

OFFICE BUILDING

FOR SALE LEASE BACK

824 N MONROE ST, SPOKANE, WA



SIZE (SQ.FT.)

±11,832

SALE PRICE

Accepting Offers

TOUR COORDINATION

Contact Broker*

Michael Sharapata - (509) 822-0088

*Do Not Disturb Tenant



Jones Lang LaSalle Brokerage Inc.,
Real Estate License #: 01856260

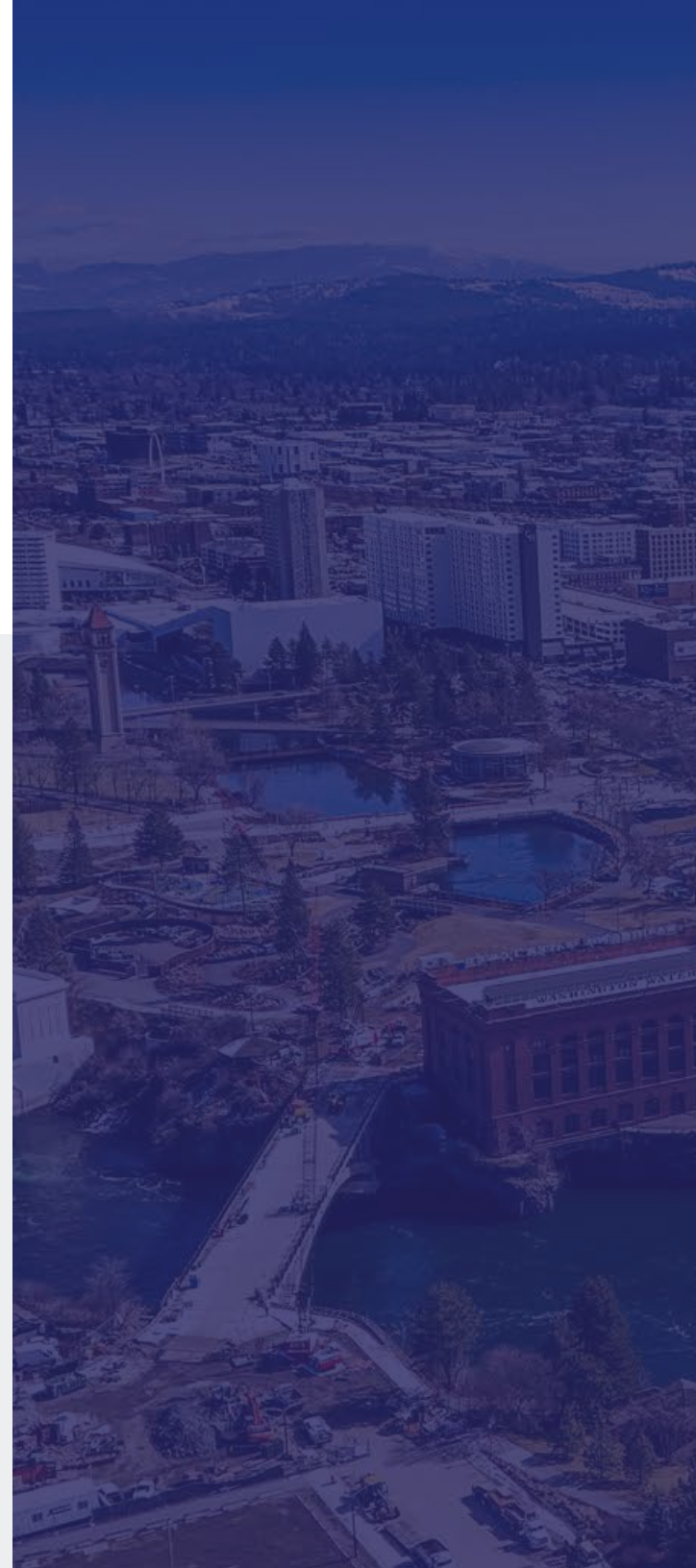
824 N MONROE ST, SPOKANE, WA

INVESTMENT OVERVIEW

The City of Spokane (“City”) has outgrown this facility and will be relocating to a new facility anticipated to be within one to five years. The City intends to lease back at a market rate over a period of five years. The City will require a rolling termination option upon twelve months of advanced notice of City’s intent to terminate its lease.

