

Austin Corbin II Mansion

815 W 7th Spokane, Washington 99201

For Sale & Lease

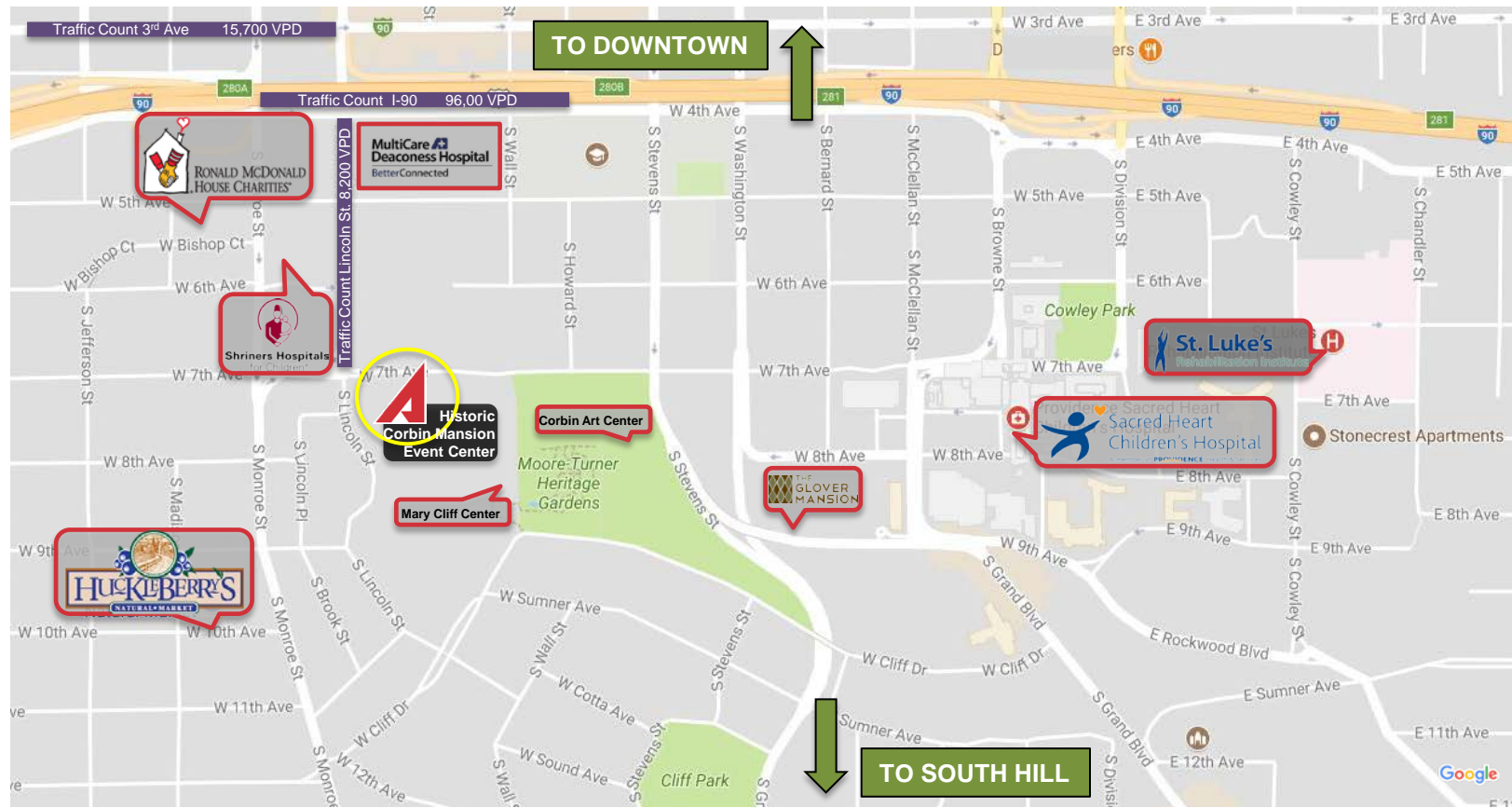


Bryan Walker
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Back on
The Market

