

# Broadway Professional Building - Suite 101

921 W BROADWAY SUITE 101, SPOKANE, WA 99201



**BORNHOFT**  
COMMERCIAL

**CHRIS BORNHOFT, CCIM**  
509.599.6504  
chris@bornhoft.com

# Executive Summary

921 W BROADWAY SUITE 101, SPOKANE, WA 99201

FOR LEASE



## OFFERING SUMMARY

Lease Rate: \$20.00 SF/yr (Modified Gross)

Available SF:

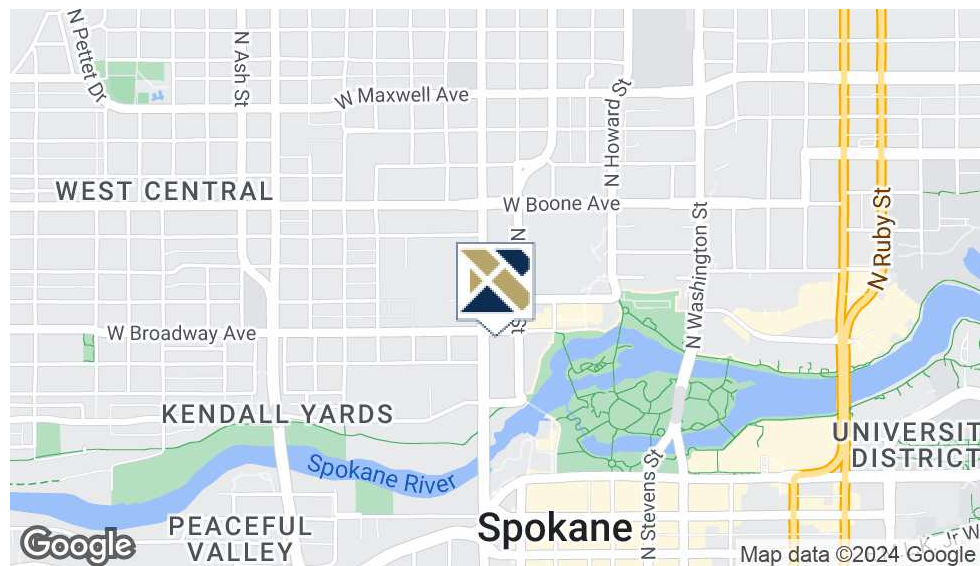
Zoning: DTG-70

Tenant Pays: Janitorial, Phone, Internet, Cable, Gas, Electricity

Landlord Pays: Taxes, Insurance, Water/Sewer/Garbage, Maintenance

## PROPERTY OVERVIEW

Office building located close to Spokane County Court House and Kendall Yards.