PROPERTY HIGHLIGHTS:

-  ADJACENT TO SPOKANE COUNTY COURTHOUSE, SPOKANE ARENA, ONE SPOKANE STADIUM, AND DOWNTOWN SPOKANE
-  TWO-STORY, ELEVATOR-SERVICED BUILDING OFFERS APPROXIMATELY 5,916 SF OF FLEXIBLE SPACE THAT CAN BE EASILY CONFIGURED FOR MULTI-TENANT USE
-  INCLUDES A RARE ON-SITE PARKING LOT WITH APPROXIMATELY 33 STALLS
-  FAVORABLE DTG-70 ZONING ALLOWS FOR A WIDE RANGE OF USES
-  EXCELLENT VISIBILITY ON A HIGH-TRAFFIC STREET AND PROVIDES CONVENIENT FREEWAY ACCESS
-  LOCATED WITHIN A FEDERALLY DESIGNATED OPPORTUNITY ZONE
-  TOURS ARE HELD ONLY ON TUESDAYS AND WEDNESDAYS FROM 4:00 PM TO 5:30 PM. PLEASE CONTACT THE LISTING BROKERS TO COORDINATE YOUR TOUR.



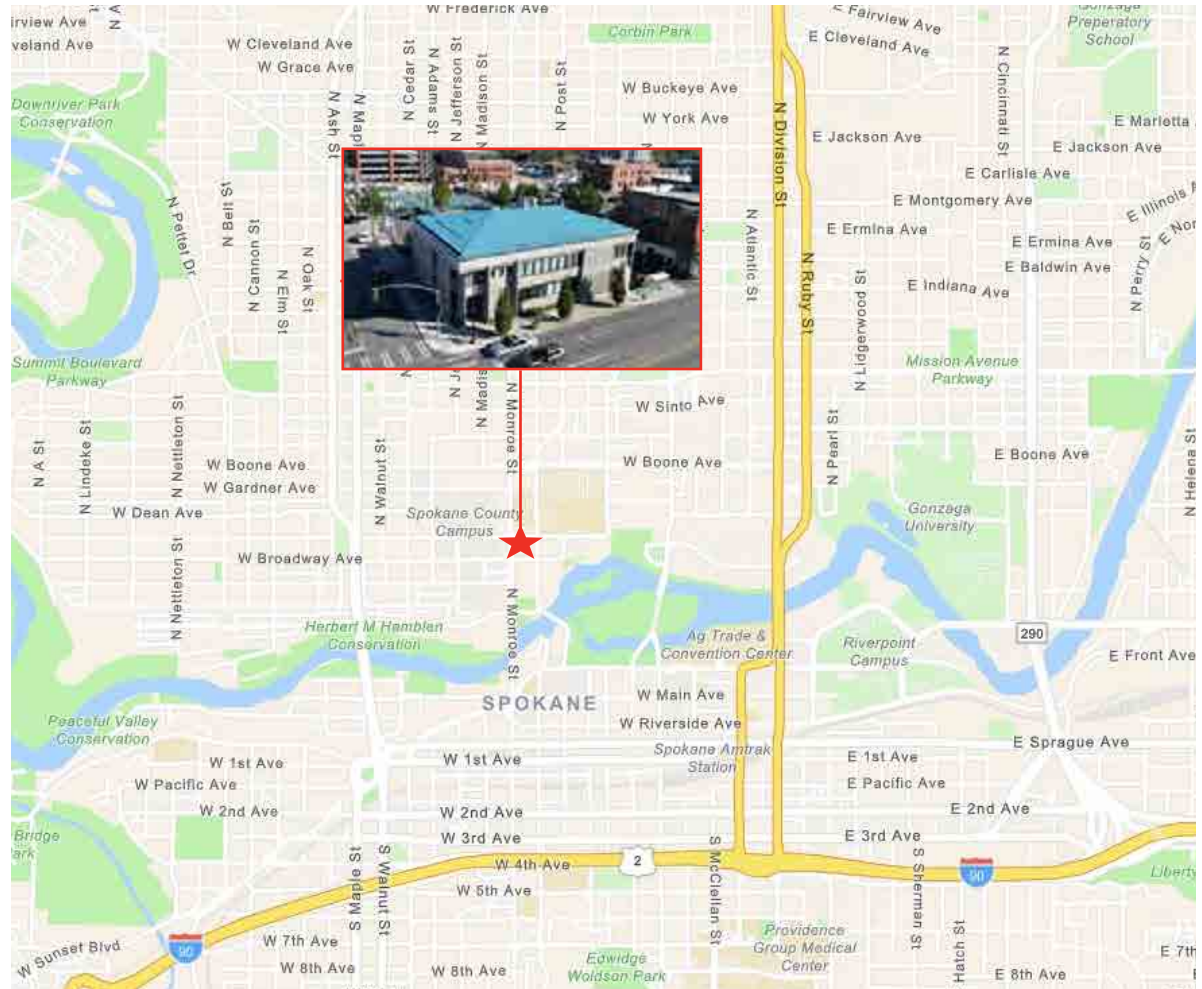
POTENTIAL REDEVELOPMENT INCENTIVES

The parcel qualifies for several federal, state and city incentives, including:

- » Federal Opportunity Zone
- » Federal New Markets Tax Credit
- » Multi-Family Tax Exemption- Housing
- » Sales Tax Exemption-Housing

Please contact the City of Spokane for more information:

Planning & Economic Development
509-625-6500
incentives@spokanecity.org



STRATEGICALLY LOCATED IN THE HEART OF SPOKANE'S NORTH BANK

THE PODIUM



SPOKANE
CONVENTION
CENTER

Spokane Downtown

WONDER[®]
SPOKANE

SPOKANE ARENA

Riverfront Park

Spokane Falls Tower
2026 Delivery

Pickleball Courts

SUBJECT
PROPERTY

PROPERTY OVERVIEW

PARCEL SIZE

0.5 AC

YEAR BUILT / RENOVATED

1977 / 1997

BUILDING SIZE (SQ.FT.)

