

FOR LEASE Office/Retail Building



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:

Terry McAleer

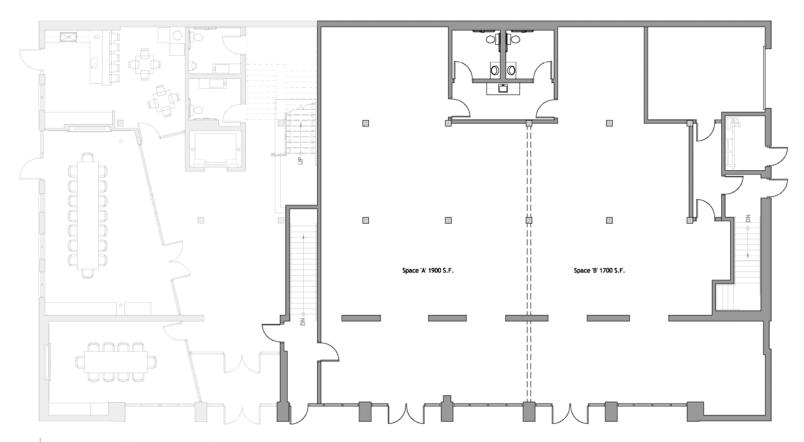
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Bissinger Building Tenant Space

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

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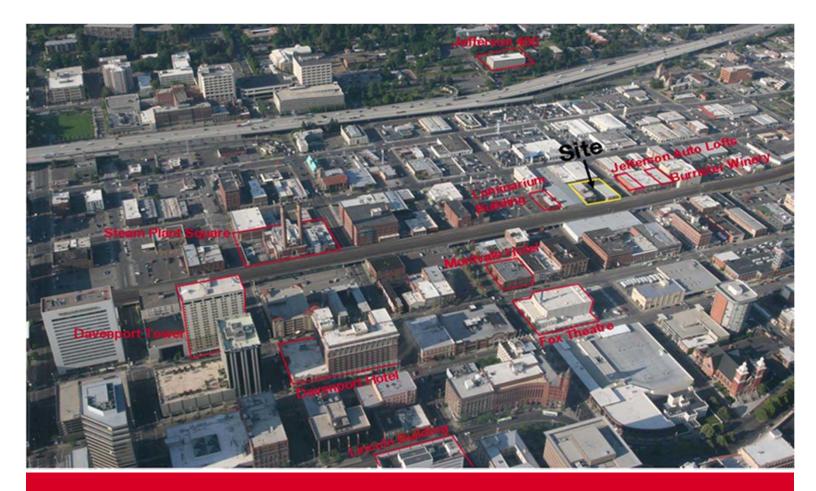






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Potential Floor Plan





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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

2014 Demographics:

Population:

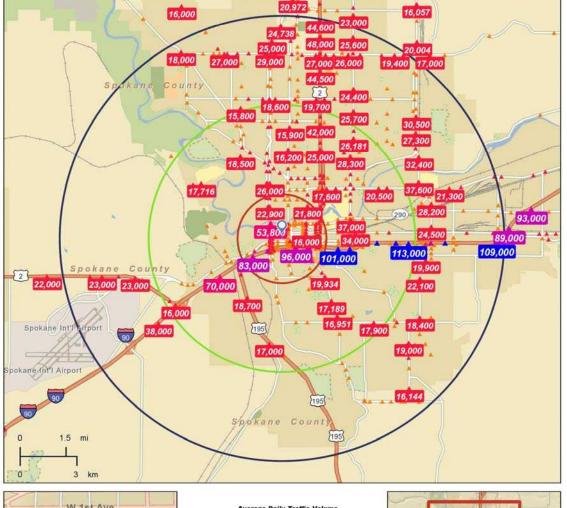
Mile Radius 15,872
 Mile Radius 92,844
 Mile Radius 202,554

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



Source: ©2012 Market Planning Solutions, Inc.

Average Daily Traffic Volume

**Up to 6,000 vehicles per day

**46,001 - 15,000

**15,001 - 30,000

**30,001 - 50,000

**50,001 - 100,000

**More than 100,000 per day

Spokane Spokane Valley 0

April 29, 2015

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