



FOR LEASE

Former Summit Surgical Office Space

1303 N WASHINGTON STREET, STE A

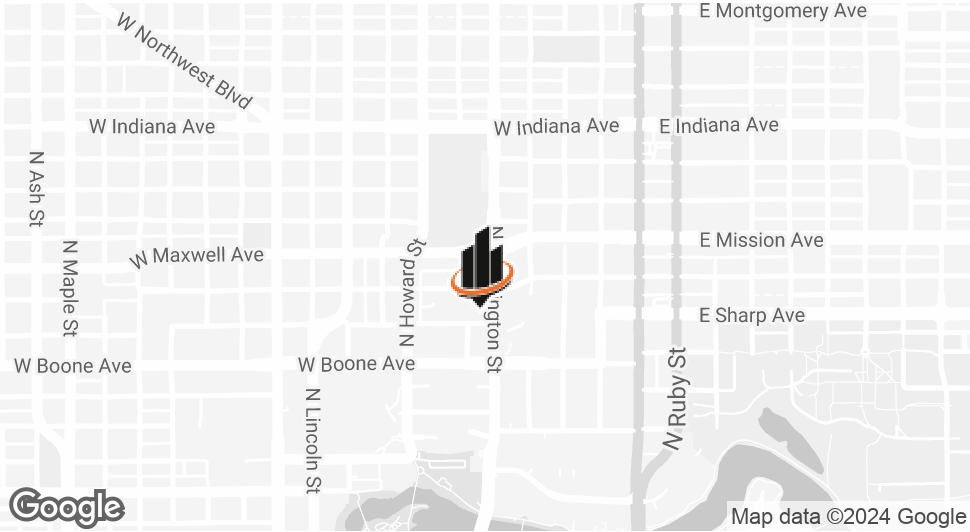
Spokane, WA 99201

PRESENTED BY:

GUY D. BYRD
Designated Broker
guy.byrd@svn.com

LILLEBAEK ANDERSON
Associate Advisor
lillebaek.anderson@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/YR/NNN
2024 NNN:	\$3.80/SF
AVAILABLE SF:	2,500 SF
LOT SIZE:	0.861
ZONING:	CB-150
APN:	35181.2419
YEAR BUILT: RENOVATED:	1988 2010

PROPERTY OVERVIEW

Office space available for lease on the corner of N Washington and W Sharp Ave
1303 N Washington St, Ste A

