

Retail/Office/Warehouse Space for Lease!

// 118 S DIVISION

Spokane, WA 99202



// PRESENTED BY:

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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rustic and charming retail, office, warehouse space available in a prime downtown location. Space is demisable and characterized by exposed brick and urban creative potential.

PROPERTY FEATURES

- NNN estimated at \$4.00/SF
- Free Rent with Qualified Lease
- 3 Phase Power Available!
- Rustic Retail/Office/Warehouse Space
- Prime Division Street Exposure with High Visibility
- Great Signage Opportunity
- University District Adjacent
- Free Parking
- Loading Dock Doors
- Tenant Improvements Negotiable

| SPACES | LEASE RATE | SPACE SIZE |
|--------------------------------------|---------------|------------|
| Unit 1 (Vanilla Shell Retail) | \$12.00 SF/yr | 3,021 SF |
| Unit 2 (Vanilla Shell Retail) | \$12.00 SF/yr | 3,756 SF |
| Unit 3 (Warehouse Storage) | \$12.00 SF/yr | 1,150 SF |
| Unit 4 (Warehouse Storage) | \$12.00 SF/yr | 882 SF |
| Total Space | \$12.00 SF/yr | 8,809 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Households | 5,770 | 52,375 | 111,434 |
| Total Population | 11,263 | 120,948 | 258,717 |
| Average HH Income | \$44,088 | \$51,291 | \$52,001 |

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// ADDITIONAL PHOTOS



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// RENDERINGS



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// RETAILER MAP



Google

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