

OFFICE SPACE FOR LEASE

Former SVN Cornerstone

1311 N. WASHINGTON

Spokane, WA 99201

PRESENTED BY:

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WA #22014344

GUY D. BYRD

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WA #17968



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$19/SF/YR/NNN
or
\$26/SF/YR/Gross

BUILDING SIZE: 18,769 SF

AVAILABLE SF: 2,218 SF

LOT SIZE: 0.861 Acres

ZONING: CB-150

APN: 35181.2419

YEAR BUILT: 1988

RENOVATED: 2010

PROPERTY OVERVIEW

Office Space for Lease on N Washington Street in Spokane's CBD
1311 N Washington St, Suite D. ***Available November/December 2023***

PROPERTY HIGHLIGHTS

- Large open concept space with two private conference rooms
- Suite has back entrance with attached patio
- Located directly west of the Rock Pointe Office Center
- 35 +/- Parking Stalls with Additional Street Parking
- Gas and Electric are metered separately for each suite
- Tenants Include: RE-Max, SVN Cornerstone, Board of Industrial Appeals, Summit Surgical & Natural 20 Brewing
- Monument Sign on N Washington St with space for each tenant

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ADDITIONAL PHOTOS

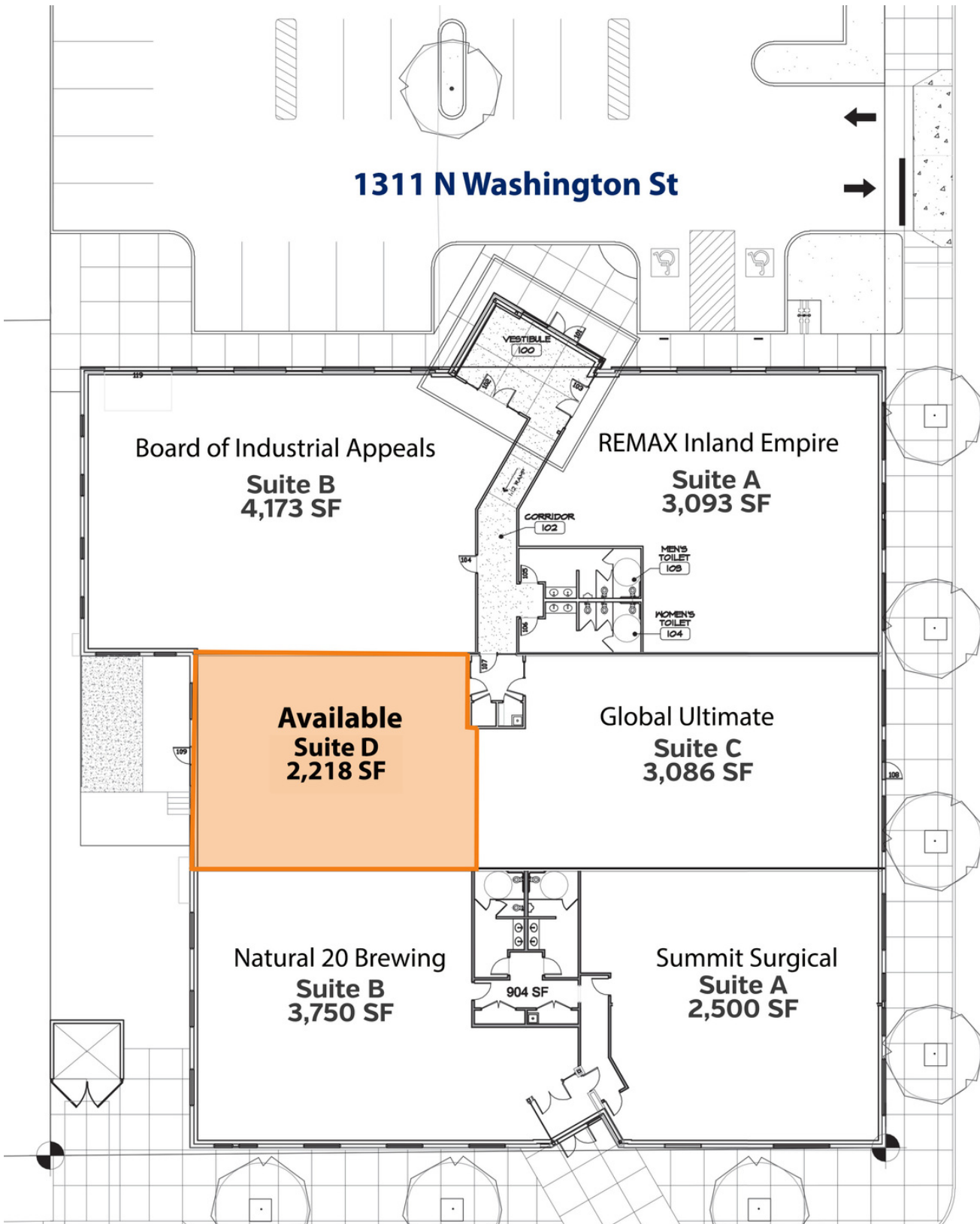


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SITE PLAN

1311 N Washington St



N WASHINGTON ST

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LOCATION MAP



TRAFFIC COUNT (ADT)