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Property Map



Highlights

- Eye-catching historic building in Spokane's beautiful Marycliff Center
- In close proximity to Downtown Spokane and the South Hill
- Minutes from I-90, S. Monroe and S. Washington St.
- Centrally located within city limits
- Easy to access off the freeway with minimal traffic stops
- Surrounded by parks and walking trails

Census Demographics:

Population	1 Mile Radius	15,133
	3 Mile Radius	90,511
	5 Mile Radius	195,536
Median Household Income	1 Mile Radius	\$27,794
	3 Mile Radius	\$37,730
	5 Mile Radius	\$42,384
Average Household Income	1 Mile Radius	\$48,704
	3 Mile Radius	\$58,026
	5 Mile Radius	\$60,312

County of Spokane Demographics:

- Spokane/Spokane Valley MSA: 532,253
- Median Household Income: \$52,220
- Total Businesses: 22,692



The Historic Corbin Mansion

The Austin Corbin II Mansion is located in the Cliff neighborhood on the lower South Hill situated on a parcel of land originally included in the Pacific Northwest Territory claimed by Spain, Russia, Great Britain and the United States by virtue of exploration. Following the War of 1812, by the Treaty of Ghent and the Convention of 1814, joint ownership was granted to Great Britain and the United States. Joint ownership continued until 1816 when boundary disputes were settled by the Treaty of Washington, giving the United States sole possession. Territorial status was granted to Oregon Country in 1818. In 1853 Washington was organized as a separate territory and was admitted into the Union on November 11, 1889. This parcel was included with alternate sections of land conveyed to the Northern Pacific Railroad by an Act of Congress passed July 2, 1864 granting lands for the construction of telegraph lines and railroads.

Designed in 1898 by famed architect Kirtland K. Cutter, this 3-story colonial revival style mansion was built by H.J. Skinner for \$65,000. Originally, the home site was 7 acres and the 12,170 SF residence contained 17 rooms. Its most prominent central feature is a monumental front entry portico in the Greek Classical Ionic Order. Austin & Katherine's home was famous for lavish parties during the late 1800s and early 1900s. Much history was made between the Corbin and Cutter families during this era.

Austin Corbin II was born September 24, 1863 in Denver, Colorado. He, along with his father, traveled in a covered wagon to Helena, Montana, and in 1880, Austin arrived in Spokane with his father Daniel Chase Corbin one of the great railway empire builders of the Pioneer Era. On May 2, 1894, Austin Corbin II married Katherine J. Benham who later came to Spokane with her parents Capt. & Mrs. Luscious G. Benham in 1889. In 1929, Marycliff Catholic Girls School opened on the Gordon Family Estate to the East of the Austin Corbin Mansion thanks to Raphaelita Gordon. Gordon donated her land and home to Spokane Catholic Bishop Charles White for the creation of a Catholic high school for girls. On January 3, 1945, Austin Corbin died at the age of 81. Later that year, on August 24, the Corbin Home was donated by Mrs. Corbin to the Franciscan Nuns, thus becoming part of Marycliff High School.

The Corbin Mansion served as a convent for Franciscan Sisters with the home's big drawing room used as a chapel until the school's closure in 1979. On June 29, 1984, the Catholic Bishop of Spokane conveyed the entire Marycliff site to Marycliff Associates for development into its present use. Today the Austin Corbin II Residence sits on approximately 1 acre of land established in the Marycliff Historic District. The mansion is registered with the U.S. Department of Interior and is listed on the National Register of Historic Places.

Paraphrased from the Historic Corbin Mansion Website



Property Highlights

The Corbin Mansion is a multi-tenant office building and event center spanning 12,515 SF. The offices have been home to medical professionals and other miscellaneous businesses due to the close proximity to the medical hospitals and facilities, while the event center occupies the majority of the first floor and welcomes weddings, birthdays, corporate and special events.

Famous for lavish parties in the Late **1800s** and early **1900s** held by Austin Corbin II and Katherine J. Benham.

Designed in **1898** by famed architect Kirtland K. Cutter.

Upside Opportunity for an investor with a passion for historic renovation willing to put a little TLC into the building.

Parcel Number 35193.5103
Building Type Office/Event Center
Total Building SF +/-12,515 SF
Parking +/-32

Lease Rate **\$12.00/SF NNN**

Contact Broker for Available suits.