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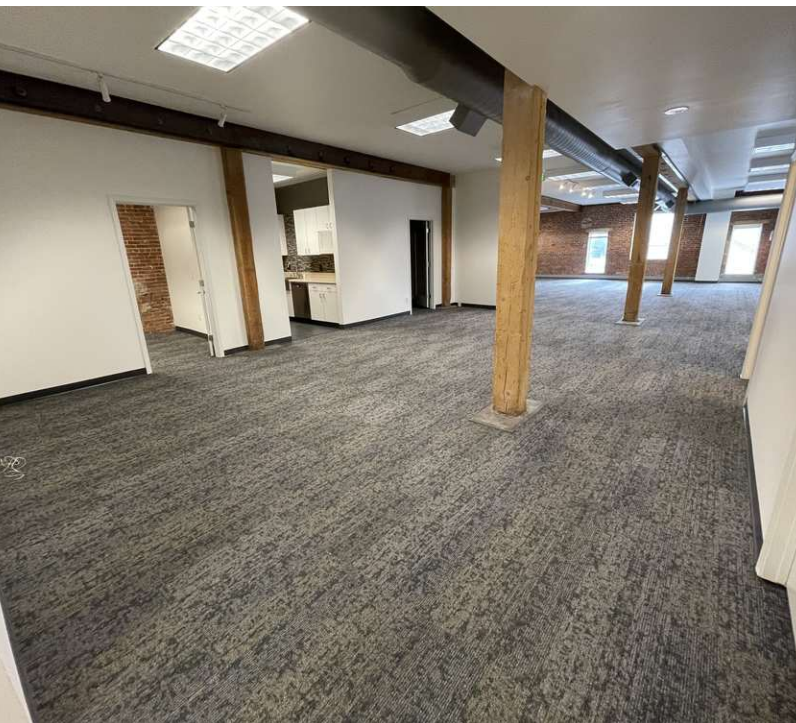
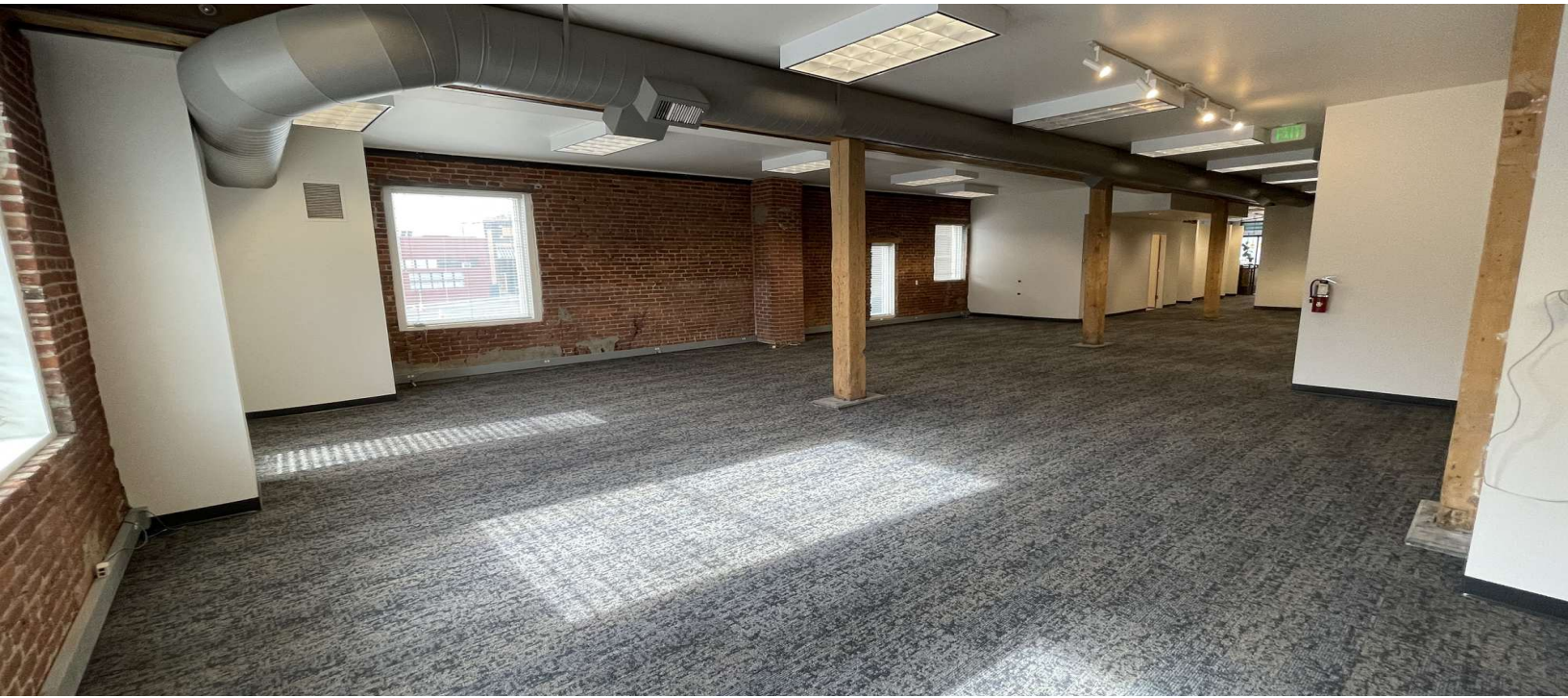
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# Additional Photos