N WASHINGTON ST 17,040



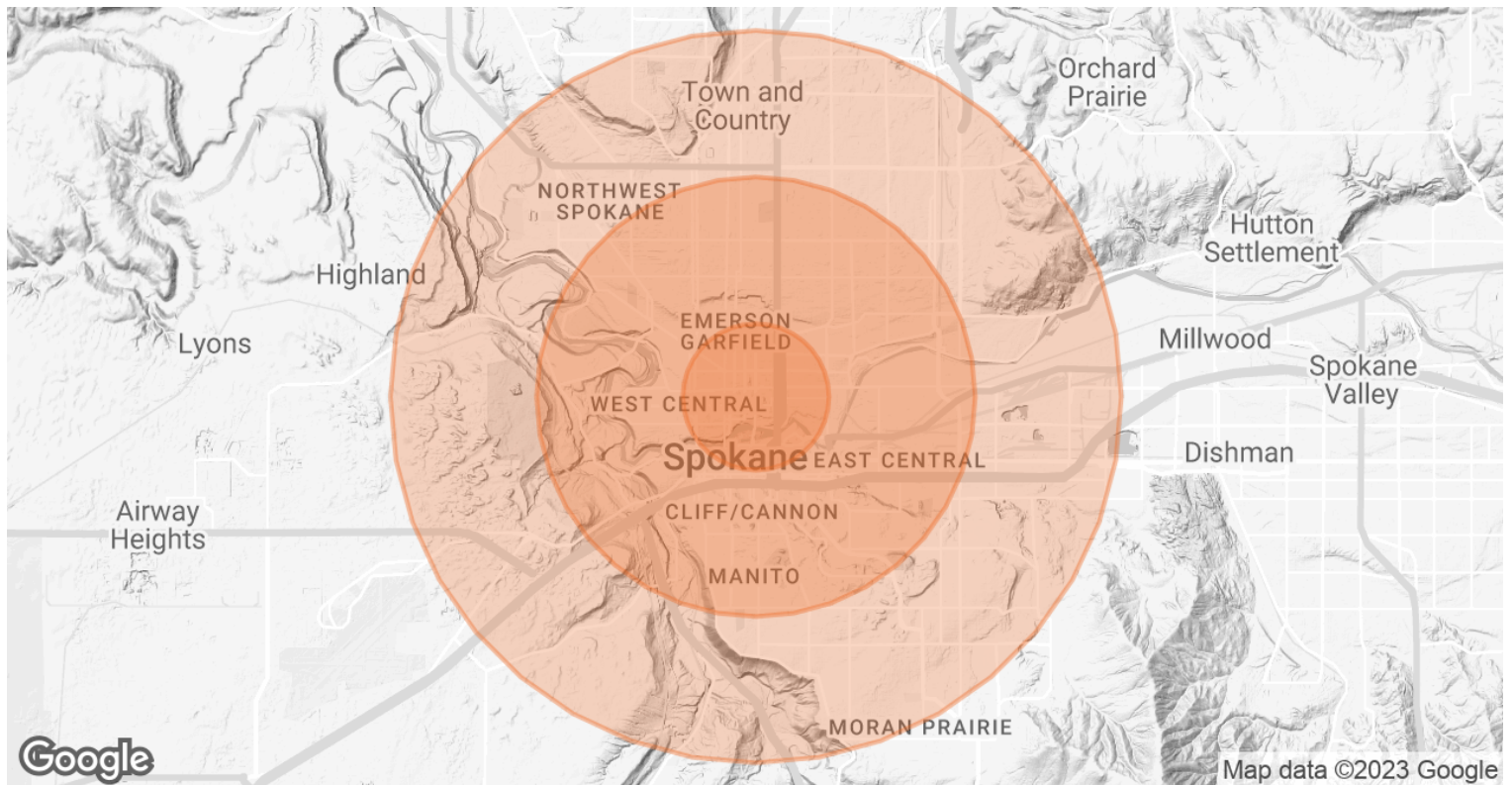
Google

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,081	128,166	262,400
AVERAGE AGE	34.6	33.9	35.2
AVERAGE AGE (MALE)	35.6	32.9	33.9
AVERAGE AGE (FEMALE)	34.2	35.1	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,510	55,655	112,305
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$36,412	\$46,708	\$50,991
AVERAGE HOUSE VALUE	\$225,386	\$175,162	\$183,679

* Demographic data derived from 2020 ACS - US Census

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Lillebaek Anderson

Associate Advisor
SVN | Cornerstone

Lillebaek started at SVN Cornerstone as a Real Estate Assistant, working directly with senior brokers on underwriting properties, researching comps and market data, and comprehensively supporting clients through the broad scope of managing sale and lease transactions. Lillebaek quickly mastered her role, and has transitioned to an Associate Advisor for SVN Cornerstone, with a primary focus on the leasing and sales of Retail and Office properties in the Greater Spokane Region.

Graduating with a Bachelor of Science from Cal Poly Humboldt in Arcata, CA, the love of nature and adventure drew her and her spouse to Spokane. Outside of the office she enjoys hiking, gardening, and hunting/scouting on public land with Aaron and their dogs.

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Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

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