



Office / Flex Building For Sale

325 E Sprague Ave, Spokane, WA 99202





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.

SPOKANE'S UNIVERSITY DISTRICT

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

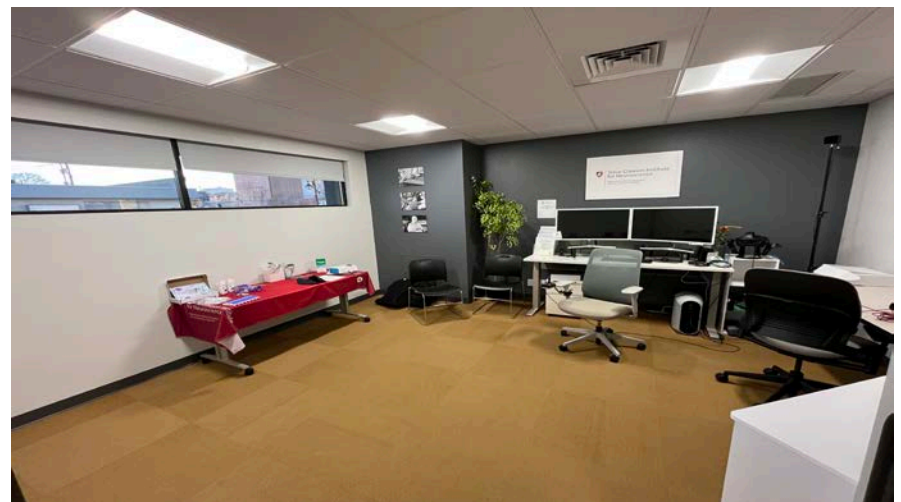
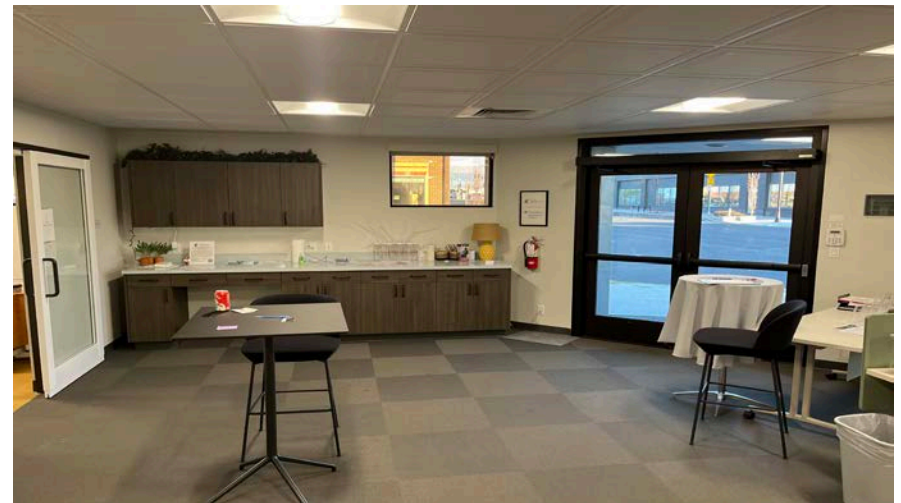
±1,900 SF

Warehouse Size

±12 FT

Warehouse Clear
Height

- **Sale Price:** \$795,000
- **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



