

*Excellent South Hill
Location!*

FOR LEASE

926 S. Monroe Street
Spokane, WA 99204



**OFFICE SPACE
AVAILABLE
LOCATED IN THE
HUCKLEBERRY'S CENTER**

SUITE AVAILABLE

Suite A7: $\pm 2,271$ SF
Lease Rate: \$15.00/PSF, NNN
Est. NNN's: \$4.50/SF
- Suite A7 includes new break room with kitchenette and private restrooms
- New elevator to be installed

PROPERTY INFORMATION

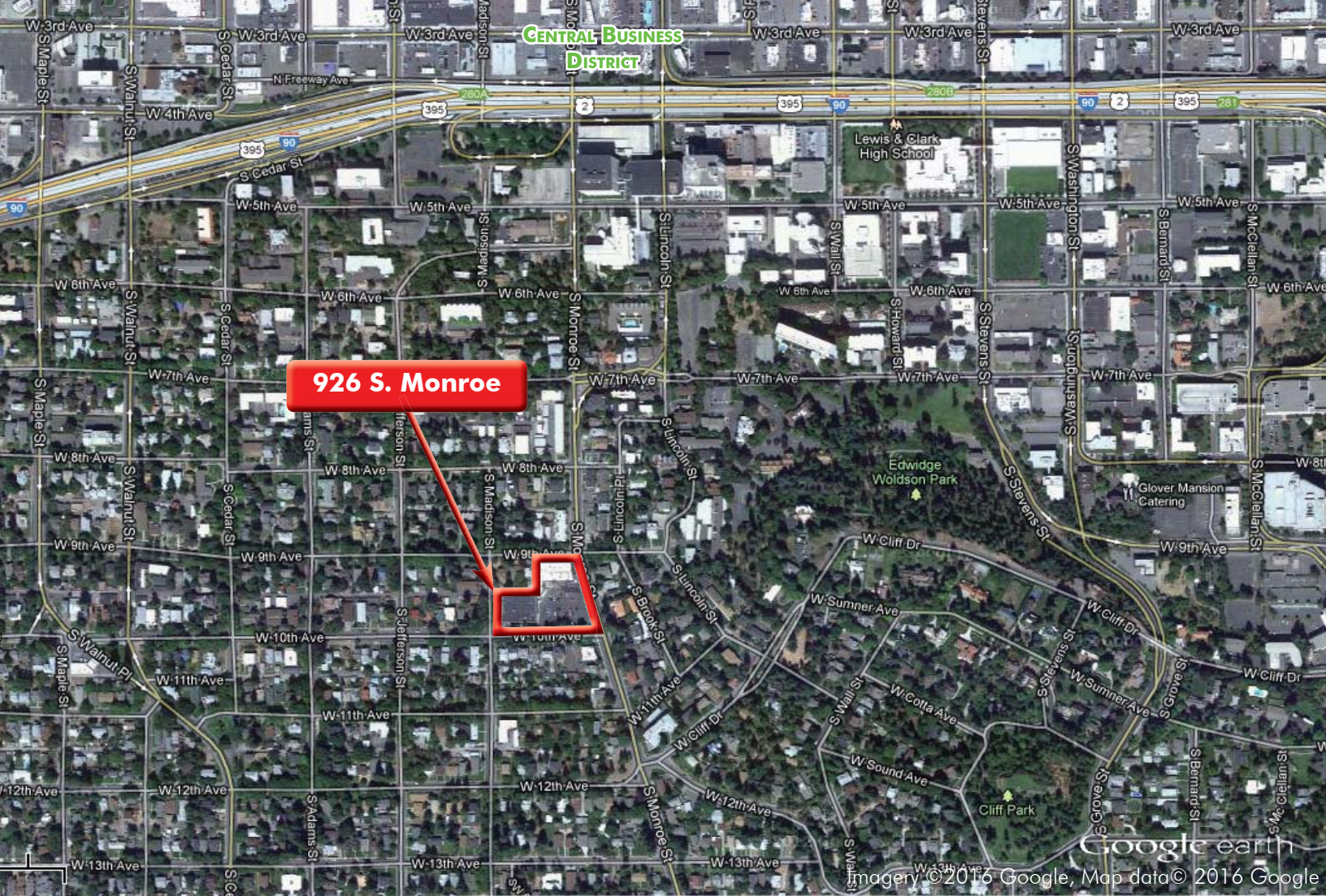
- Great South Hill Neighborhood
- Located in same retail location as Huckleberry's and Ace Hardware
- Easy access to Downtown Spokane and Interstate 90



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**KIEMLE &
HAGOOD
COMPANY**
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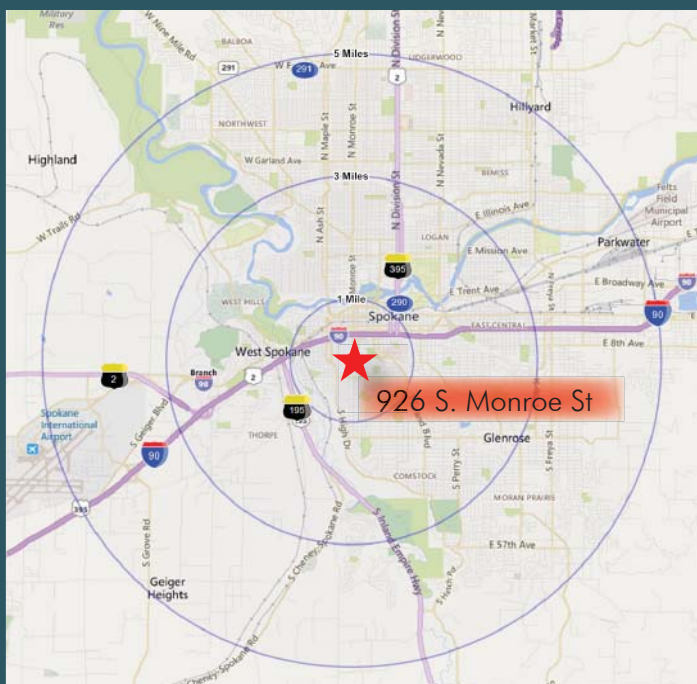


