



**Lease Rate:
\$16.50/SF/NNN**

Property Features

- Space Available:
 - 1,000 – 4,435 USF
 - Basement Storage Available
 - 16' – 18' Ceilings
 - Exposed Brick
 - Refurbished Wood Beams & Floors
 - Space Planning & Design Provided by Landlord

153 S. Jefferson,
Spokane, Washington 99201

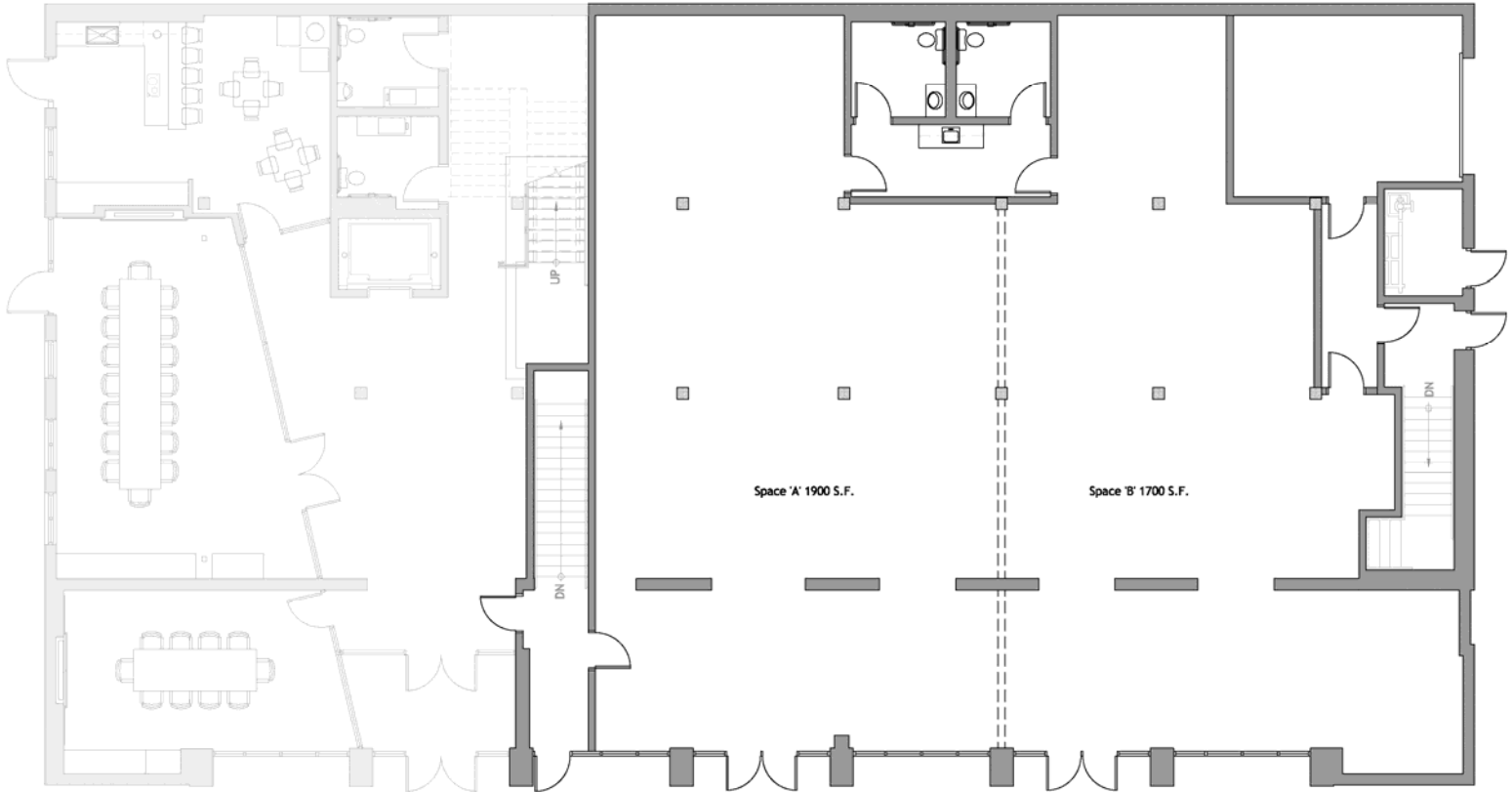
Property Amenities:

