

Rare life science
opportunity in
the heart of the
University District.

IGNITE + JLL

FOR SALE.

120 N. Pine Street, Spokane

Building Features:

RSF: 39,080 per WSU lease

Built: 2005

Land Area: 1.86 acres

Power: 3 phase / approximately 4,000 amps

Back-up Power: Generac generator

Docks: 2

Ceiling Height: 12'

Parking: Approximately 67 stalls

Lab Infrastructure: Dedicated hot / cold water,
compressed air, venting, and vacuum lines



FIRST FLOOR.

± 19,540 RSF approximate



Lab Area approximate

CONTACT INFO:

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SECOND FLOOR.

± 19,540 RSF approximate

 **Lab Area** approximate

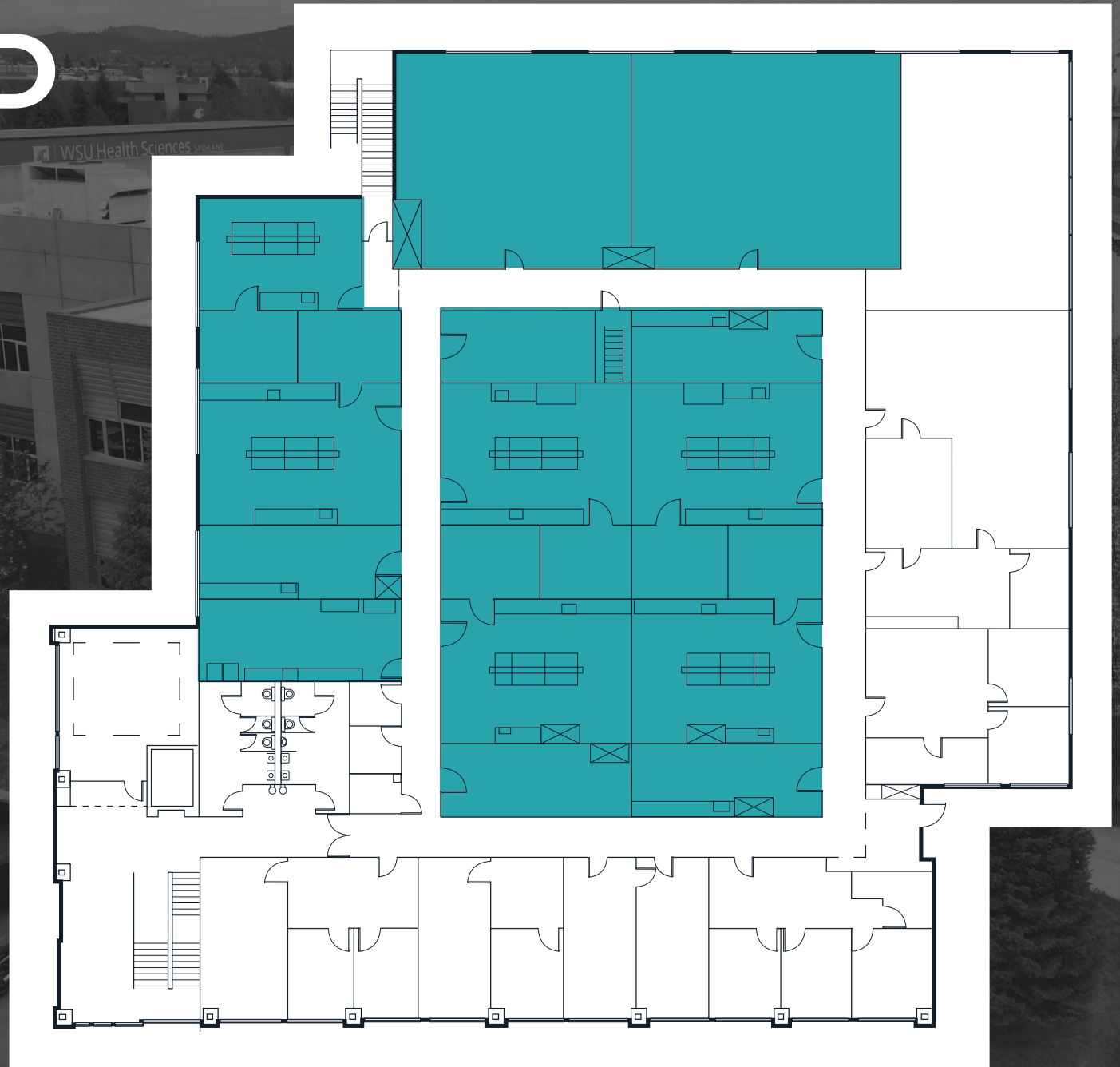
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LEASE DETAILS.

