

For Sublease

5709 W Sunset Hwy, Suite 110
Spokane, WA



Property Information

Building Size	±45,602 SF
Available	±8,347 SF
Features	<ul style="list-style-type: none">• Brand new turnkey office space (Delivered 3/1/2024)• Minutes away from Spokane International Airport and Downtown Spokane
Master Lease Expiration	8/30/2029
Sublease Rate	\$12.00 Full-Service Gross

Why Spokane?



Spokane is designated as an American Aerospace Materials Manufacturing Tech Hub of the United States



Airway Heights is the fastest growing community in Spokane County

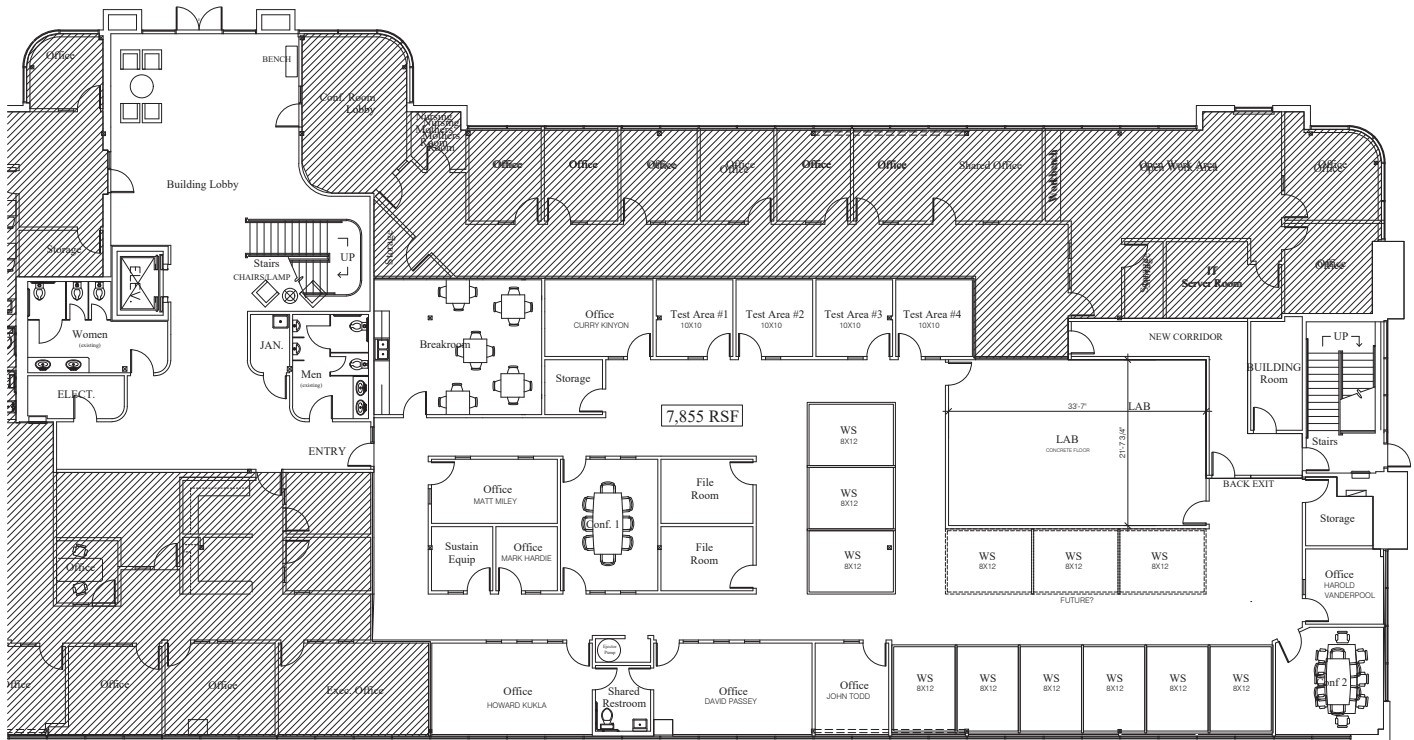
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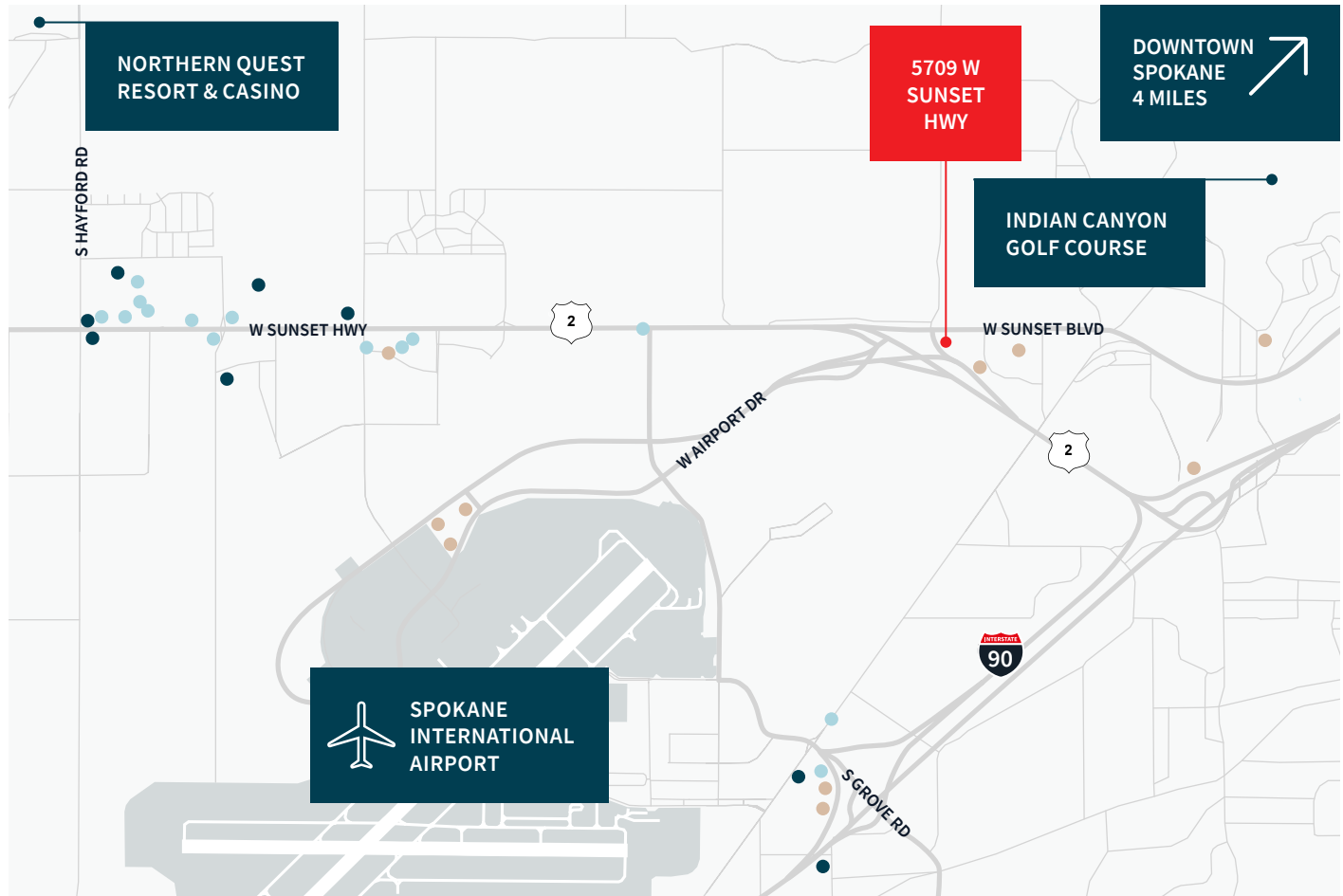
Floorplan | ±8,347 SF Available



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Amenities Map



RESTAURANTS

- Rusty Moose
- Denny's
- Hartland Coffee
- Longhorn Barbecue
- Bruchi's
- Wake Up Call - Airway Heights
- Dutch Bros
- Dairy Queen Grill & Chill
- Taco Bell
- Starbucks
- Noodle Express
- Carl's Jr.
- Mongolian Fry
- Chipotle Mexican Grill