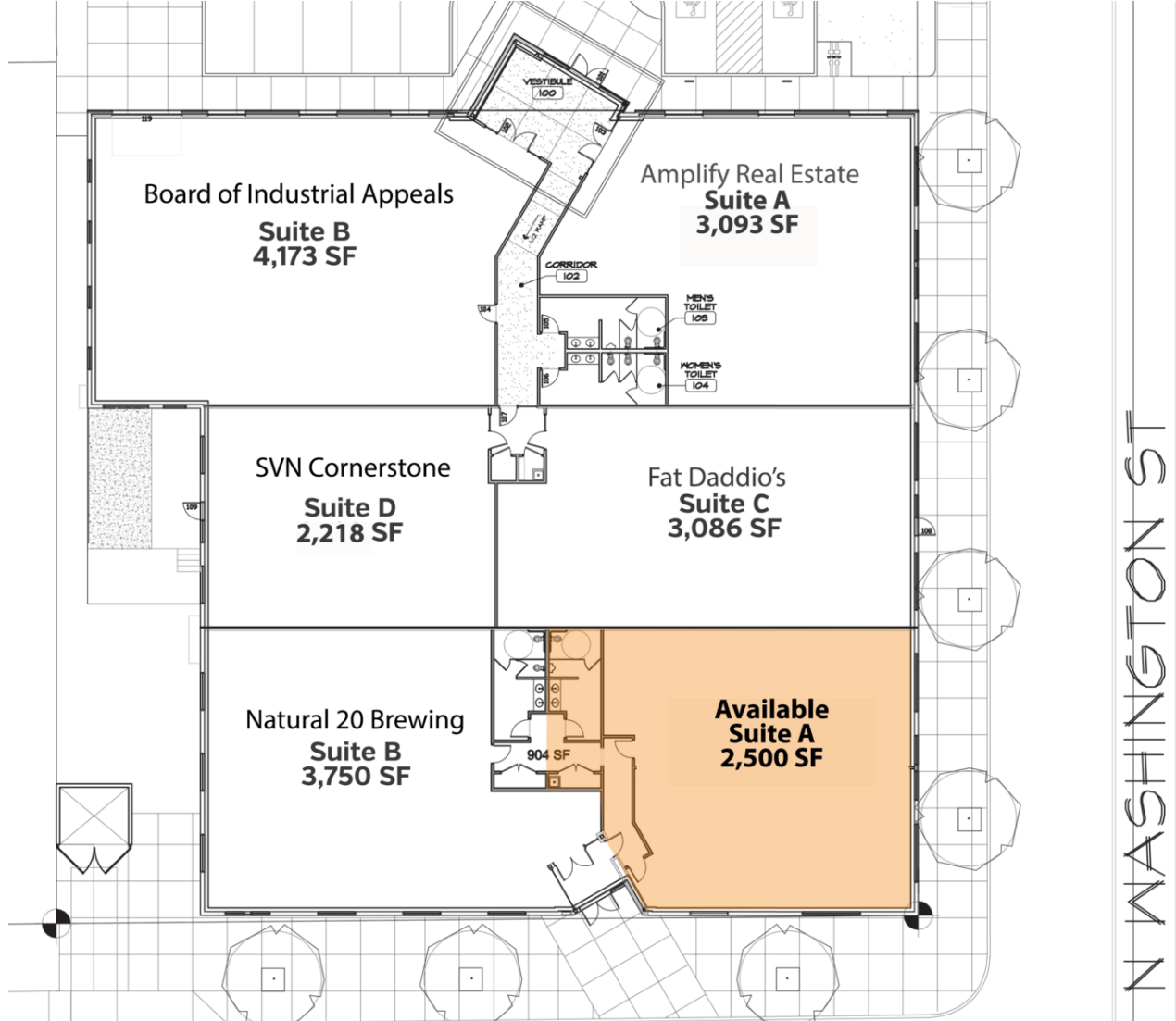
PROPERTY HIGHLIGHTS

- Office space for lease that was formerly Summit Surgical
- Space Includes: reception entryway, two large meeting rooms, 3 storage rooms, small kitchen area & private bathroom
- Located directly West of the Rock Pointe Office Center
- 35 +/- Parking Stalls with additional street parking
- Average daily traffic for N Washington St: 17,040

