



PROPERTY INFORMATION

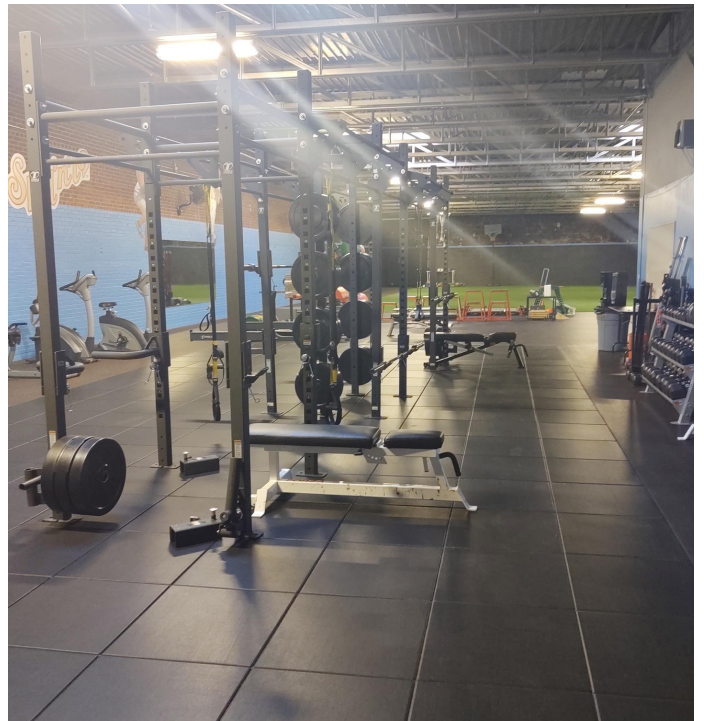
Located on Ruby, this property is close to many retailers and is just two miles from downtown Spokane. This retail space has high traffic volume and is located in between the Ruby/Division street split.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suites D & E	\$5,250 per month	12,200 SF

PROPERTY FEATURES

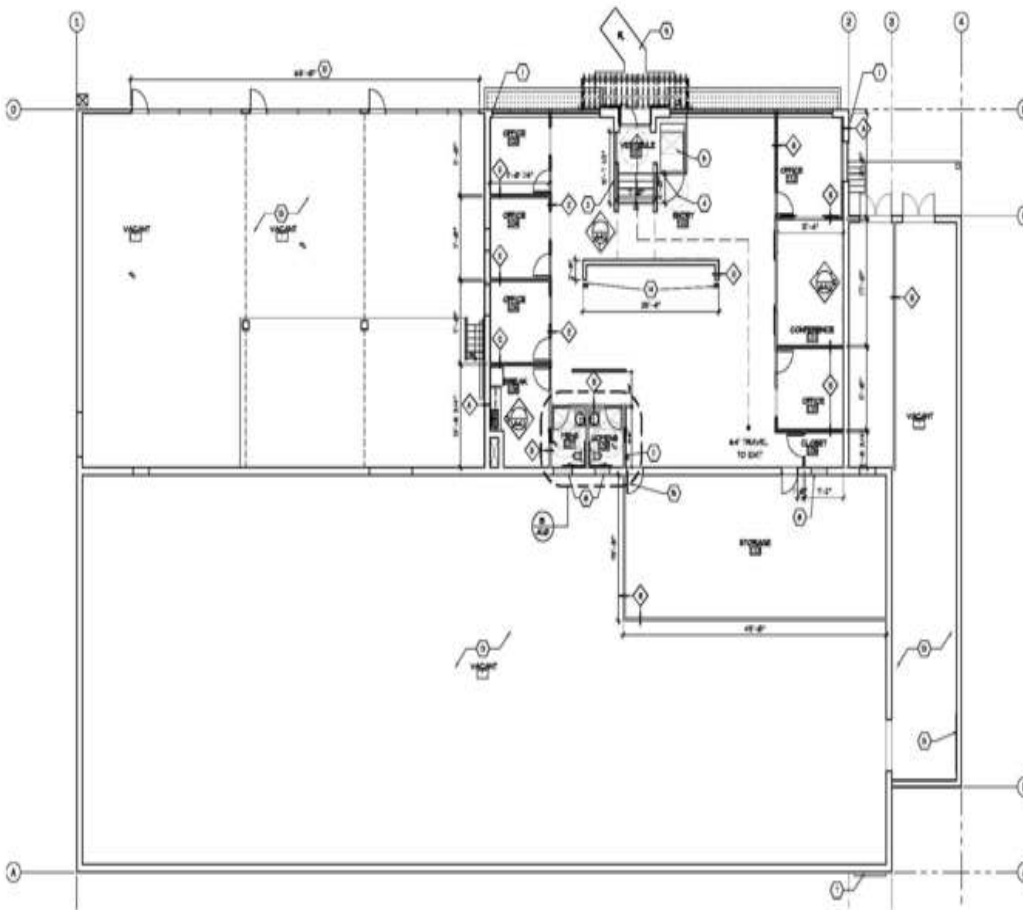
- \$5,250 per month/NNN \$2.00/SF
- Suite D - 4,200 Square Feet +/- & Suite E 8,000 Square Feet
- Total Square Feet: 12,200
- Excellent Signage
- Free on site parking
- Sublease through 5/1/2021



