OFFICE SPACE FOR LEASE PERIPHERY OF CBD

1311 N. WASHINGTON
SPOKANE, WA 99201

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Property Summary

OFFERING SUMMARY

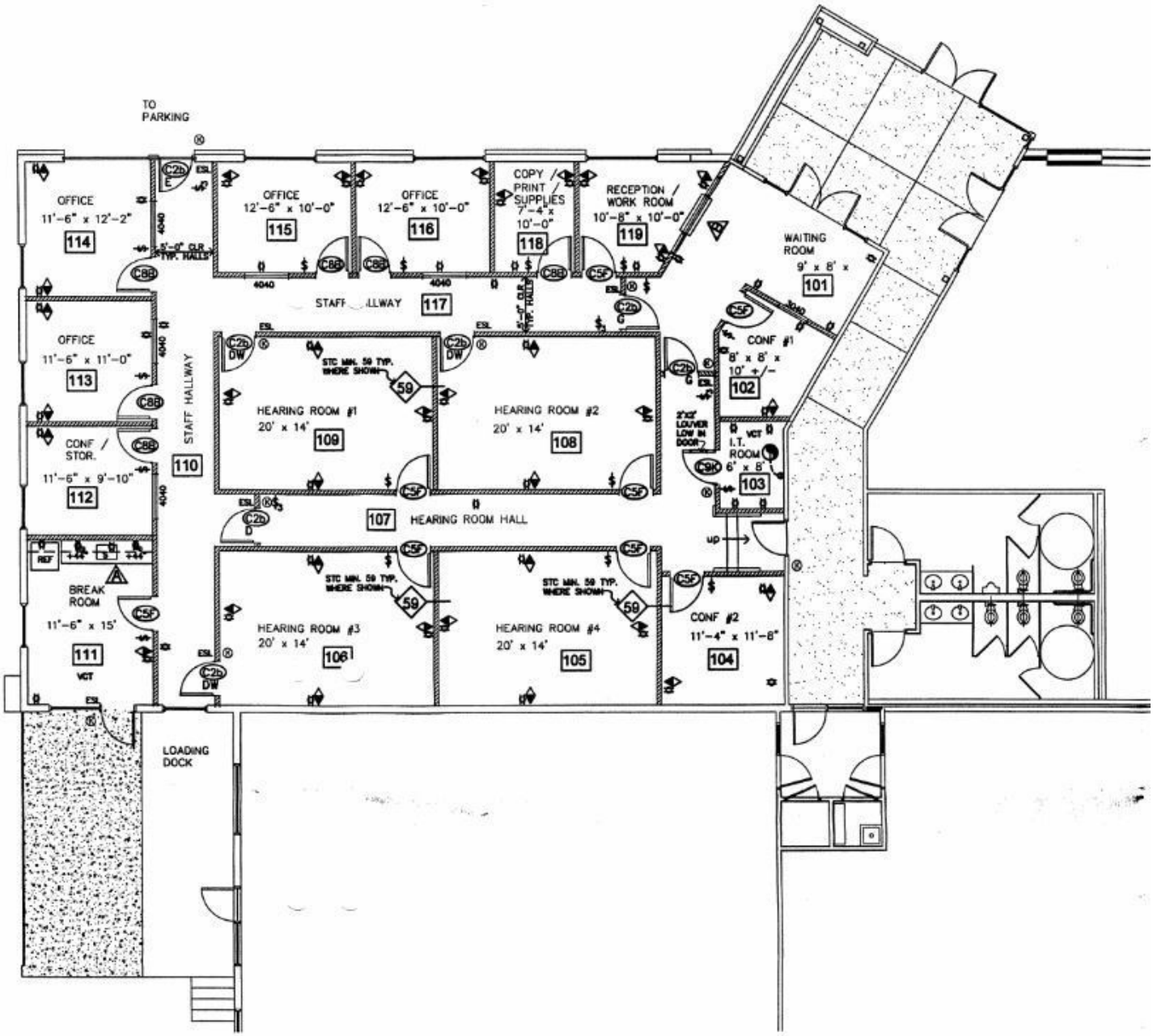
Available SF:	4,173 SF
Lease Rate:	$17.00 SF/YR/NNN
Monthly Lease Rate:	$5,911.75/MO/NNN
Triple Net Estimate NNN:	$3.75/SF
Lot Size:	0.86 Acres
Building Size:	18,817 SF
Zoning:	CB-150
Market:	Central Business District

