



FOR LEASE / FOR SALE

325 E SPRAGUE AVE, SPOKANE, WA 99202



JONES LANG LASALLE BROKERAGE, INC. RE LIC. #01856260

SPOKANE'S UNIVERSITY DISTRICT

Spokane's University District is where business and education grow together, creating a dynamic hub for innovation in the heart of the Intermountain Northwest.

This vibrant community seamlessly blends opportunities for living, learning, working, and playing. Fueled by the energy of five major universities, two medical school programs, and a burgeoning life sciences sector.

325 E Sprague Ave, Spokane, WA 99202



WASHINGTON STATE
UNIVERSITY
HEALTH SCIENCES
SPOKANE



UW
SCHOOL OF
MEDICINE
GU
HEALTH
PARTNERSHIP

UNIVERSITY DISTRICT



Spokane Community College	01
Washington State University	02
Boxcar	03
Whitworth	04
Gonzaga	05
Eastern	06
UW	07
Catalyst	08

PROPERTY OVERVIEW

±4,897 SF Total Building Size (Per Public Records)	0.11 AC Site Size	1941/2021 Year Built / Renovated
±2,997 SF Office Size	±1,900 SF Warehouse Size	±12 ft Warehouse Clear Height

- **Class A Office Interior:** Features a high-quality, professional office environment.
- **Warehouse with Grade-Level Door:** Includes a functional warehouse space with a convenient grade-level roll-up door for easy loading and unloading.
- **Flexible Space:** The combination of office and warehouse space makes the building adaptable for a variety of business needs.
- **Favorable Zoning:** Zoned as Downtown University (DTU), which encourages a mix of uses.
- **Dynamic U-District Location:** The property is within the dynamic University District, a hub for economic development and revitalization.
- **Excellent Street Visibility:** Situated directly on East Sprague Avenue.



FLOOR PLAN



*Not for scale, buyer to verify.



UNIVERSITIES

1. Washington State University College of Nursing
2. Gonzaga University
3. Eastern Washington University Spokane
4. Whitworth University Downtown campus
5. University of Washington School of Medicine



RESTAURANTS

1. Brambleberry Cottage & Tea Shoppe
2. The Original Pancake House
3. Borracho Tacos & Tequileria
4. Boots Bakery & Lounge
5. The Blind Buck
6. That Whiskey Bar
7. Borya's Thai Restaurant
8. Fast Eddie's
9. Italian Kitchen



HOTELS

10. Mizuna and Desist Book Club
11. Santé Restaurant & Lounge
12. Clover
13. The High Nooner
14. The Onion
15. Pure Northwest
16. Chili's Grill & Bar
17. Community Pint
1. Ramada by Wyndham Downtown Spokane
2. Fairfield by Marriott Inn
3. & Suites Spokane Downtown
4. Courtyard by Marriott Spokane Downtown
5. DoubleTree by Hilton Hotel Spokane City Center
6. Ruby River Hotel | Spokane
7. Holiday Inn Express Spokane-Downtown by IHG
8. Oxford Suites Spokane
9. The Centennial Hotel
10. The Davenport Hotel, Autograph Collection
11. Best Western Plus City Center
12. Davenport Grand, Autograph Collection
13. The Davenport Tower, Autograph Collection



For more information, contact:

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