



Byrd Real Estate Group L.L.C.
 PRODUCING PROPERTY SOLUTIONS

101 W. Cataldo Ave., Suite 210
 Spokane, WA 99201

HAMILTON SQUARE

Office/Retail Spaces for Lease

1002 N. Hamilton, Spokane, WA



LOCATION:

This site is 4 blocks North of I-90 in the University district.

SITE SIZE: 57,427 SF

ZONING: B-2 I-L existing

LEASE RATE:

\$20/SF/NNN-Office \$24/SF/NNN-Retail

Price to be determined based upon tenant improvement and construction costs.

For More Information Contact:

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Main Floor Retail/Office: ± 11,570 SF

Suites flexible in size from 840 SF to 11,570 SF.

Suite A: ± 1,800 SF

Suite B: ± 1,564 SF

Suite C: ± 1,500 SF

Suite D: ± 980 SF

Suite E: ± 840 SF

Suite F: ± 1,080 SF

Office A: ± 2,330 SF

Second Floor Office: ± 11,910 SF

Offices flexible in size between 2,280 SF and 11,910 SF.

Office A: ± 2,820 SF

Office B: ± 5,680 SF

Third Floor Office: ± 11,910 SF

Offices flexible in size between 2,280 SF and 11,910 SF.

Office A: ± 2,820 SF

Office B: ± 5,680 SF

Total Area: ± 35,390 SF

All information is furnished by the owner and Broker and believed to be complete and correct. The Broker and Owner, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information.



Demographics		3 Mile	5 Mile
2006 Estimates			
Population		123,772	215,682
Households		51,173	87,052
Median HH Income		\$29,943	\$33,781
Average HH Income		\$44,796	\$51,484

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