LESSEE: Washington State University

LED: 1/31/2026

RSF: 39,080 per lease

OFFICE: 18,860 SF

LAB: 11,760 SF

MANUFACTURING: 6,930 SF

SHARED COMMON AREA: 1,710 SF

Ceiling Height: 12'

RENT TYPE: NNN, subject to the landlord's obligation over property insurance

OPTION TO RENEW: One 5 year option to negotiate a renewal







AREA DEMOGRAPHICS.

WITHIN THREE MILES



258,371

Total Population



0.51%

2023-2028 Annual
Growth Rate



36.1

Median Age



109,834

Total Households



8,455

Total Businesses



141,953

Total Employees



294,298

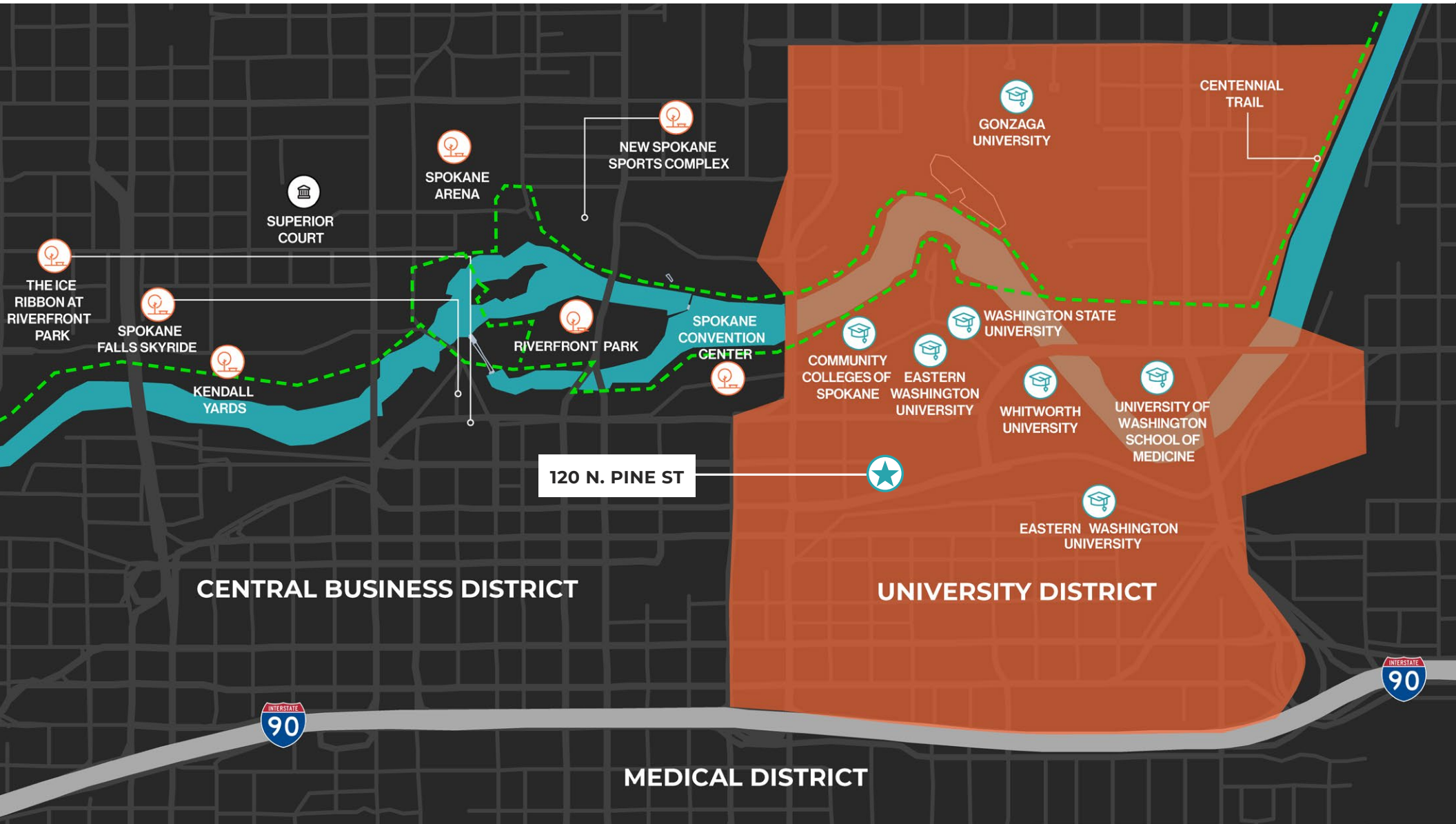
Total daytime Population



\$124,192

Median Household Income

IN GOOD COMPANY.