PROPERTY HIGHLIGHTS

- Current Tenant will be vacating as of May 30, 2020.
- Suite B has six plus private offices and four separate conference rooms, two smaller meeting rooms, kitchen area, IT Room and reception area
- Located Directly West of the Rock Pointe Office Center on the North Periphery of the CBD
- 35 +/- Parking Stalls with Additional Street Parking
- Tenants Include: RE-Max, SVN Cornerstone, Evergreen Mortgage, Summit Surgical & Hidden Mother Brewery
- Average Daily Traffic for North Washington St: 17,040

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Suite B Floor Plan



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Additional Photos

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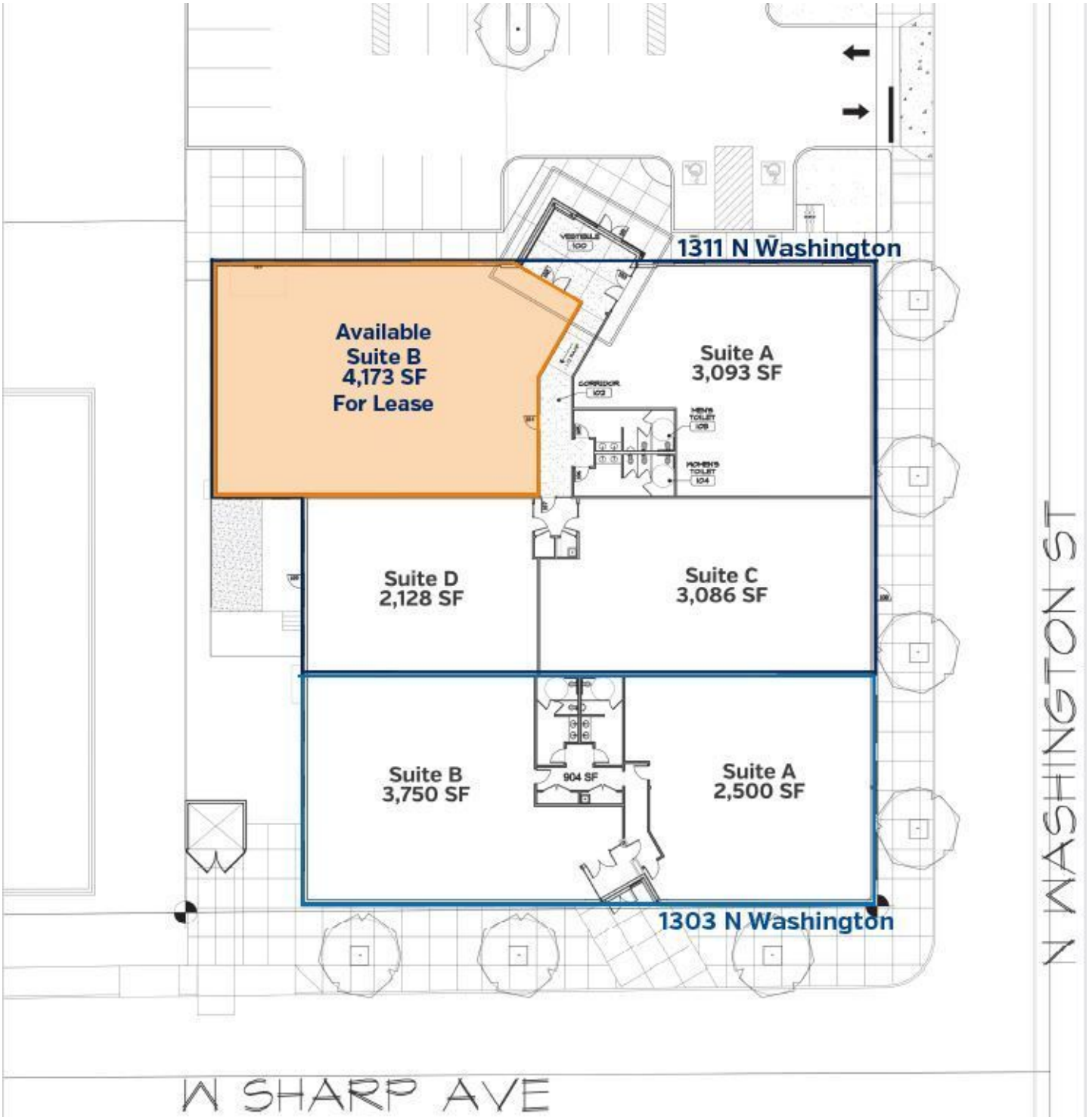
Site Plan - 1311 N Washington St