- Property Amenities:
 - On-Site Parking
 - Historic Building
 - Complete Remodel in '09
 - ADA Accessible:
 - ◆ Automatic Doors
 - ◆ Elevator
 - LEED Certified
- Walking Distance to all Downtown Spokane's Restaurants & Shopping
- No Load Factor



For More Information:

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Bissinger Building Tenant Space

SCALE: 1/8" = 1'-0"

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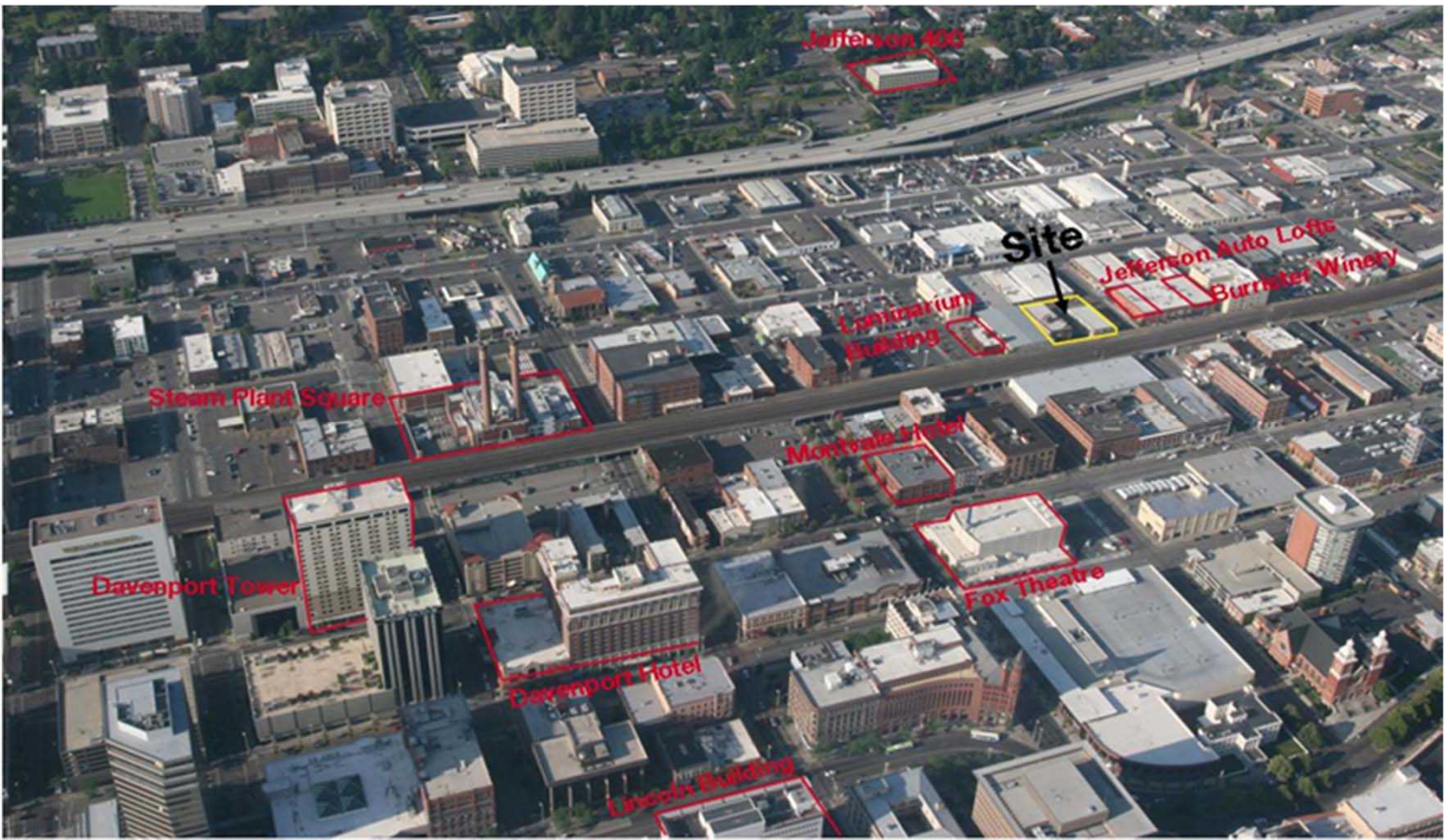