921 W BROADWAY SUITE 101, SPOKANE, WA 99201

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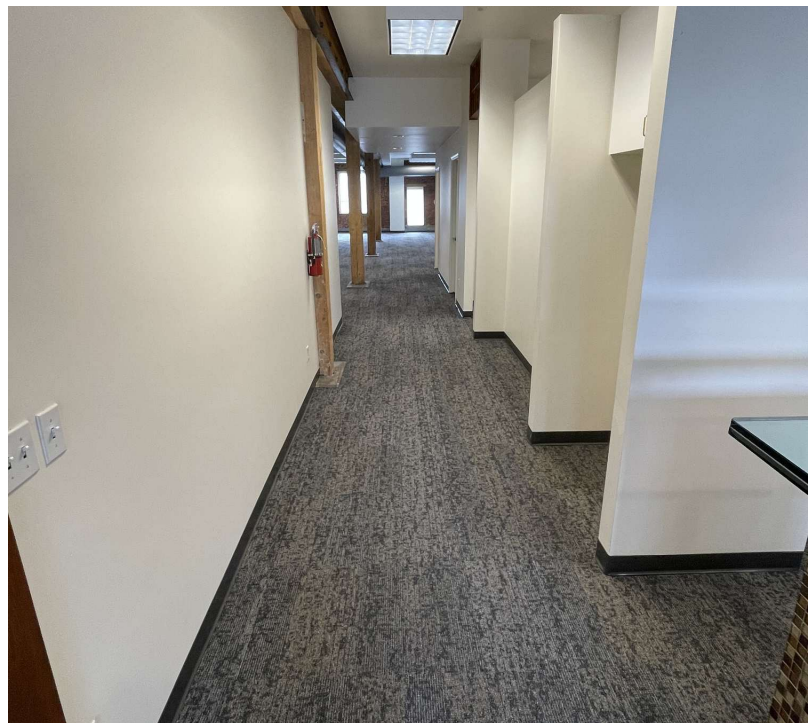
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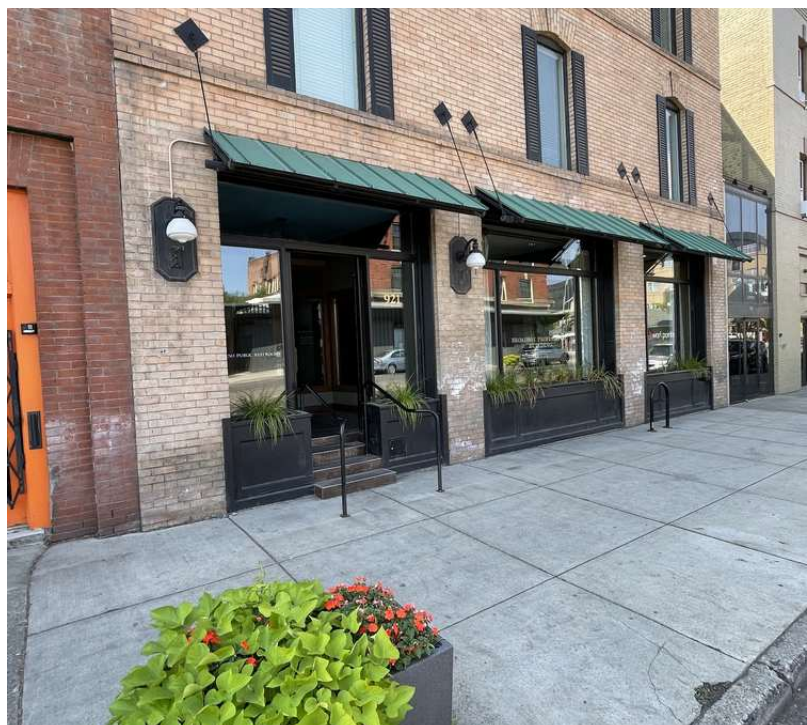