Price Reduction **\$1,295,000★**





Nearby Medical Facilities:

- MultiCare Deaconess Hospital
- Shriners Hospital for Children
- Providence Sacred Heart Hospital
- OB/GYN Associates of Spokane
- Inland Imaging
- Rockwood Clinic

Nearby Retail:

- Huckleberry's Natural Market
- Rosauer's Supermarket
- Riverpark Square Mall
 - Nordstrom
 - Pottery Barn
 - Apple Store
 - Anthropologie
 - Lululemon
 - Ben Bridge Jeweler
- Numerous restaurants and bars within minutes

Nearby Parks:

- | | |
|---------------------------------|-----------|
| • Moore-Turner Heritage Gardens | 0.2 miles |
| • Cliff Park | 0.5 miles |
| • Cowley Park | 0.6 miles |
| • Cannon Hill Park | 1.0 miles |
| • Manito Park | 1.2 miles |
| • Comstock Park | 1.8 miles |
| • Riverfront Park | 1.8 miles |

Nearby Hotels:

- | | |
|-----------------------------------|-----------|
| • The Historic Davenport: | 0.7 miles |
| • The Spokane Club: | 0.8 miles |
| • Montvale Hotel: | 0.8 miles |
| • The Davenport Lusso: | 1.1 miles |
| • The Davenport Grand: | 1.1 miles |
| • Red Lion Hotel at the Park: | 1.4 miles |
| • Red Lion River Inn: | 1.6 miles |
| • Holiday Inn Express – Downtown: | 1.6 miles |

Event Partners



Diana started Agape Events in September of 2008. Since then, she has attended 9 bridal shows and put on numerous weddings. You can see her wonderful work at agape-events.com or on Facebook!



Alpha Video Services has been offering their assistance in Spokane for over 12 years and, specifically in wedding videography. AVS will bring your wedding or special event to life with their experience and flair. AVS also has the option of event photo booths, perfect for that special event!



Red Rock Catering was founded in September of 2004 by Spokane native Bob Adolfson and wife, Kimberly Coy. Their stellar team ensures that each client is happy in every way possible.



INPRO is a professional trade association with numerous vendors ready and willing to assist in any way possible. All INPRO members are licensed and will provide everything needed for a wedding, party, corporate meeting or special event.

Doug Scott - Pianist



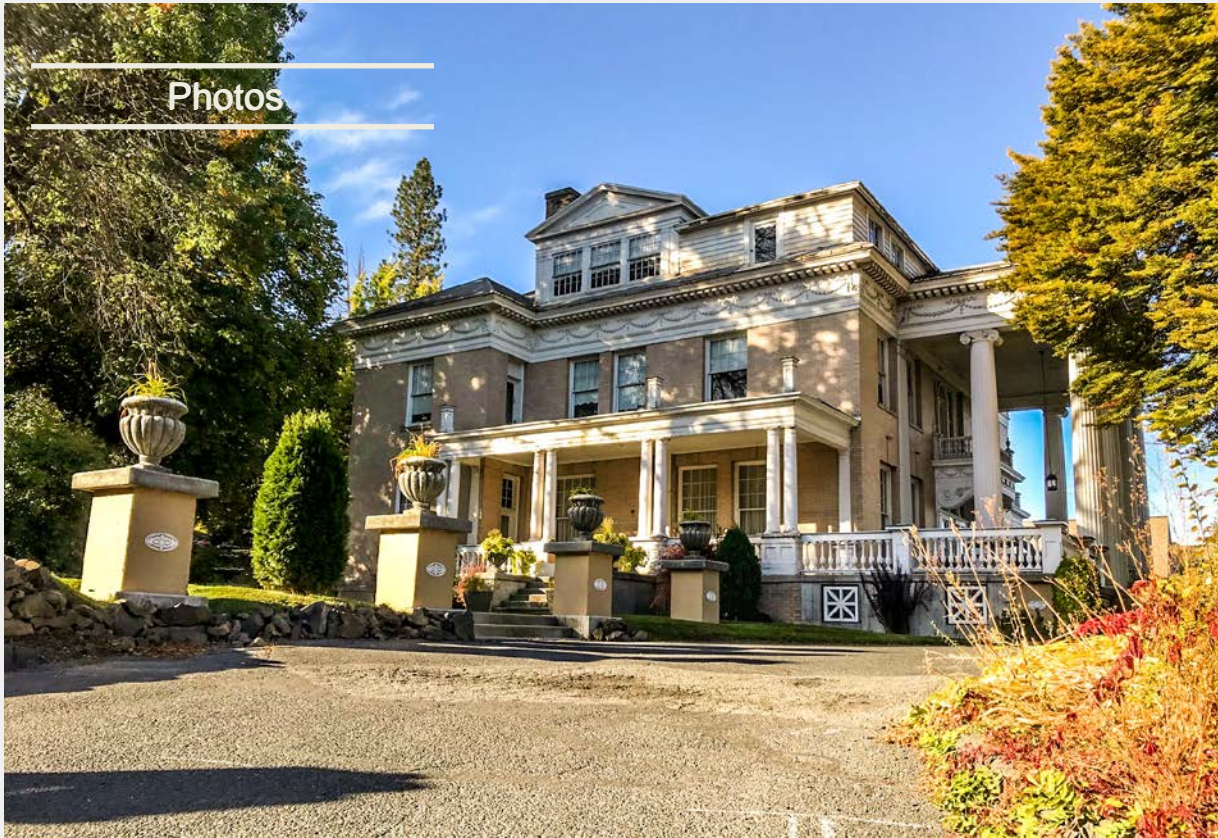
Doug Scott has been performing in the Spokane community for over 20 years and has played some of Spokane's most prestigious events including The Mayor's Ball, the Epicurean Delight and Christmas Tree Elegance. He has been musically involved in Spokane's community in many facets including acting as the leader of a local band and holding House Pianist positions.



