

For Sale

# Office Building

**NAI**Black



## Monroe Court

901 N. Monroe Street  
Spokane, Washington 99201

### Property Description

Total Building Size: 80,075 SF +/-

Lot Size: 93,777 SF +/-

Parcel Numbers: 35182.0003 & 35182.0031.

Renovated in 1992.

Excellent Location on the Northwest Corner of Monroe & Mallon near Spokane County Courthouse.

Frontage along N. Monroe Street, just minutes from downtown Spokane.

Located on a bus line.

Excellent Owner/User opportunity with available office space for lease.

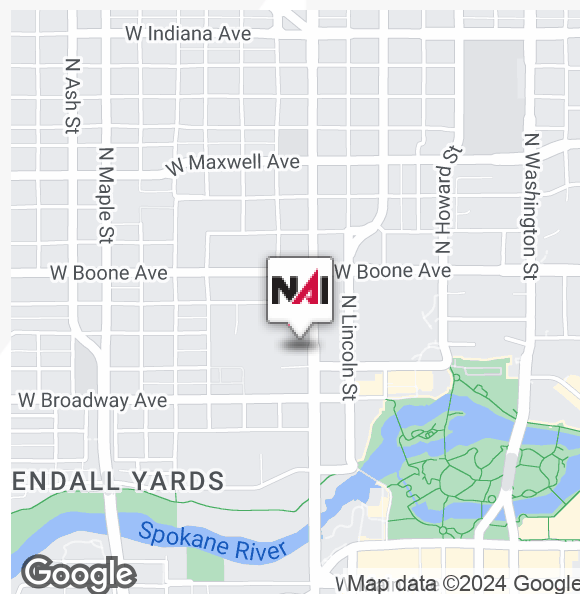
Rare offering in CBD/Periphery which has limited land options for new office construction.

Far below replacement cost at \$166.00 per square foot.

Contact listing broker for more information.

\*2.25% Procuring Broker Fee.

**Sale Price: \$13,500,000**



For more information

**Jeff McGougan**

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