

# FOR LEASE

## UNIVERSITY DISTRICT

### OFFICE/FLEX/SHOWROOM

## NEW OWNERSHIP

405/411/417 E PACIFIC AVENUE SPOKANE, WA 99202



- New Roof, Landscaping, Windows, and Exterior Lighting & Paint
- Flexible space suitable for wide range of uses
- Great University District location close to Downtown, Medical Schools, & Hospitals
- 2 Blocks from New University Gateway Bridge

- 34 Parking Stalls, plus ample street parking
- 2 Dock High Doors
- 3 Phase Power
- 9-10' Ceilings
- Zoning: GC-150
- Tenant Improvements Available

- Building Size: 12,456

405 E Pacific	Leased
411 E Pacific	3,000 SF
417 E Pacific	6,056 SF

LEASE RATE:

**\$12.00/SF/YR MODIFIED GROSS**

Tenant Pays Utilities & Janitorial



FOR INFORMATION: MIKE CRAVEN | 509-270-1141 | MIKE@CRAVENCOMPANY.COM

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GATEWAY BRIDGE  
FALL 2018

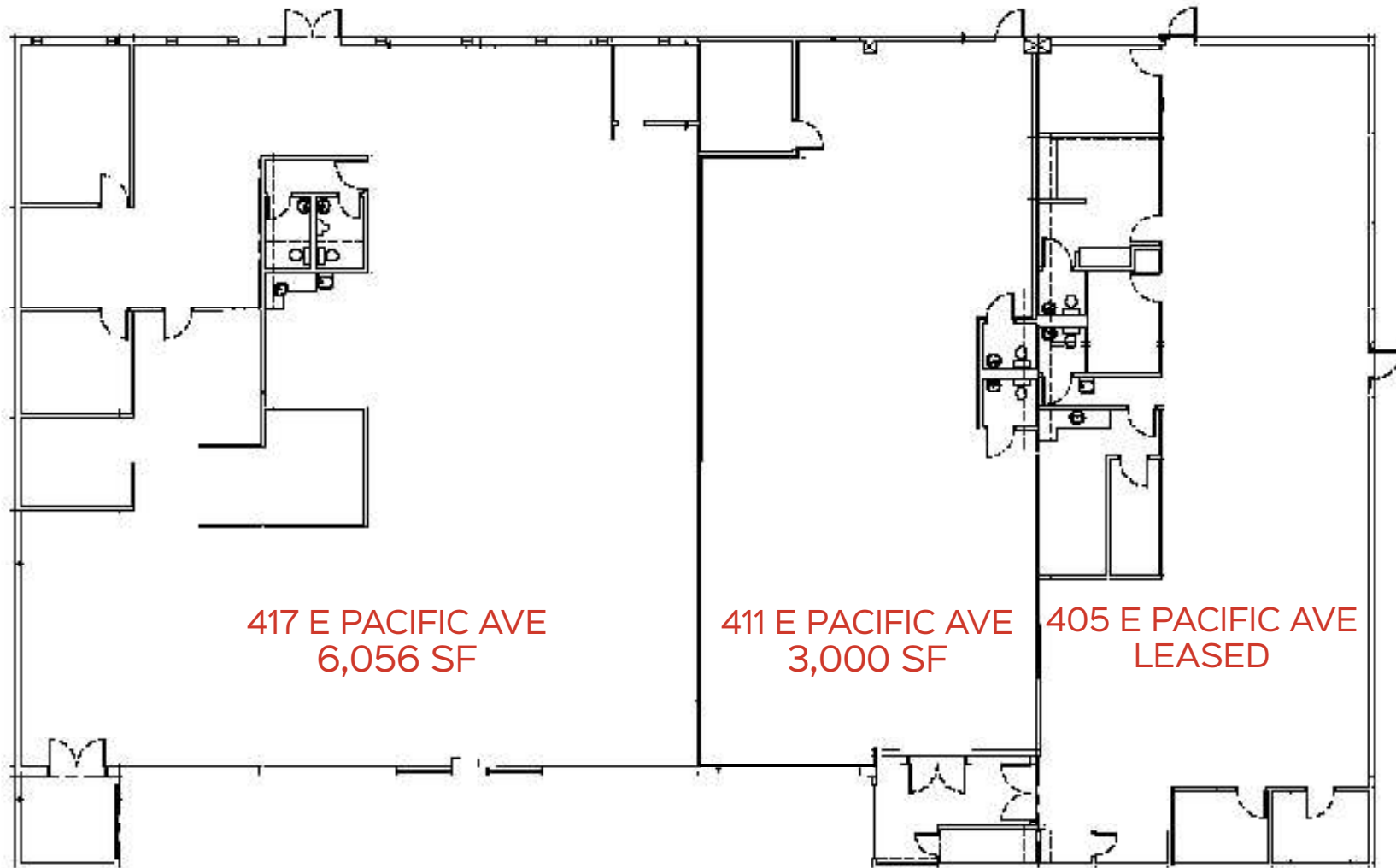
SUBJECT  
PROPERTY

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SPOKANE, WA 99202



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