

# 307 E. Sprague Ave.

Spokane, WA

**FOR LEASE - \$9.00 SF + NNN**



*4,000 - 8,000  
Sq.Ft. Available*

## Prime U-District Retail Location

*Situated at Sprague Avenue within walking distance to the new U-District Foot Bridge. Great visibility and signage. Very clean interior & exterior. Affordable space, roll up door in lower level, high ceilings, and onsite parking. Move in Ready.*



**HAWKINS  
EDWARDS**

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PROPERTY INFO

Kevin Edwards | [www.HawkinsEdwardsInc.com](http://www.HawkinsEdwardsInc.com)

## Property Information

**LEASE PRICE:**..... \$9.00 SF + NNN for main floor.  
\$3.00 SF + NNN for lower level.

**SPACE SIZE:**..... Main Floor - 4,000 SqFt.  
Lower (Daylight) Basement - 4,000 SqFt.  
**8,000 SqFt. can be combined.**

**BUILDING SIZE:**..... 8,000 Total SqFt.

**YEAR BUILT:**..... 1948. \* Overhead door in lower level.

**PARKING SPACES:**..... 25-30 On-site Car parks, gravel lot.

**SIGNAGE:**..... Building Signage Available.

**OTHER:**..... Building potentially available for sale.



All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

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