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TYPE A	TYPE B	TYPE C	TYPE D	TYPE E

ALL TYPES



A FLOOR PLAN
ALL SCALE 1/4"=1'-0"

GENERAL NOTES

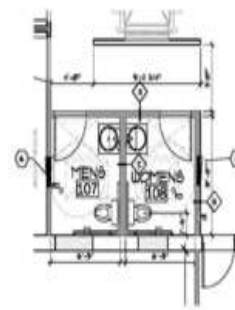
- PROJECT IS CITY OF SPOKANE PERMIT APPROVED. VERIFY THE DRAWING REPLACES ALL AJP BASTIS DATED BEFORE #14-0.
- ALL OPENINGS AND FINISH FACES OF STUDS WITH
- ALL DOOR OPENERS TO BE LOCATED 4" OFF THE ADJACENT WALL TOP.
- ALL DOOR OPENERS SHALL HAVE 6" CLEAR ON THE PUSH SIDE AND 8" CLEAR ON THE PULL SIDE.
- SEE AJP FOR FINISH SCHEDULE AND INTERIOR ELEVATIONS.
- SEE AJP FOR DOOR & WINDOW TYPES.

DEMOLITION NOTES

- REMOVE ALL INTERIOR NON-LOAD BEARING WALLS

KEY NOTES

1. HIDE SEE PER ARCH DRAWING
2. PIPE RAIL PAINT BLACK SEE A1
3. ADJACENT ACCESS ADA TRAIL 1'-0" MIN. DISTANCE SEE A1 FOR FLOOR INFO.
4. SAFETY GATE FOR ADA LIFT
5. PHONE BOARD
6. ELECTRICAL PANEL, SEE ELECTRICAL OVER
7. ELECTRICAL SERVICE
8. BRICK WALL
9. ADA ASSEMBLY CONCRETE RAFTS SEE SITE PLAN
10. NOT USED
11. FIRE EXTINGUISHER CABINET
12. FUTURE FURNITURE I.C.C.
13. TO WORK I.C.C.
14. 10-STEEL COLUMN
15. REMOVE DOWN RAMP



B ENLARGED FLOOR PLAN
ALL SCALE 1/4"=1'-0"

