

# FOR LEASE

521 E. Sprague  
Spokane, WA 99202

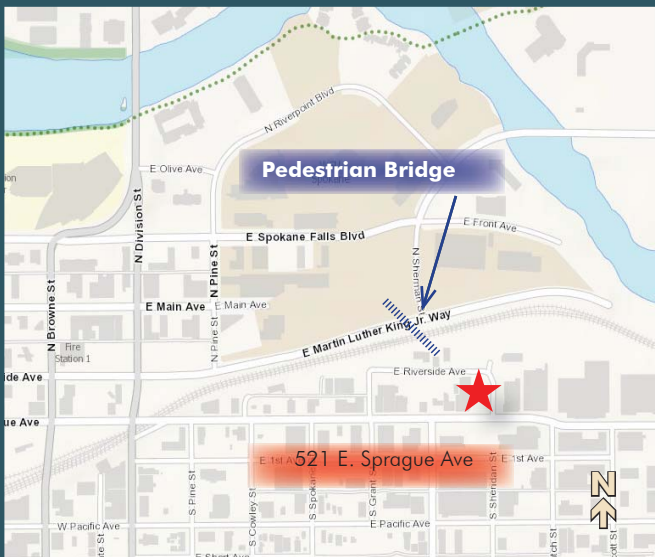


## U-District Redevelopment Ideal for Office Space, Lab or Technology Uses

## Space for Lease Divisible up to ±17,000 SF in the South U-District

### PROPERTY INFORMATION

- **Pricing:** \$14.00-16.00 / SF / NNN
- **Proposed Upgrades:** New roof, garage doors, additional windows, interior buildout allowance, new HVAC
- **Amenities:** Located adjacent to U-district Pedestrian Bridge, on-site and street parking, visible location

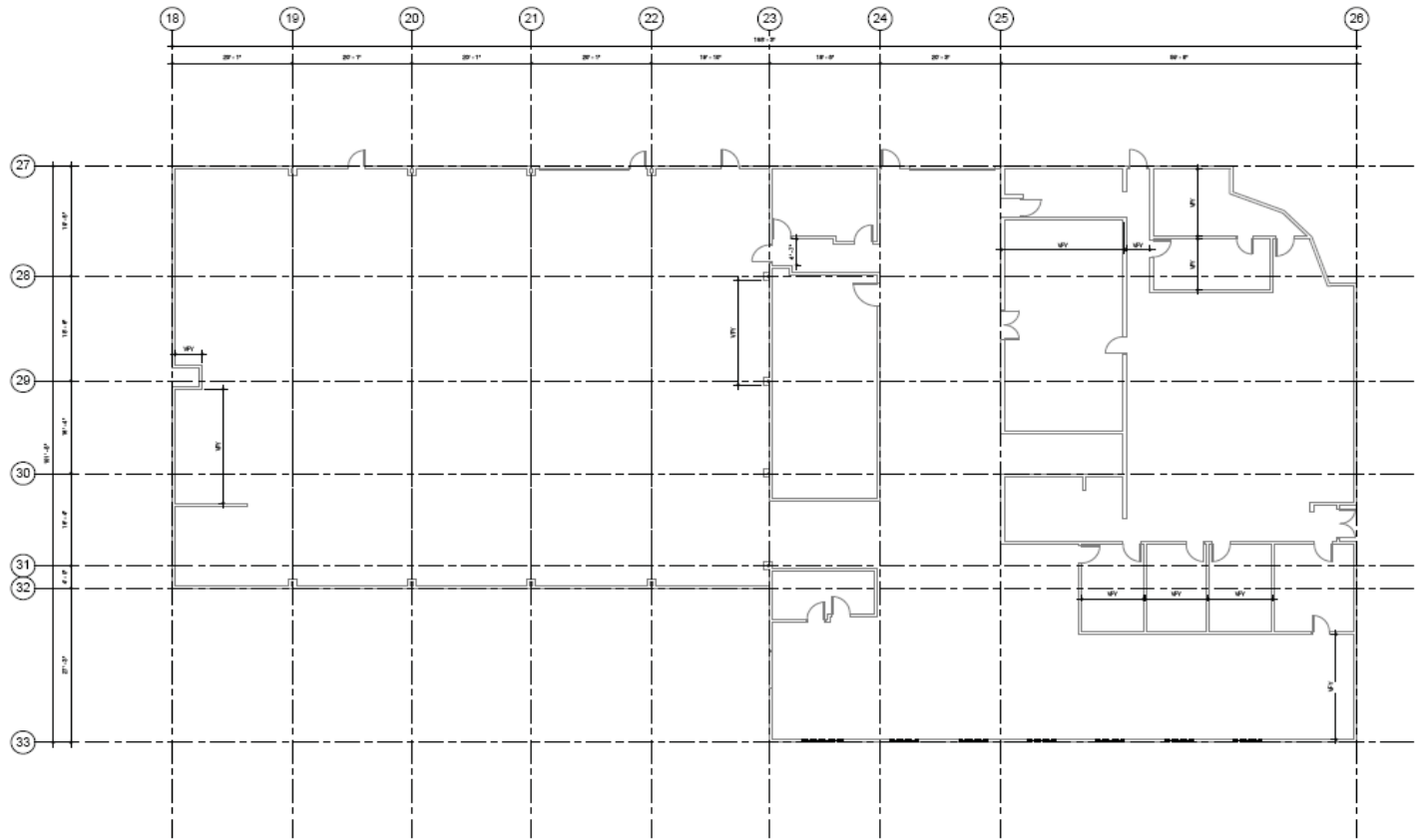


Office space leased here helps support  
Hutton Settlement Children's Home,  
a historic not-for-profit organization  
dedicated to providing a safe  
and loving home for children.  
[www.huttonsettlement.org](http://www.huttonsettlement.org)

Craig Soehren  
509.755.7548 or [craigs@khco.com](mailto:craigs@khco.com)



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AS BUILT PLAN  
1/8" = 1'-0"

MAIN FLOOR PLAN  
A2.1

521 E SPRAGUE  
621 EAST SPRAGUE  
SPOKANE WASHINGTON 99202  
PARCEL #




uptic studies



**Space for  
Lease  
Divisible up  
to ±17,000 SF  
in the South  
U-District**

**KIEMLE &  
HAGOOD  
COMPANY**

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