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Retailer Map

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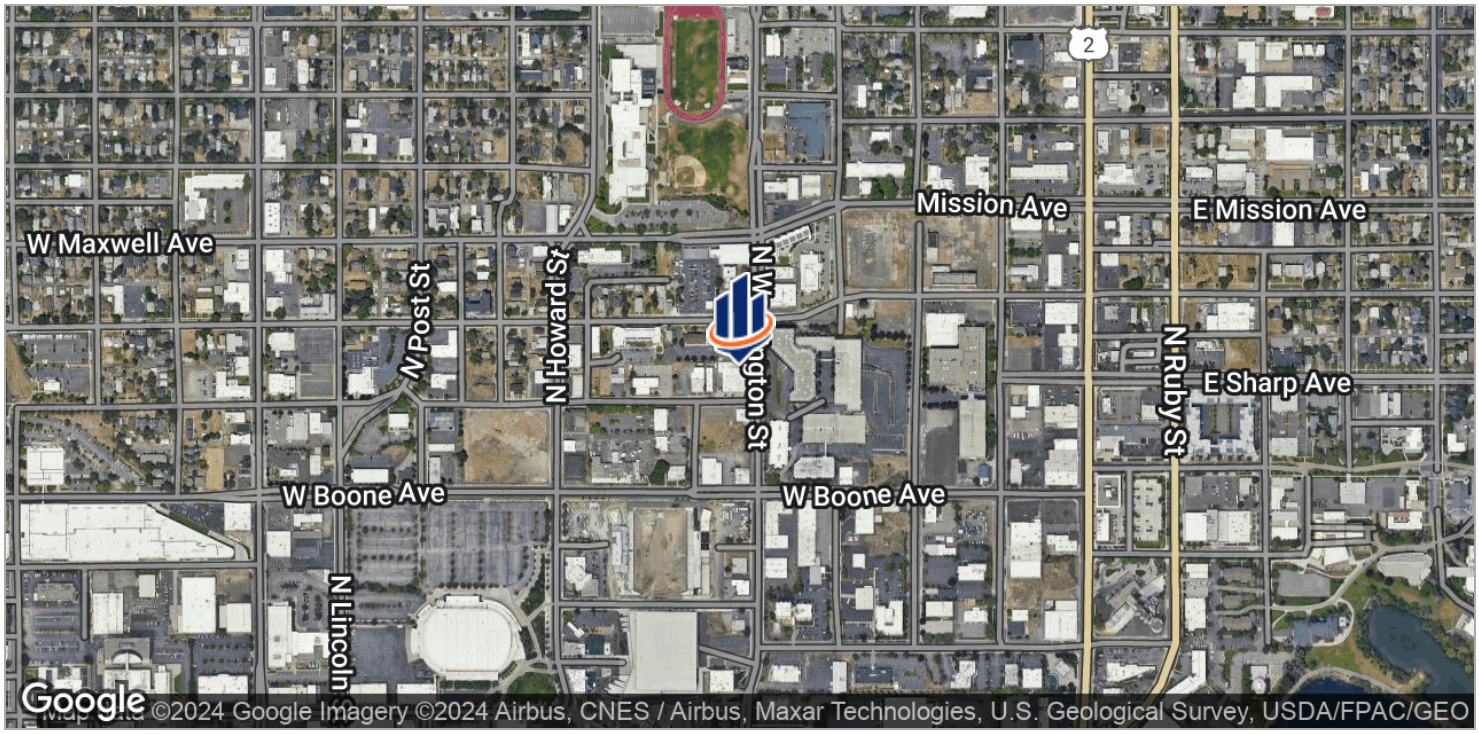
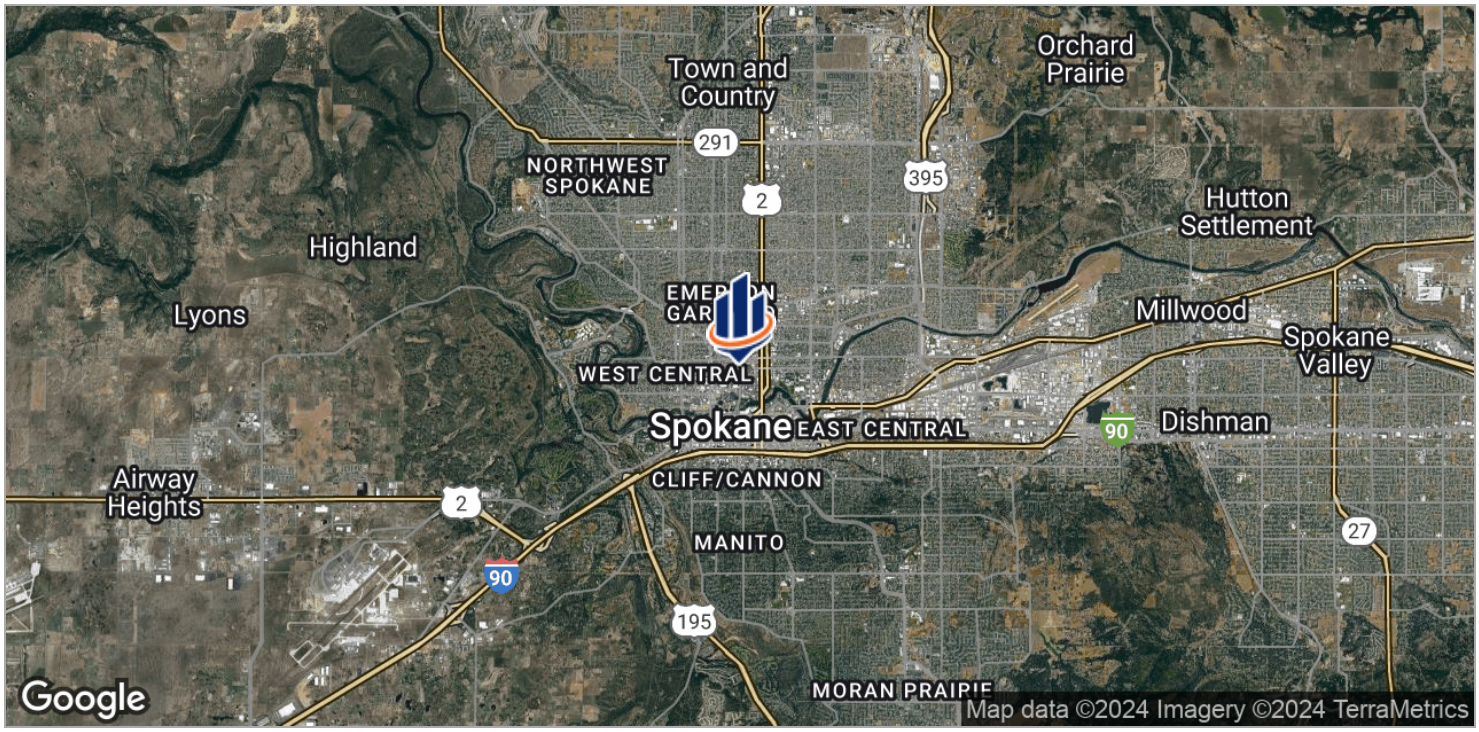
Location Maps