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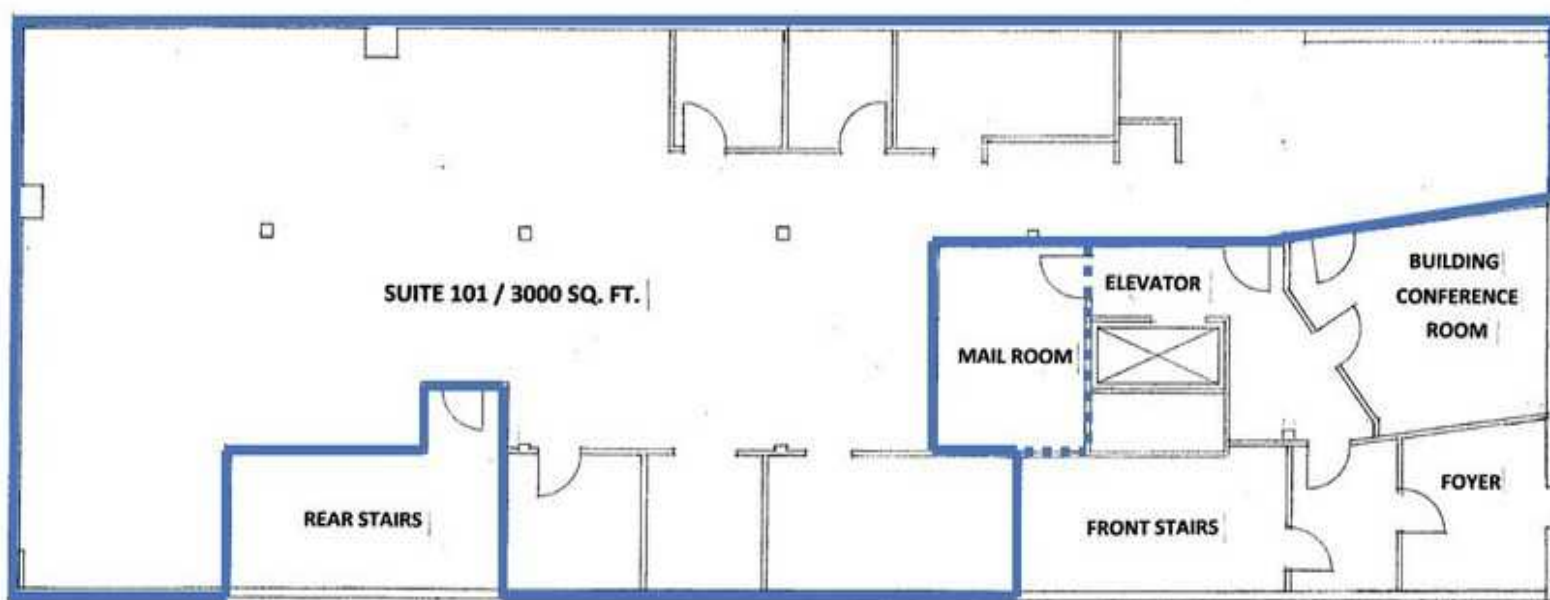
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# Floor Plan

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## BROADWAY BUILDING

SUITE 101 / 3000 SQ. FT.