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DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|---------------|----------------|----------------|
| 2015 Est Population | 16,556 | 88,490 | 199,027 |
| 2010 Census Population | 15,550 | 83,655 | 189,900 |
| 2020 Proj Population | 17,613 | 93,602 | 210,326 |
| Projected Change 15-20 | 1.3% | 1.2% | 1.1% |
| 2015 Est Average HHI | \$49,984 | \$55,664 | \$57,670 |
| 2015 Est Median HHI | \$36,621 | \$42,902 | \$47,037 |
| 2015 Est Daytime Demos | 65,532 | 140,766 | 216,219 |



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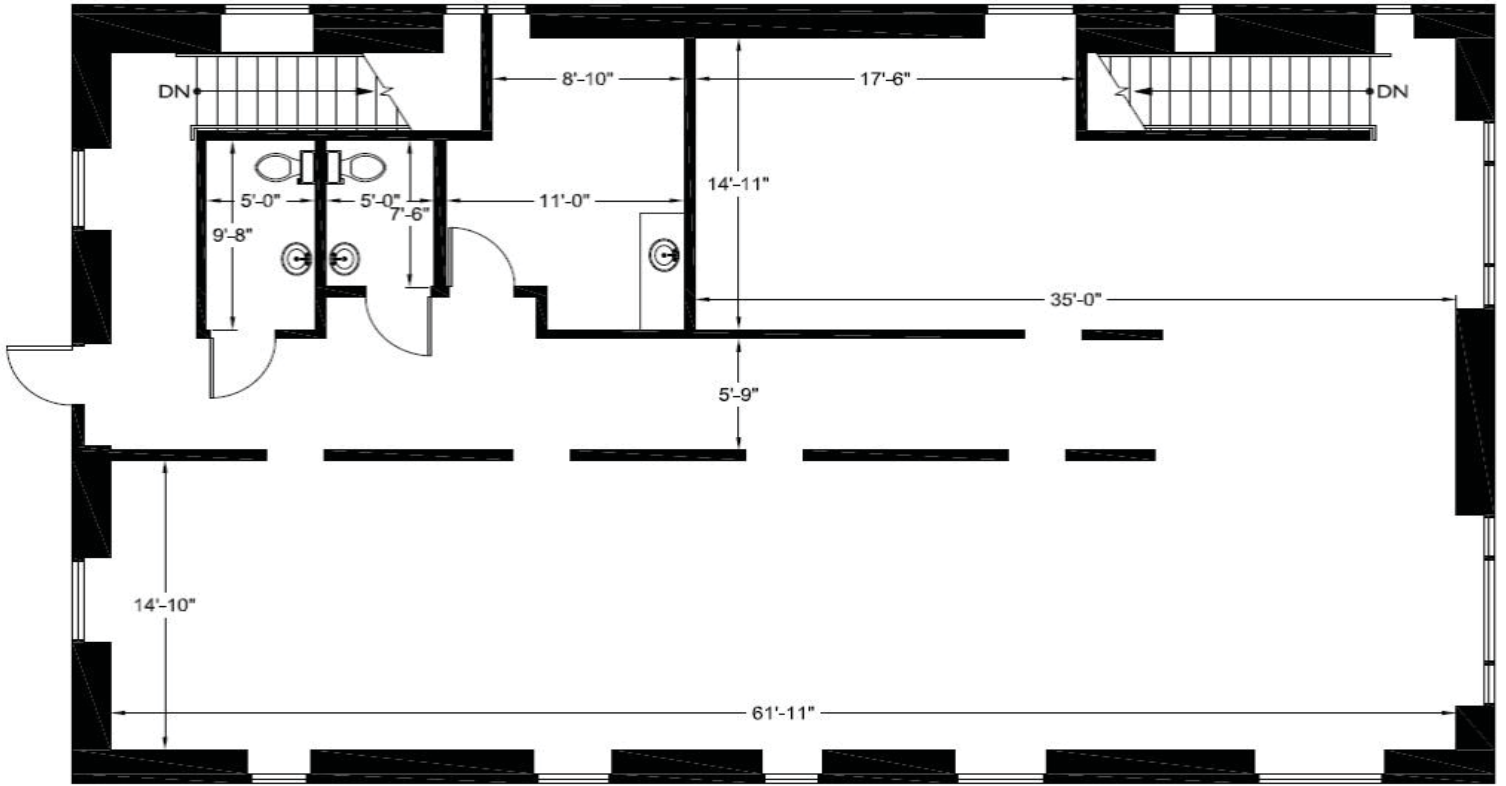
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West 9th Street



FOR LEASE

926 S. Monroe Street
Spokane, WA 99204

SUITE A7
±2,271 SF

LEASE PRICE
\$15.00/PSF, NNN



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