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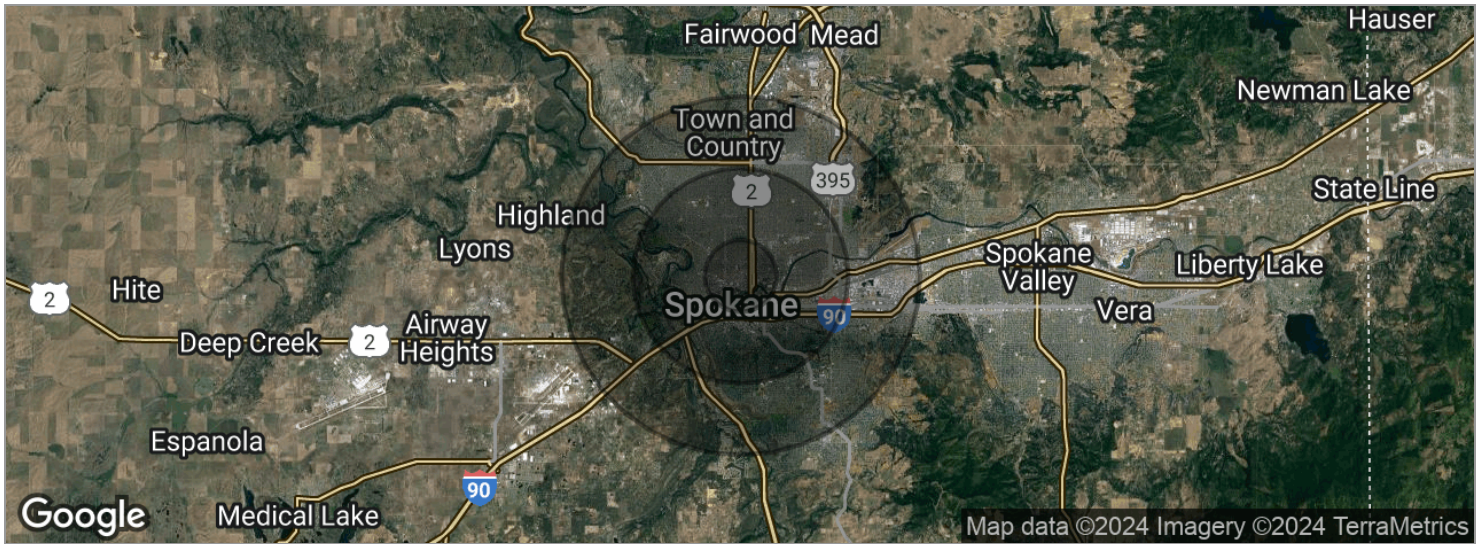
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,081	128,166	262,400
Median age	34.6	33.9	35.2
Median age (Male)	35.6	32.9	33.9
Median 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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Advisor Bio 1

LILLEBAEK ANDERSON

Associate Advisor

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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner and Managing Director of SVN Cornerstone in Spokane Washington. A native of Montana Guy grew up in the Western Washington and graduated from Montana State University. His entire Commercial Real Estate and professional career has been spent in the Northwest region of the United States. Through strategic affiliation and innovation, he has developed and operates a full service Commercial Real Estate company serving customers in the region, nationally and internationally. Strategic affiliation with SVN in 2015 has enabled SVN Cornerstone to provide Commercial Real Estate services utilizing a platform with leading technology and innovation appropriate for the most sophisticated Real Estate customer. Under Guy's direction SVN Cornerstone has become the premier full service Commercial Real Estate company in Eastern Washington and North Idaho. As the Managing Director of SVN Cornerstone Guy has developed a culture of accomplishment on behalf of clients. SVN Cornerstones primary markets include all of Washington, and Idaho many times extending to various states across the United States based on strategic relationships with SVN Brokers across the country. On a consistent basis the collaborative nature, brand and tools available through the SVN provides Guy and his associate Brokers the ability to provide superior service to the most sophisticated client and their properties. Decades of Commercial Real Estate Experience and affiliation with numerous Commercial Real Estate organizations has provided invaluable experiences. Having completed over 2,000 transactions with a total transaction volume close to One Billion in value. Dedicated to clients and the pursuit of their real estate goals is a hallmark of his numerous Real Estate accomplishments over the years. Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club. He currently serves as an active Board of Director for the American Red Cross Northwest Region. Additionally, he supports the Spokane Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns. Guy is an active outdoor enthusiast who enjoys the summer lake time and an occasional round of golf. Married to Shawna Byrd in 1987 Guy and Shawna have three children who are in various stages of completing their college educations.

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure.If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lesse should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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