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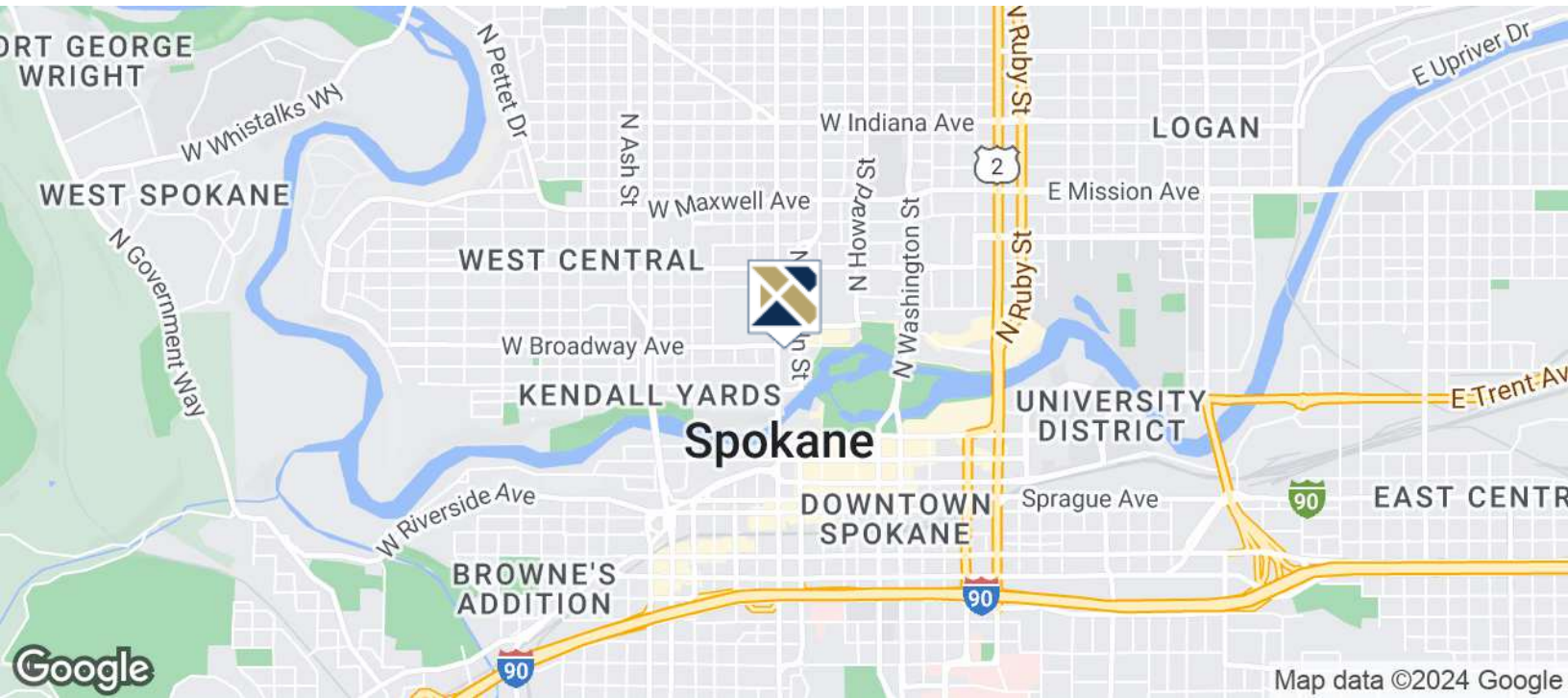
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# Location Map