HOTELS

- Holiday Inn
- Cedar Village Motel
- Hampton Inn Spokane
- Hilton Garden Inn
- Ramada by Wyndham
- Wingate by Wyndham
- SpringHill Suites by Marriott
- Best Western Plus Peppertree
- MainStay Suites
- Motel 6

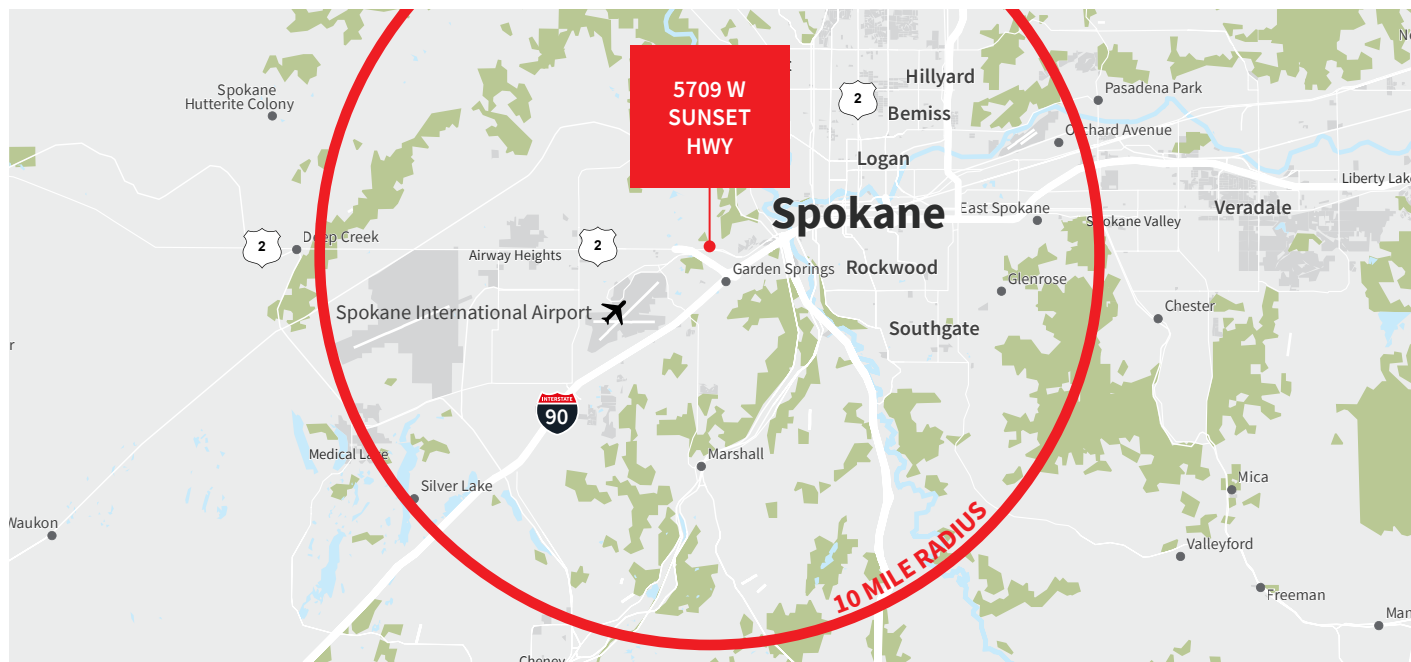
RETAIL & CONVENIENCE

- Walmart Supercenter
- Exxon
- Maverik Adventure's First Stop
- North 40 Outfitters
- Goodwill Industries Outlet Store
- Circle K
- 76
- 76

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Location & Demographics



	3 MILE	5 MILE	10 MILE
2023 Population	18,069	95,835	291,255
2028 Population Projection	22,852	112,635	334,124
Average Household Income	\$71,010	\$75,050	\$77,385
Median Household Income	\$52,438	\$54,404	\$57,654
Daytime Employment (Employees)	7,576	103,654	183,302

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