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SITE PLAN



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INTERIOR PHOTOS



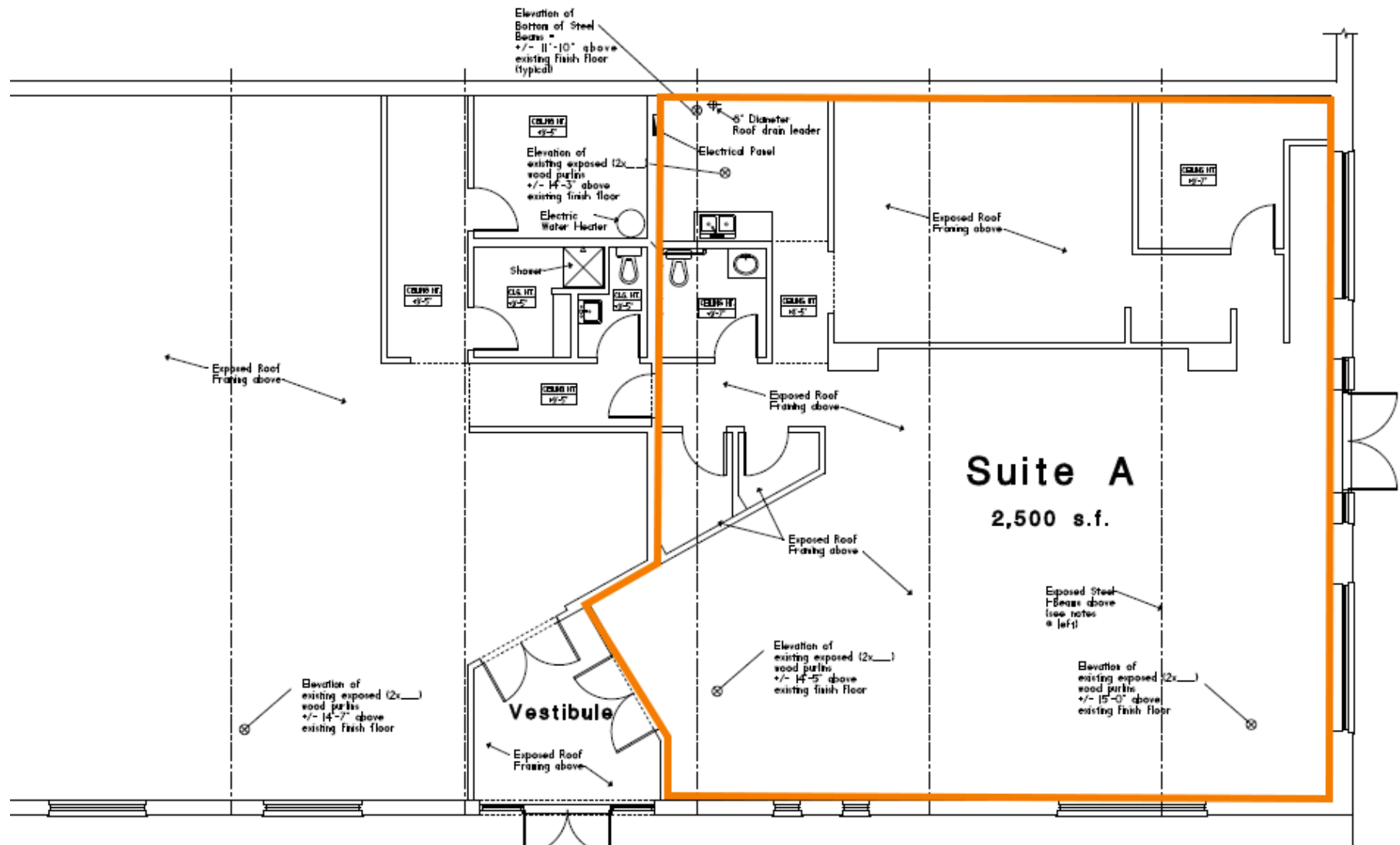
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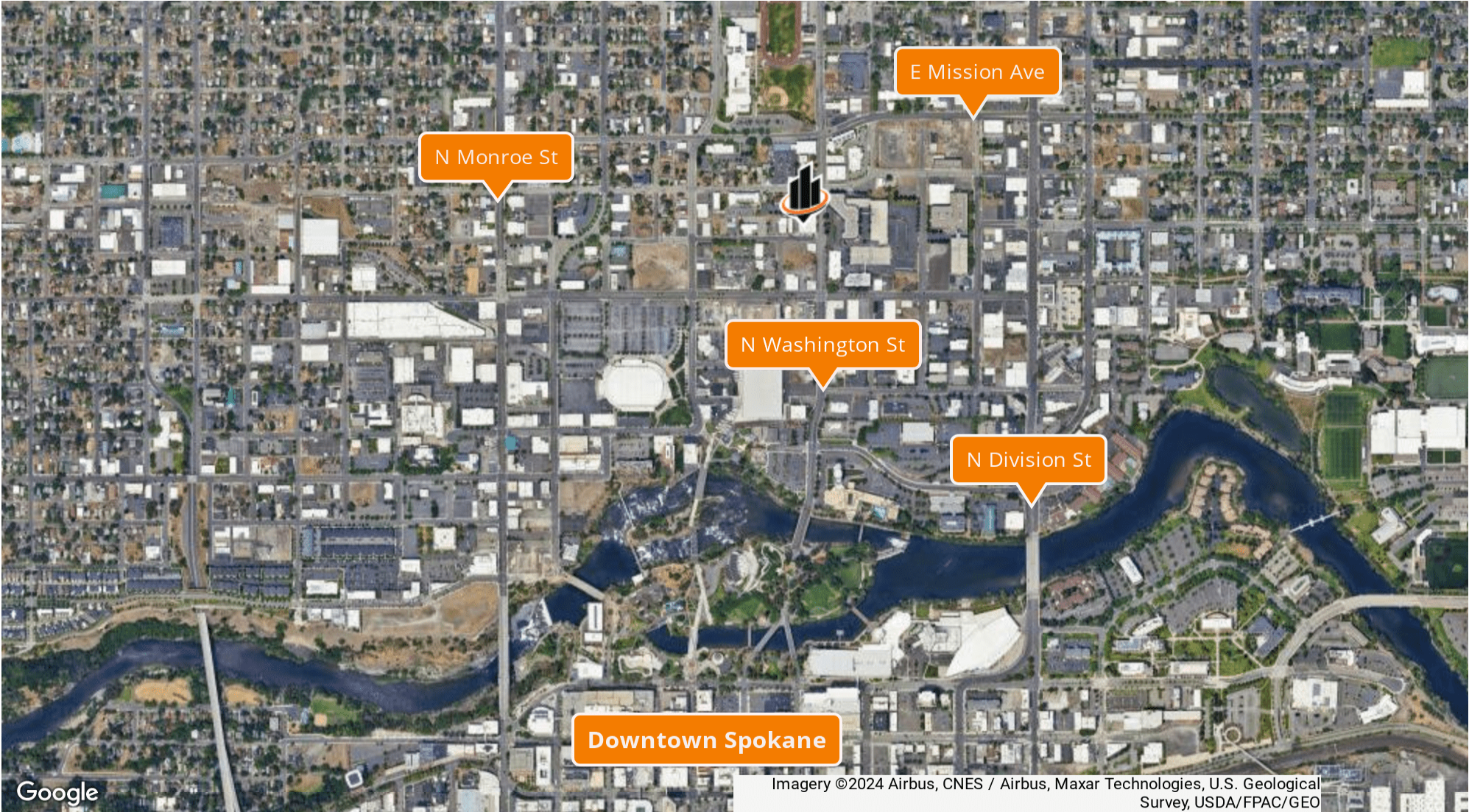
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1303 NORTH WASHINGTON STREET, SUITE A | 1303 North Washington Street Spokane, WA 99201