±11,832*

PARKING

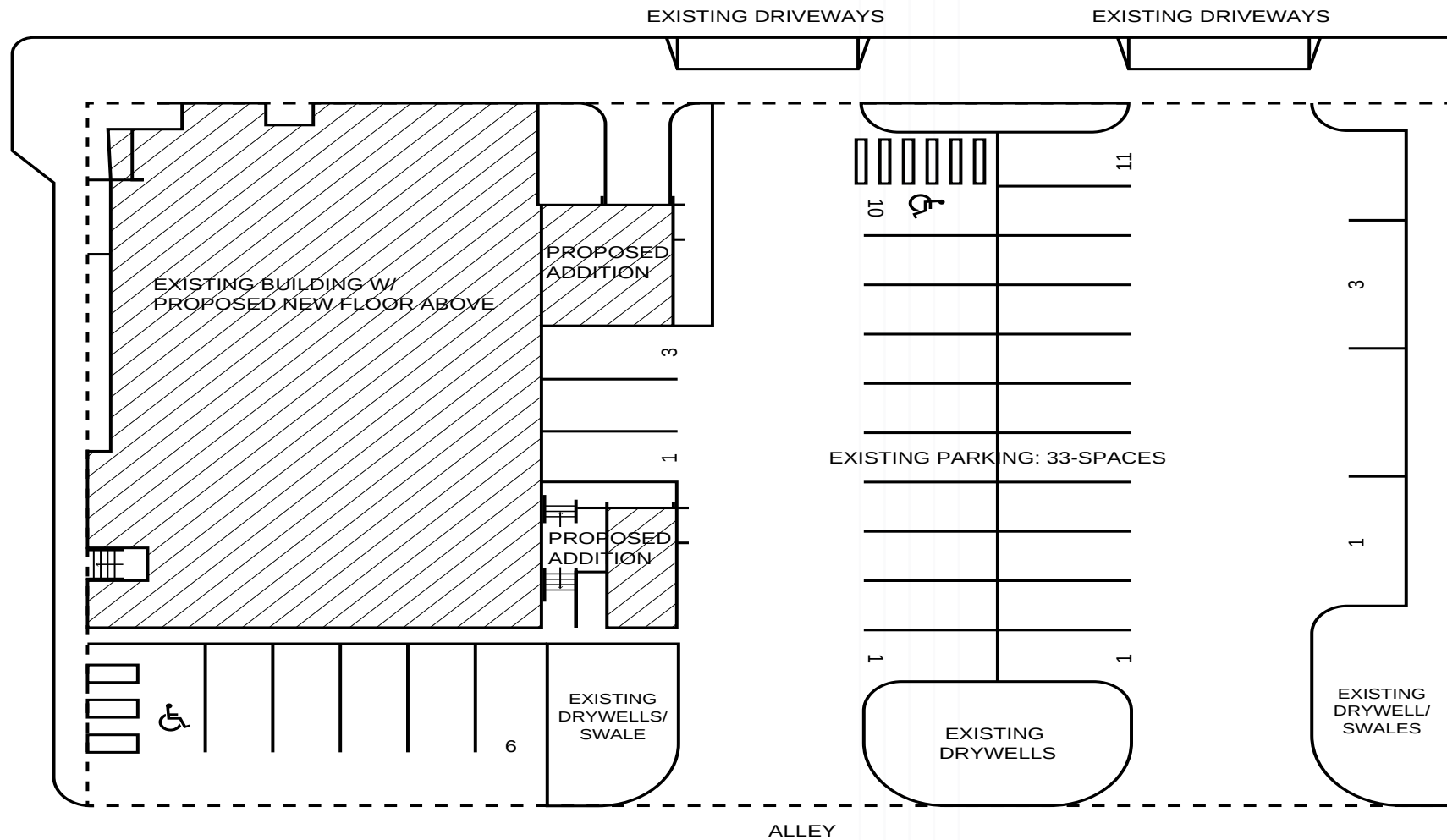
33 Stalls

*Per public records.

Building size will need to be independently