SPOKANE'S UNIVERSITY DISTRICT.

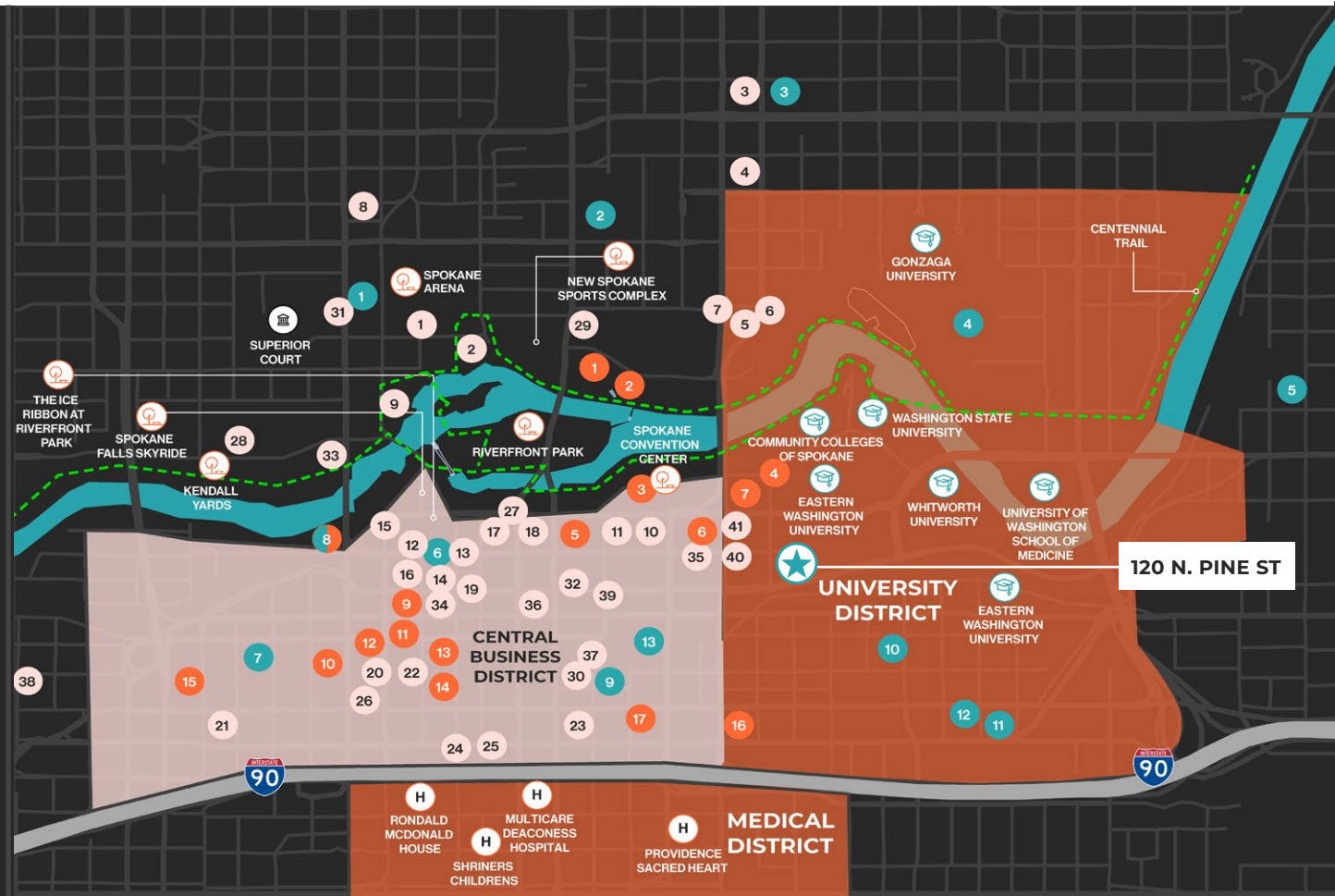
Where business and education grow together. Spokane is the place to live, learn, work, and play in the Inter-mountain Northwest. With five major universities, two medical school programs, a nationally-recognized smart city testbed, and a burgeoning life science ecosystem, this is an idea-generating and innovation-focused community at its core.

WORK, PLAY, AND STAY IN THE NEIGHBORHOOD.



RESTAURANTS.