Location Overview

UNIVERSITIES

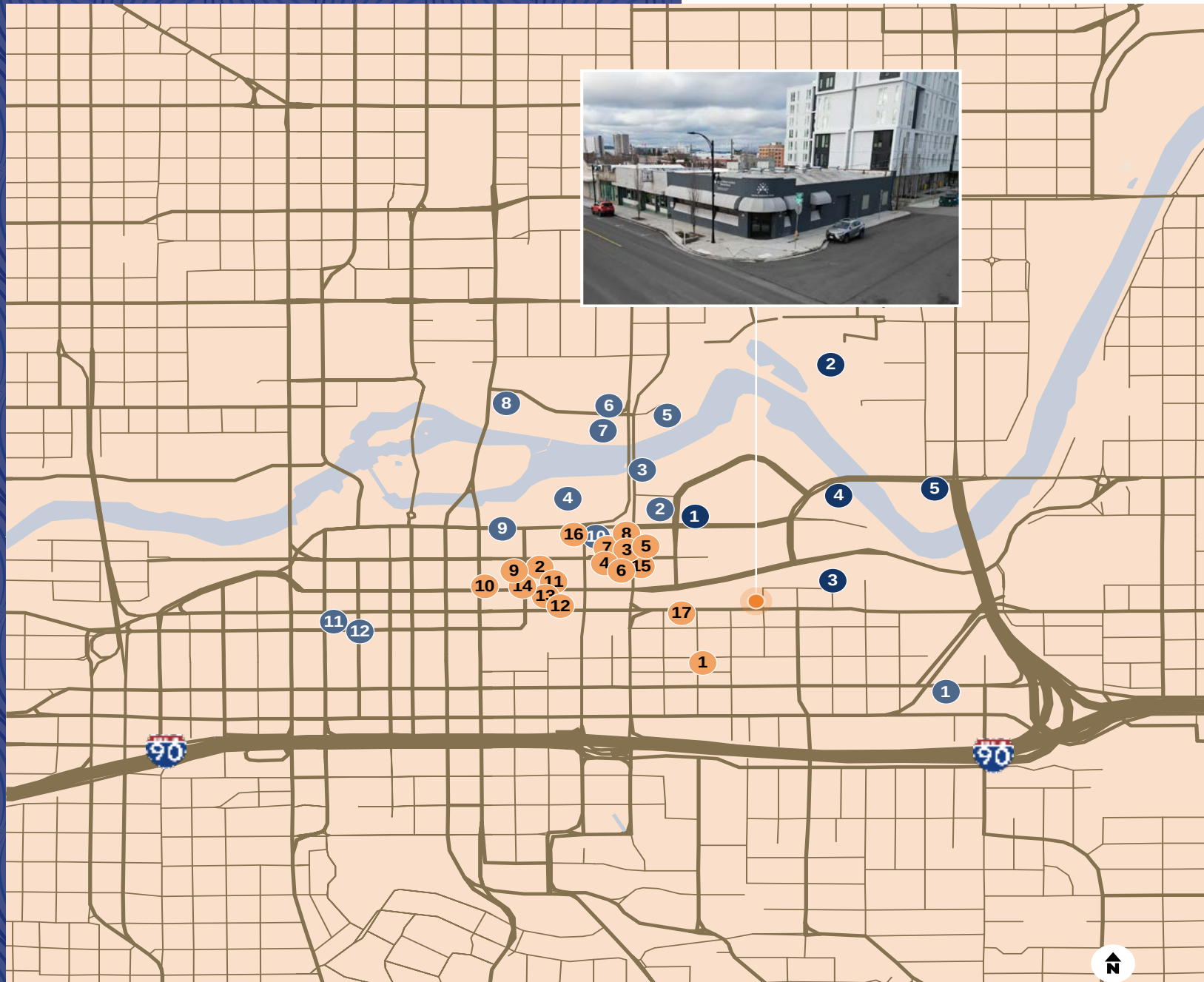
1. Washington State University
College of Nursing
2. Gonzaga University
3. Eastern Washington University Spokane
4. Whitworth University Downtown campus
5. University of Washington School of Medicine

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. ZOLA
8. Fast Eddie's
9. Italian Kitchen
10. Cease and Desist Book Club
11. Sirinya's Thai Restaurant & Lounge
12. Q Lounge
13. The High Nooner
14. The Onion Bar & Grill Downtown Spokane
15. Pure Northwest
16. Chill's Grill & Bar
17. Community Pint

HOTELS

1. Ramada by Wyndham
Downtown Spokane
2. Fairfield by Marriott Inn
& Suites Spokane Downtown
3. Courtyard by Marriott Spokane
Downtown at the Convention Center
4. DoubleTree by Hilton Hotel
Spokane City Center
5. Ruby River Hotel | Spokane
6. Holiday Inn Express
Spokane-Downtown by IHG
7. Oxford Suites Spokane
8. The Centennial Hotel
9. The Davenport Grand Autograph Collection
10. Best Western Plus City Center
11. Davenport Hotel, Autograph Collection
12. The Davenport Tower, Autograph Collection





For more information, contact:

ROB CHRISTIANSEN

+1 509 200 4774

robert.christiansen@jll.com

WA RE LIC: 24028647

MICHAEL SHARAPATA

+1 509 822 0088

michael.sharapata@jll.com

WA RE LIC: 26565

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