verified by buyer

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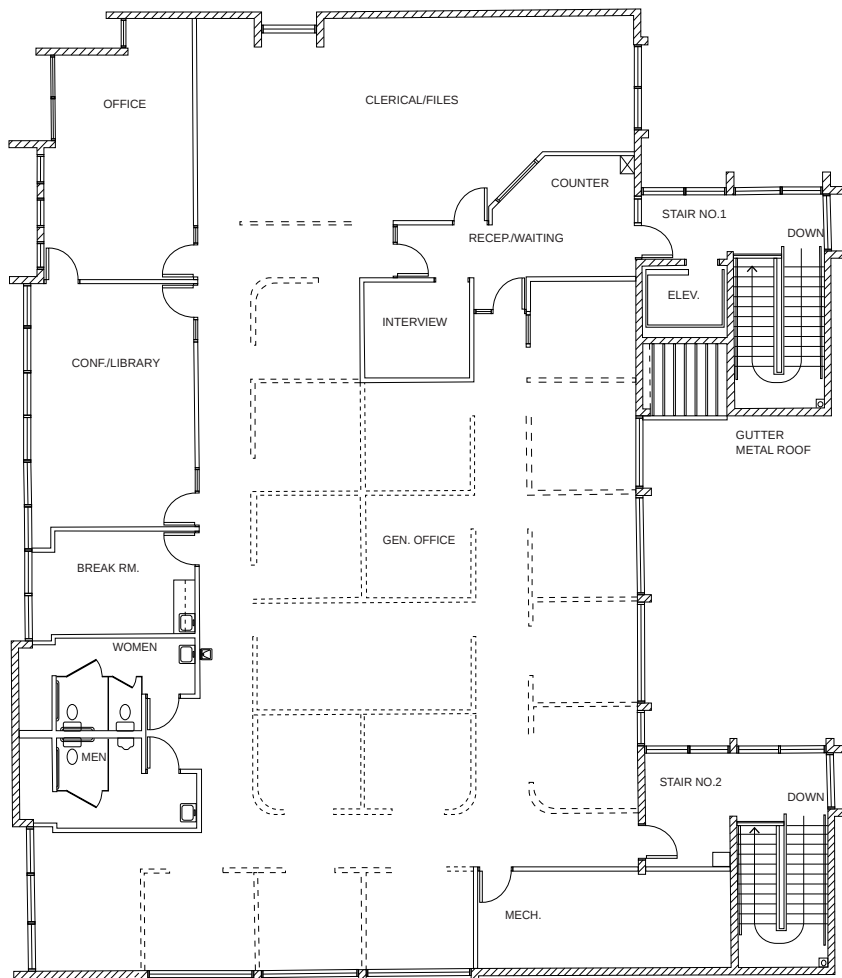
SITE PLAN