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# Retailer Map

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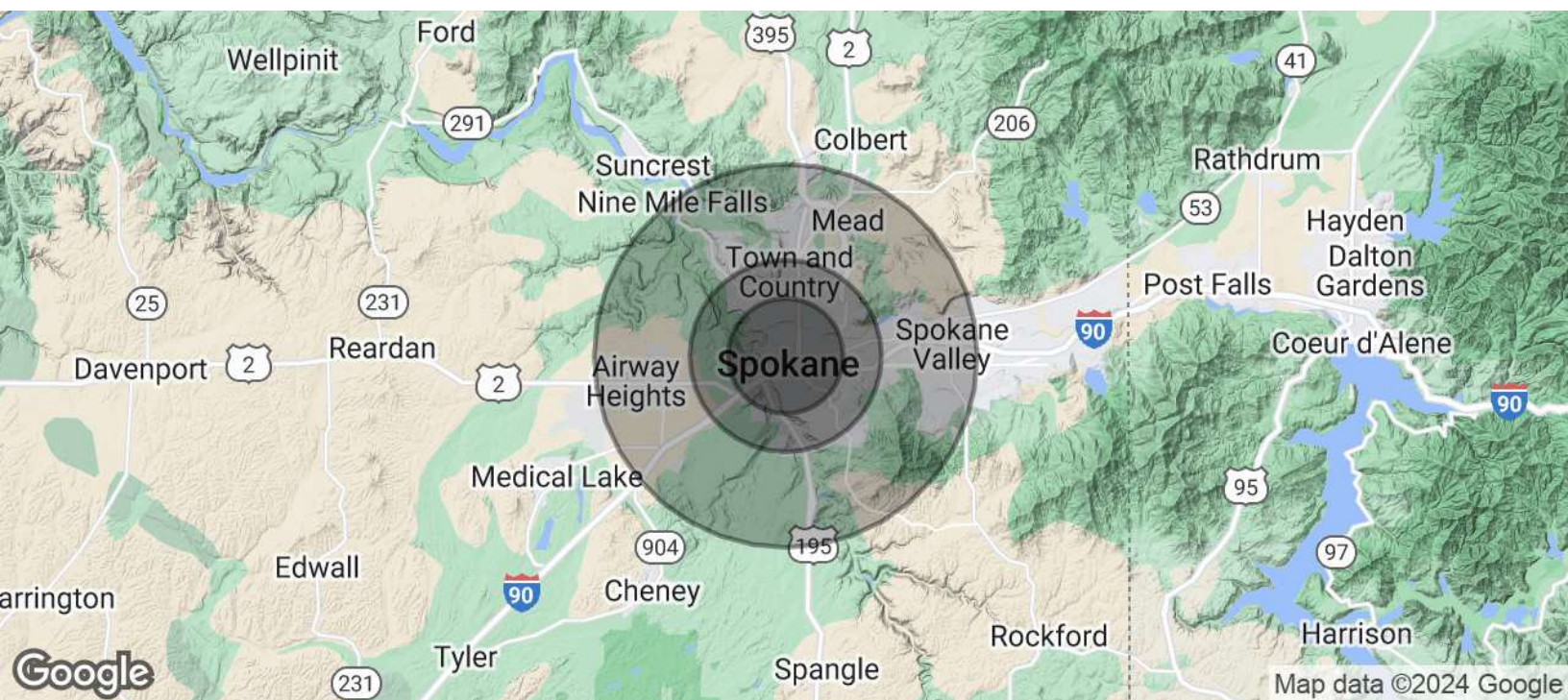
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# Demographics Map & Report

921 W BROADWAY SUITE 101, SPOKANE, WA 99201



| POPULATION           | 3 MILES   | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 115,301   | 244,226   | 402,502   |
| Average Age          | 34.6      | 35.3      | 36.7      |
| Average Age (Male)   | 33.5      | 33.9      | 35.6      |
| Average Age (Female) | 35.7      | 36.6      | 37.6      |
| HOUSEHOLDS & INCOME  | 3 MILES   | 5 MILES   | 10 MILES  |
| Total Households     | 50,700    | 105,123   | 168,750   |
| # of Persons per HH  | 2.3       | 2.3       | 2.4       |
| Average HH Income    | \$48,433  | \$51,073  | \$58,503  |
| Average House Value  | \$185,448 | \$185,138 | \$209,450 |

\* Demographic data derived from 2020 ACS - US Census



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