1. David's Pizza
2. Flour Mill & Klinkerdagger's
3. Sonic Drive-In
4. QDoBA Mexican Eats
5. Blaze Pizza
6. Chpolte Mexican Grill
7. Wendy's
8. Taco Bell
9. Anthony's at Spokane Fall
10. Chili's Grill & Bar
11. Azteca Mexican Restaurants
12. Red Robin Gourmet Burgers
13. MOD Pizza
14. P.F. Chang's
15. Panda Express
16. The Melting Pot
17. Steelhead Bar & Grille
18. Sushi.Com
19. SUBWAY® Restaurants
20. The Old Spaghetti Factory
21. Pizza Hut
22. Steam Plant
23. Arby's
24. Carl's Jr. Green Burrito
25. McDonald's
26. Wild Sage
27. Mizuna
28. Wandering Table
29. Santé
30. Inland Pacific Kitchen
31. Ruins
32. Italian Kitchen
33. My Fresh Basket
34. Bistango
35. Zola
36. Observatory
37. Hogwash
38. The Elk
39. The Onion
40. The Globe
41. Baracho



GYMS & FITNESS.

1. YMCA of the Inland Northwest Corporate Office
2. Lilac City Fit Body Boot Camp
3. Crossfit Spokane
4. Kermit M. Rudolf Fitness Center
5. CrossFit Dūrātus
6. The Spokane Club
7. Spokane Boxing Gym
8. Spokane Club (and gym)
9. Wild Walls Climbing Gym
10. Farmgirlfit
11. Spokane Personal Trainer
12. CoreFit Gym
13. The Union Yoga Studio



HOTELS.

1. Ruby River Hotel
2. Holiday Inn Express
3. DoubleTree by Hilton Hotel
4. Courtyard by Marriott
5. The Davenport Grand, Autograph Collection
6. Best Western
7. Fairfield Inn & Suites by Marriott Spokane Downtown
8. Spokane Club (and gym)
9. The Davenport Lusso, Autograph Collection
10. Montvale Hotel
11. The Historic Davenport
12. Hotel Ruby
13. The Davenport Tower
14. Steam Plant Hotel
15. Tiki Lodge
16. FairBridge Inn Express
17. Days Inn Spokane

WHY SPOKANE?

Live here. Work here. Play here.

Top 9 reasons to upgrade your quality of life in Eastern Washington

LIVE.



0%
No state income tax



\$400,000
Median home price



19 MINUTES
Average daily commute



REGIONAL FLIGHT HUB
Domestic and international travel
through Spokane International Airport

WORK.



60%
Less expensive than Seattle
commercial office space



#31
Surge cities for startups by Inc.
magazine 2019



ACCESS TO TALENT
5 universities & 2 medical schools
within 80-miles



REGIONAL MEDICAL HUB
Great access to medical services and
innovation

PLAY.



5 SKI RESORTS
Within 1.5 hours of downtown



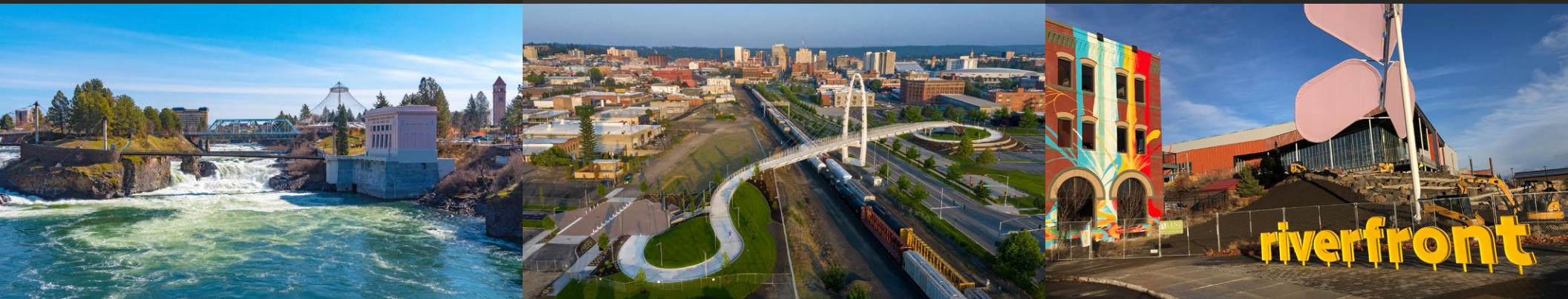
DOZENS OF LAKES
Within 1 hour of downtown



WINE & BREW
8 microbreweries & 26 wine
tasting rooms



REGIONAL SPORTS CENTERS
Spokane Arena, SPS Memorial
Stadium, and The Podium



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