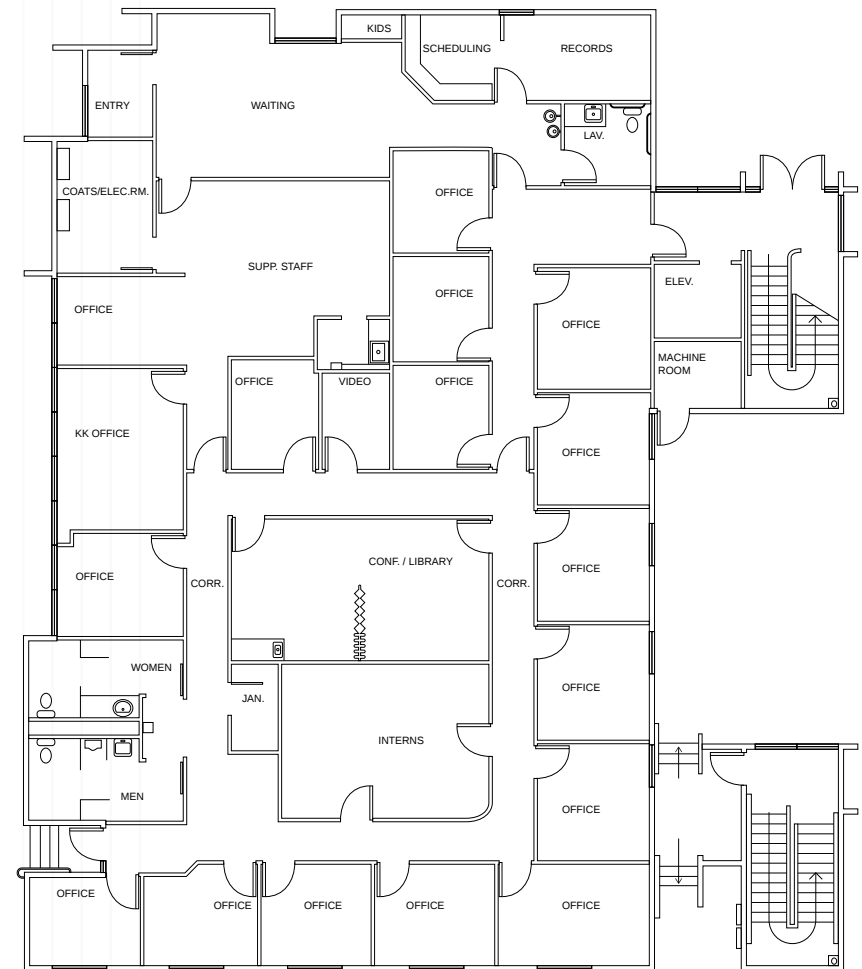
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FLOOR PLAN

FLOOR 1



FLOOR 2









DINING

1. David's Pizza
2. Flour Mill & Klinkerdagger's
3. Sonic Drive-In
4. Qdoba Mexican Eats
5. Blaze Pizza
6. Chipotle Mexican Grill
7. Wendy's
8. Taco Bell
9. Anthony's at Spokane Falls
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. McDonald's
25. Wild Sage
26. Mizuna
27. Wandering Table
28. Santé
29. Inland Pacific Kitchen
30. Ruins
31. Italian Kitchen
32. My Fresh Basket
33. Bistango
34. Zola
35. Observatory
36. Hogwash
37. The Elk
38. The Onion
39. The Globe
40. 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