PERMIT SET
REVISED DRAWINGS
03.16.12



FLOOR PLAN

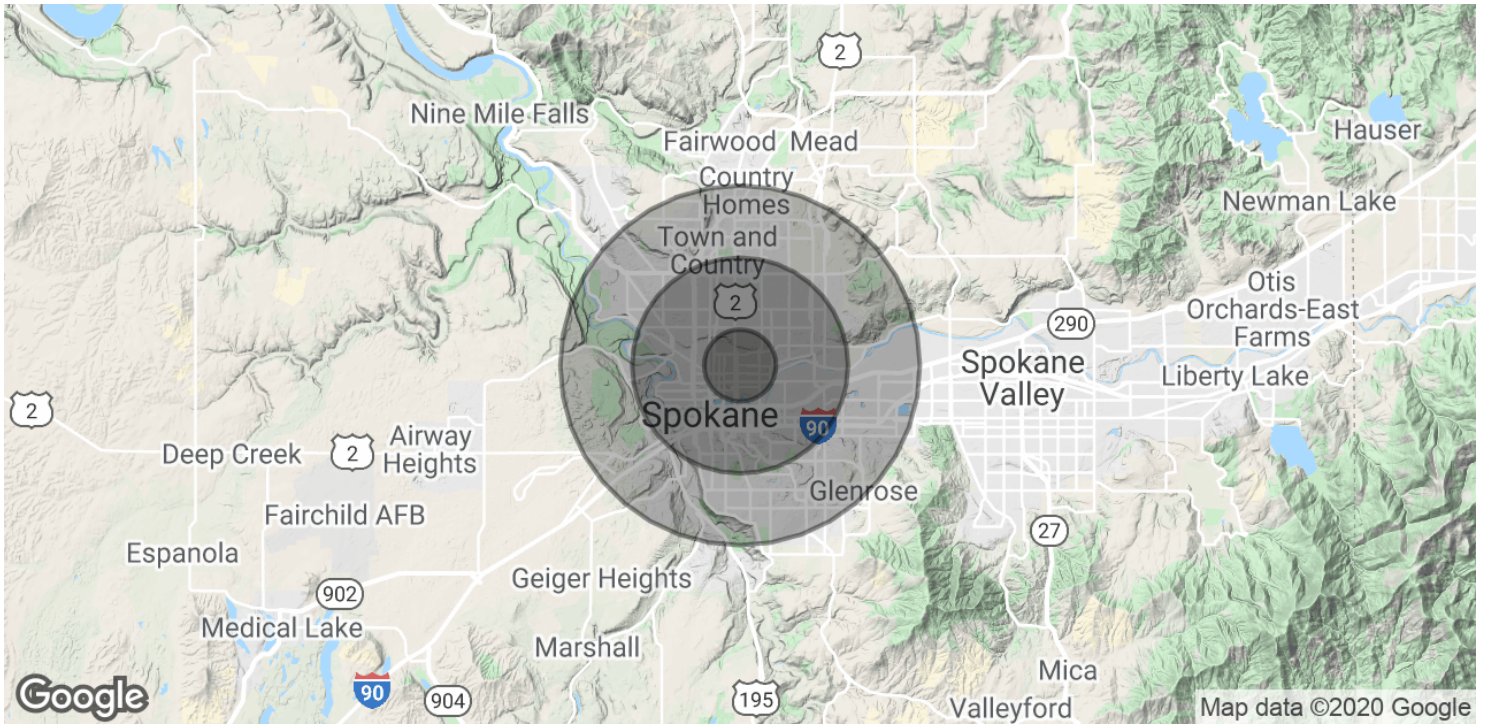
MONTGOMERY AND RUBY
OFFICE TENANT IMPROVEMENT
122 E. MONTGOMERY ST
SPOKANE, WASHINGTON

WAG
WEST ARCHITECTURAL GROUP
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Project No. 10.002
Date: 10/18/10
Drawn By: RSL
Checked By:

Sheet No. 1 of 1
A1.0

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,914	138,755	272,167
Median age	29.1	33.1	34.9
Median age (Male)	29.4	32.2	33.6
Median age (Female)	28.9	34.2	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,517	59,435	116,344
# of persons per HH	2.6	2.3	2.3
Average HH income	\$39,113	\$43,175	\$50,451
Average house value	\$142,795	\$157,828	\$179,229

* Demographic data derived from 2010 US Census

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