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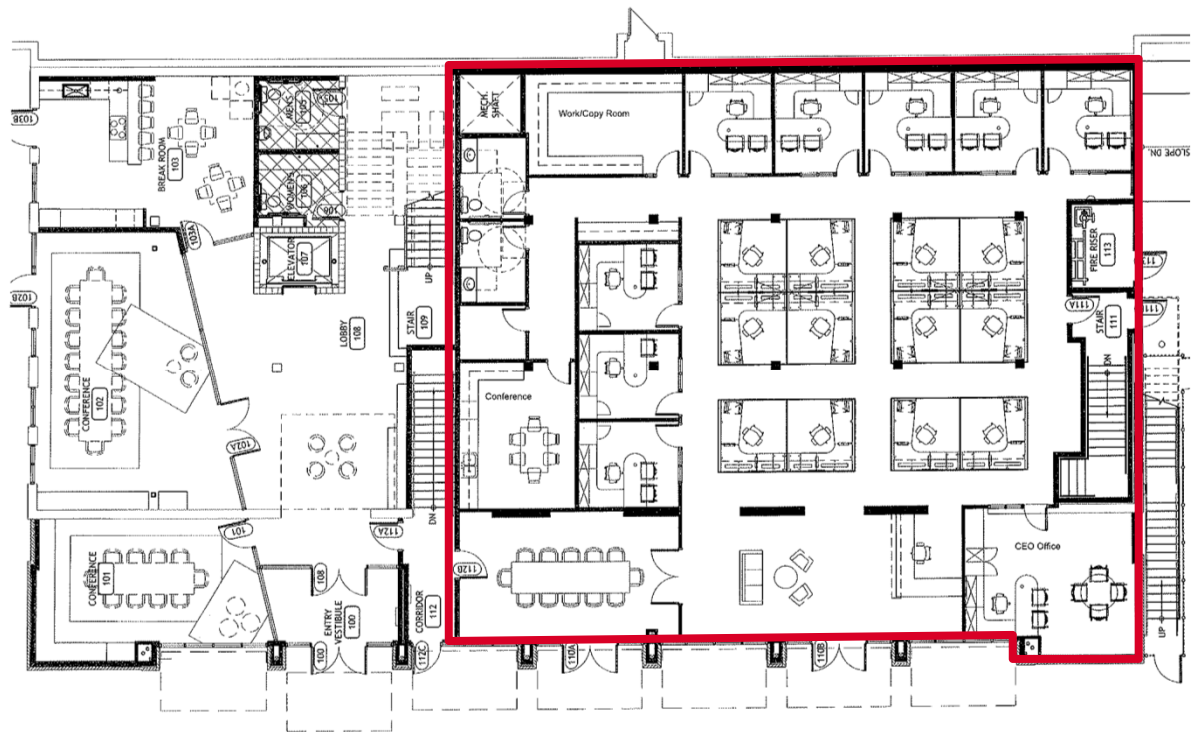
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Potential Floor Plan