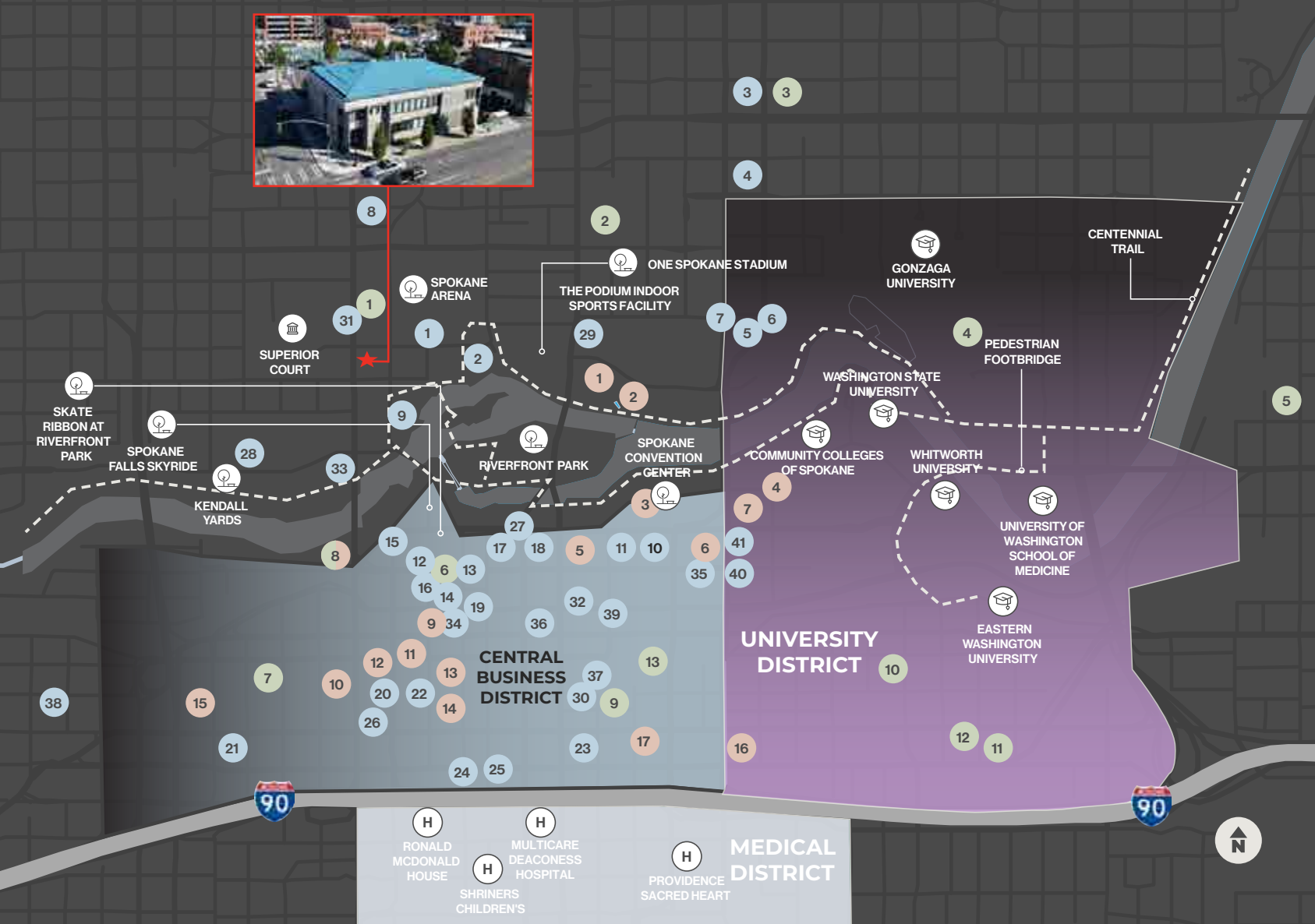


HOTELS

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 Plus City Center

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
18. Quality Inn
19. Ramada Downtown Spokane



CONTACT US

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