SVN | CORNERSTONE 5



LOCATION MAP



GUY D. BYRD
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LILLEBAEK ANDERSON
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DEMOGRAPHICS MAP & REPORT

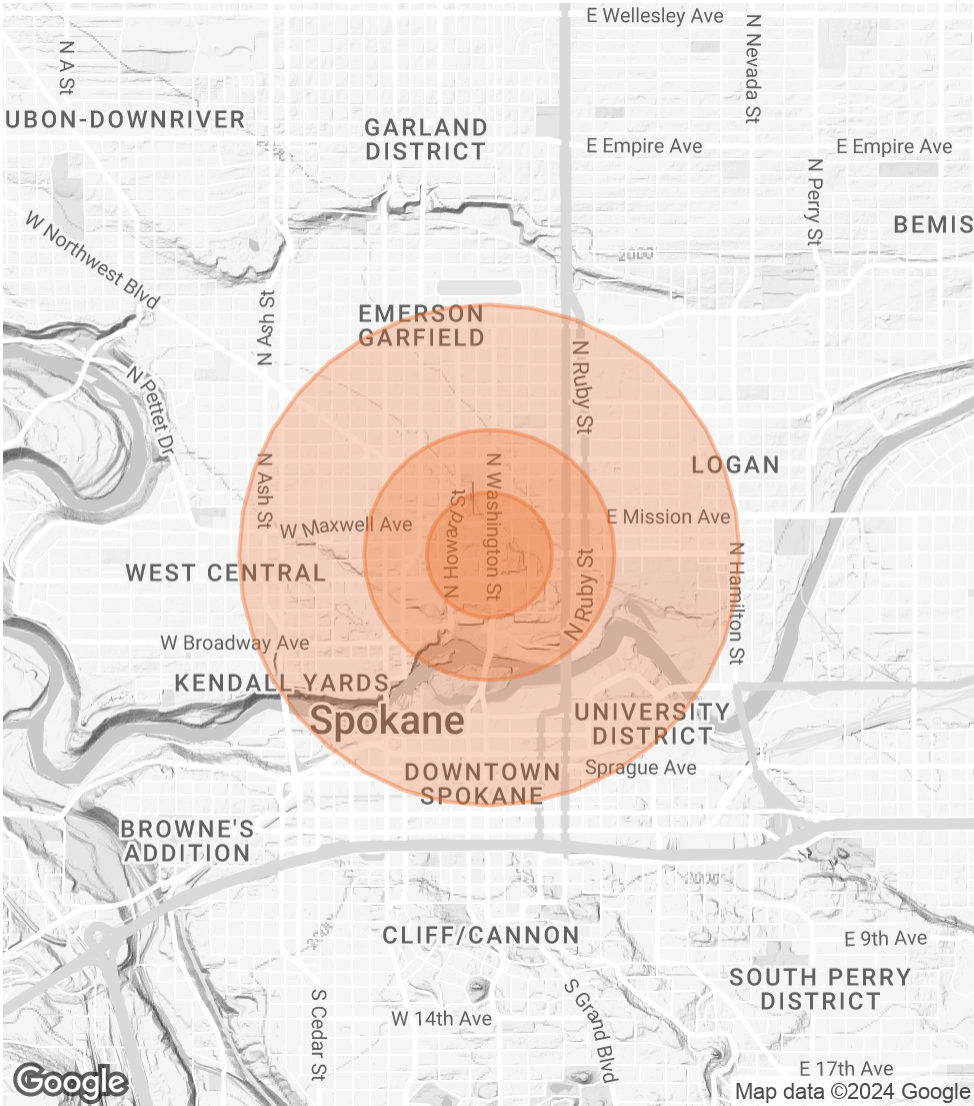
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	715	3,657	15,845
AVERAGE AGE	35.2	32.1	32.7
AVERAGE AGE (MALE)	34.4	31.6	32.0
AVERAGE AGE (FEMALE)	36.0	32.2	31.8

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	330	1,466	6,492
# OF PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$35,959	\$39,647	\$42,407
AVERAGE HOUSE VALUE	\$119,209	\$129,724	\$140,215

2020 American Community Survey (ACS)



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ALL ADVISOR BIOS



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.

Phone: 509.953.5109
Cell:
guy.byrd@svn.com
1311 N. Washington Street
Suite D
Spokane, WA 99201



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.

Phone: 509.866.8374
Cell:
lillebaek.anderson@svn.com
1311 N. Washington Street
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser 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 purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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