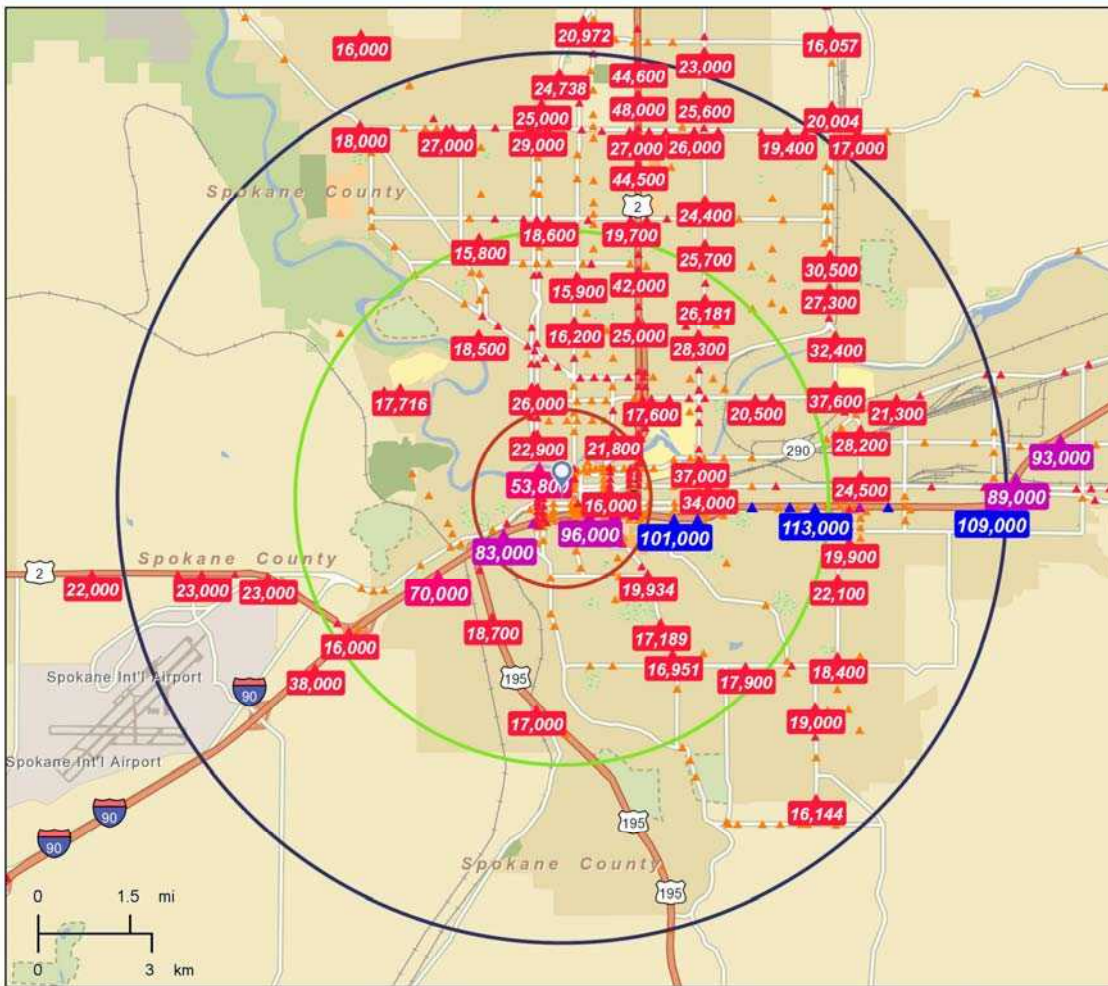




Traffic Count Map

153 S Jefferson St, Spokane, Washington, 99201
 153 S Jefferson St, Spokane, Washington, 99201
 Ring: 1, 3, 5 Miles

Latitude: 47.65529
 Longitude: -117.42958



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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Page 1 of 1

2014 Demographics:

Population:

1 Mile Radius 15,872
 3 Mile Radius 92,844
 5 Mile Radius 202,554

Average Household Income:

1 Mile Radius \$35,558
 3 Mile Radius \$51,845
 5 Mile Radius \$55,033

Traffic Counts:

Cars per Day
 N. Monroe and W. 2nd:
 14,900

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