Rachelle Flatt specializes in families, children and weddings. Her studio is conveniently located at the Marycliff Hall Bell Tower. She opened her studio in 2009 and has 11 years of experience.



Photos

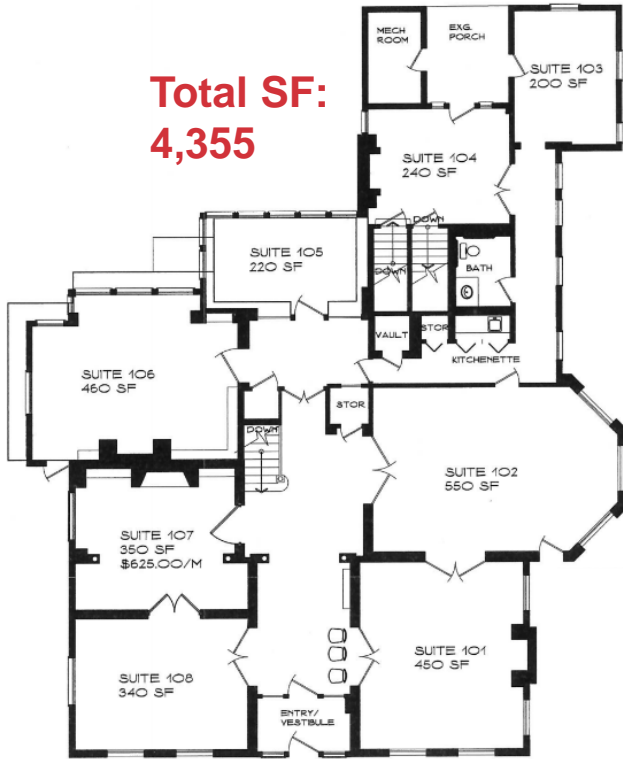


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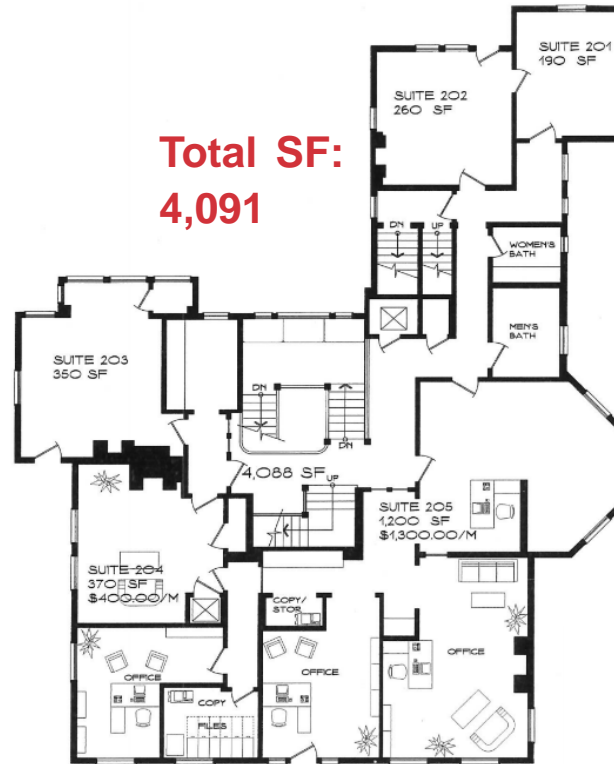
Floor Plans First Floor

**Total SF:
4,355**



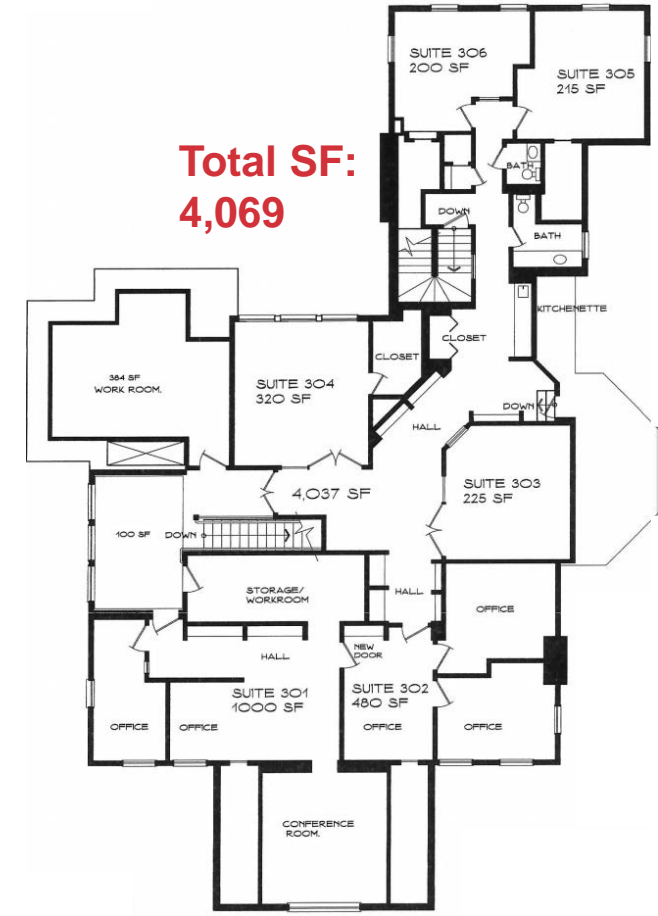
Floor Plans Second Floor

**Total SF:
4,091**



Floor Plans Third Floor

**Total SF:
4,069**





Bryan Walker



Bryan Walker began his Real Estate career in 1989, quickly proving to be a valuable asset to the Real Estate Industry. In 1995 Walker became partners with Bob Tomlinson of the Tomlinson Real Estate Company as President for the Spokane Valley division. Other ownership interest included, Spokane, Coeur D' Alene, Tri-Cities, Moses Lake, Boise, Nampa, Meridian, Eagle, and Sotheby's in Sandpoint.

Bryan started developing residential subdivisions in 1994 and later started a company called Landworks Development Inc. As owner and President. Landworks not only owned and developed it's own properties, it also managed and consulted for various other land owners and developers in the Inland Northwest Area.

In 2004 Bryan started a civil engineering company known as Landworks Engineering, he assembled a group of professional engineers and land surveyors to entitle, design, manage, and construct developments from concept to completion. He later sold this company and focused on Development.

In 2011 Bryan started doing commercial property sales, leasing, consulting, and developing. Bryan continues to develop and manage multiple projects as well as Single ownership portfolio projects for leasing, sales, marketing, and management.

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