional Photo's



4
DEGREES



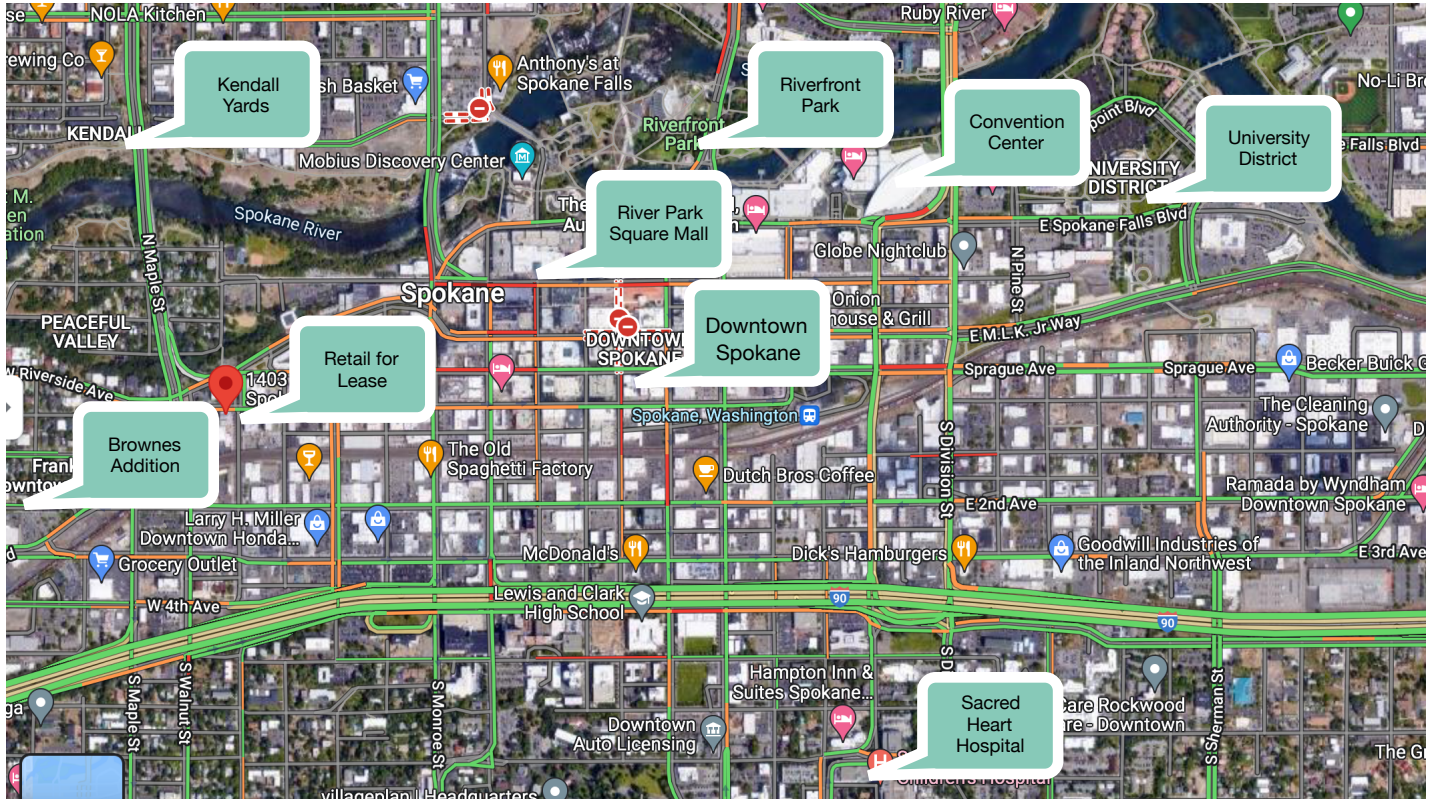
P.4

NICHOLE ANDREASEN
509.998.0169

Additional Photo's



4
DEGREES



Centrally Located In Downtown Spokane Near the Following Spokane Hotspots:

- **Riverfront Park**
- **Downtown Spokane**
- **Kendall Yards**
- **Convention Center**
- **Sacred Heart Hospital**
- **Gonzaga University**
- **Browne's Addition**
- **University District**
- **Brickwest Brewery**
- **Fringe & Frey**
- **Andy's Bar**
- **The Elk Restaurant**
- **Rocket Bakery**



NICHOLE ANDREASEN
509.998.0169