

FOR LEASE



GONZAGA AREA RETAIL

28 E Sharp Avenue
Spokane WA 99202

LEASE RATE	\$18.00 PSF /YR
EST. NNN EXPENSE	\$9.62 PSF
SUITE A	±1,026 SF
TOTAL BUILDING SIZE	±5,628 SF
YEAR BUILT	1984
LOT SIZE	±14,200 SF
PARCEL NUMBER	35172.2209
PARKING	±3.5 /1,000

CASEY BRAZIL

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BRYAN DUNCAN. PROPERTY MANAGER

KIEMLE
HAGOOD

FOR LEASE – ±1,026 SF RETAIL/FORMER BARBERSHOP

28 E SHARP AVE | SPOKANE, WA

Well-positioned ±1,026 square foot commercial space available. This versatile suite is ideal for retail, service-oriented users seeking strong visibility and convenient access.

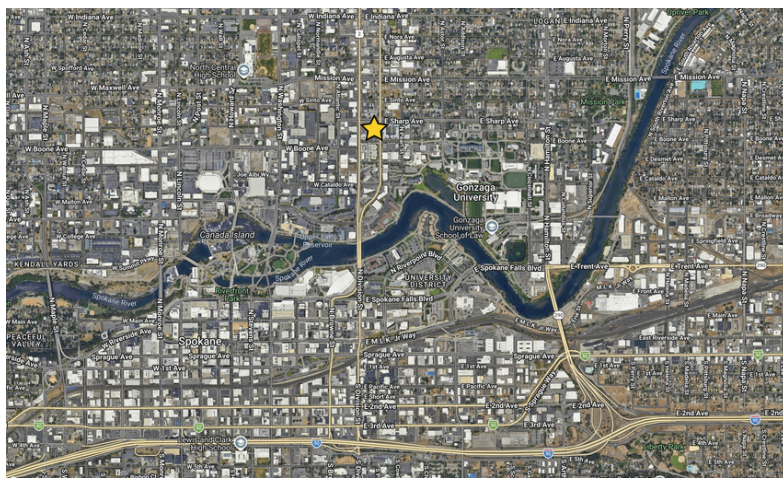
The space features a functional layout with an open floor plan, allowing flexibility for a variety of business types. Large storefront windows provide abundant natural light and excellent street presence, enhancing both customer visibility and signage opportunities.

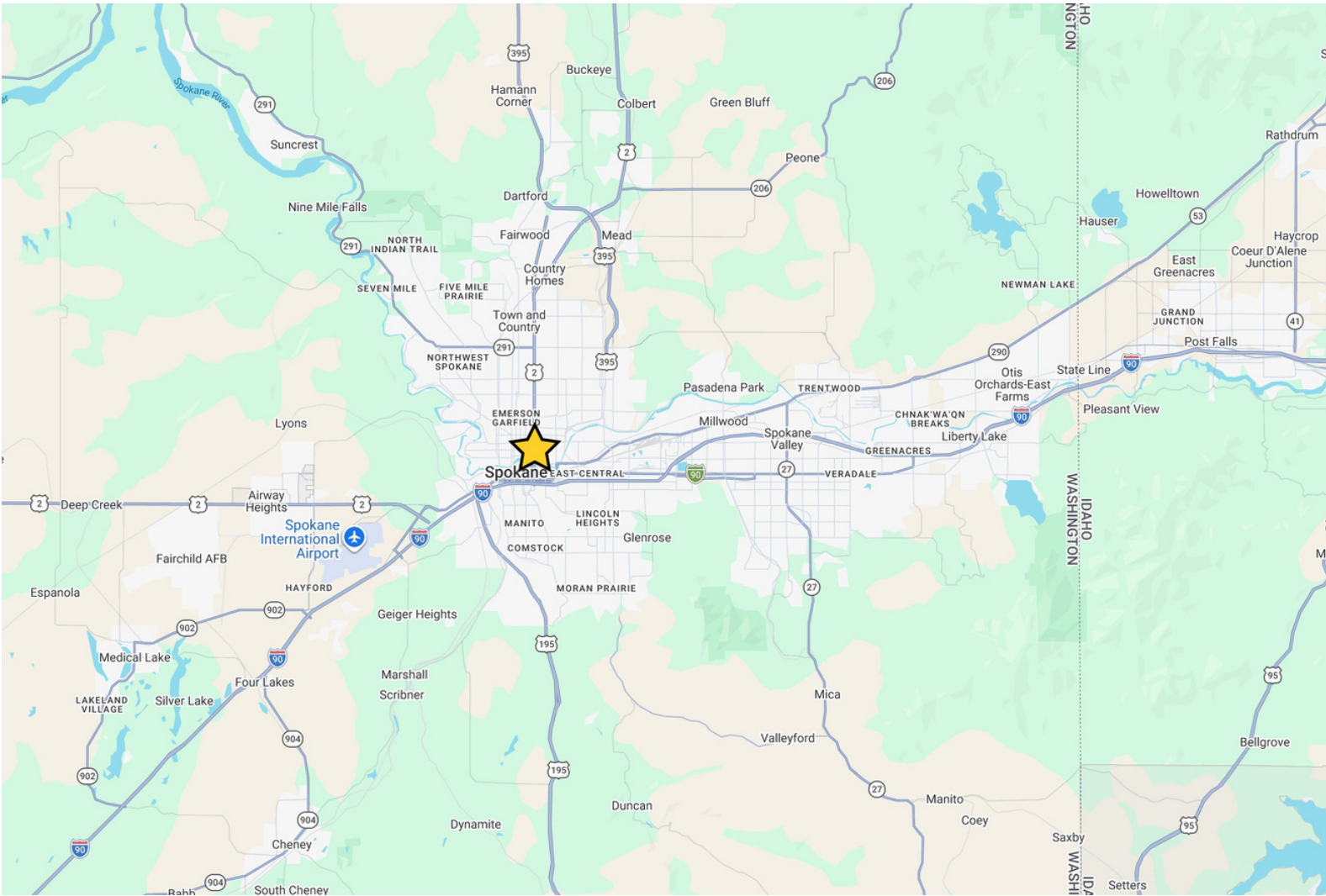
Located between Division and Ruby Streets, the property benefits from high traffic counts and proximity to downtown Spokane, Gonzaga University, and surrounding residential neighborhoods.

Highlights:

- * ±1,026 SF available
- * Former Barbershop
- * Strong visibility and signage potential
- * Abundant natural light
- * Convenient access to downtown and major arterials
- * Close proximity to Gonzaga University and surrounding amenities

This is an excellent opportunity for a tenant seeking a well-located, right-sized space in a steadily improving submarket.





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VIEW LOCATION



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