

FOR SALE

115 SOUTH JEFFERSON ST AND 1121 WEST 1ST AVE FOR SALE

THE JEFFERSON

Spokane, WA 99201

PRESENTED BY:

MATTHEW BYRD

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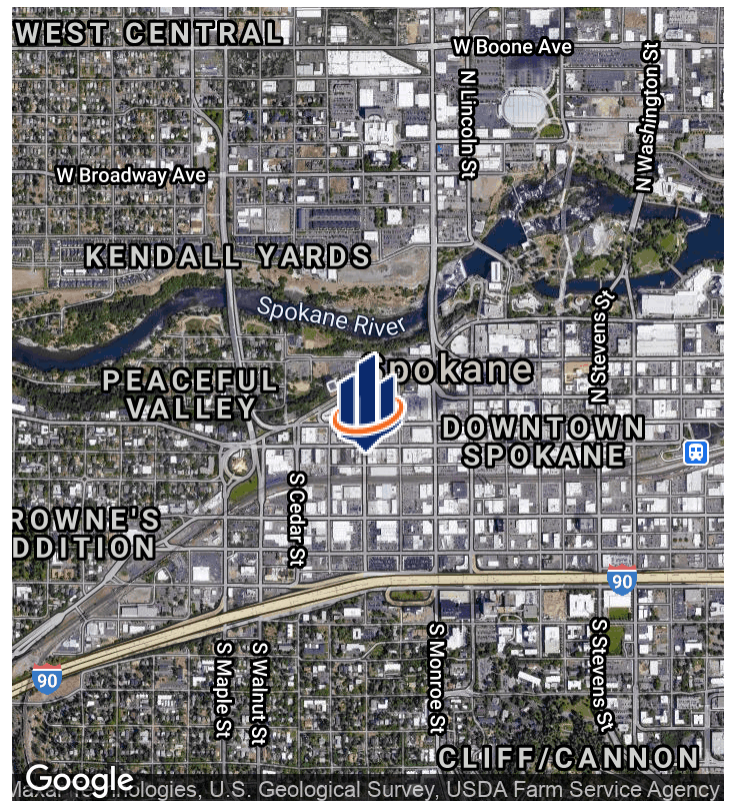
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OFFERING SUMMARY

SALE PRICE:	\$3,630,000
BUILDING SIZE:	63,215 SF 3 Stories
LOT SIZE:	15,572 SF
PRICE / SF:	\$57.42
YEAR BUILT:	1909
ZONING:	DTG
APN:	35192.1201, 35192.1202
MARKET:	Spokane-CBD

PROPERTY OVERVIEW

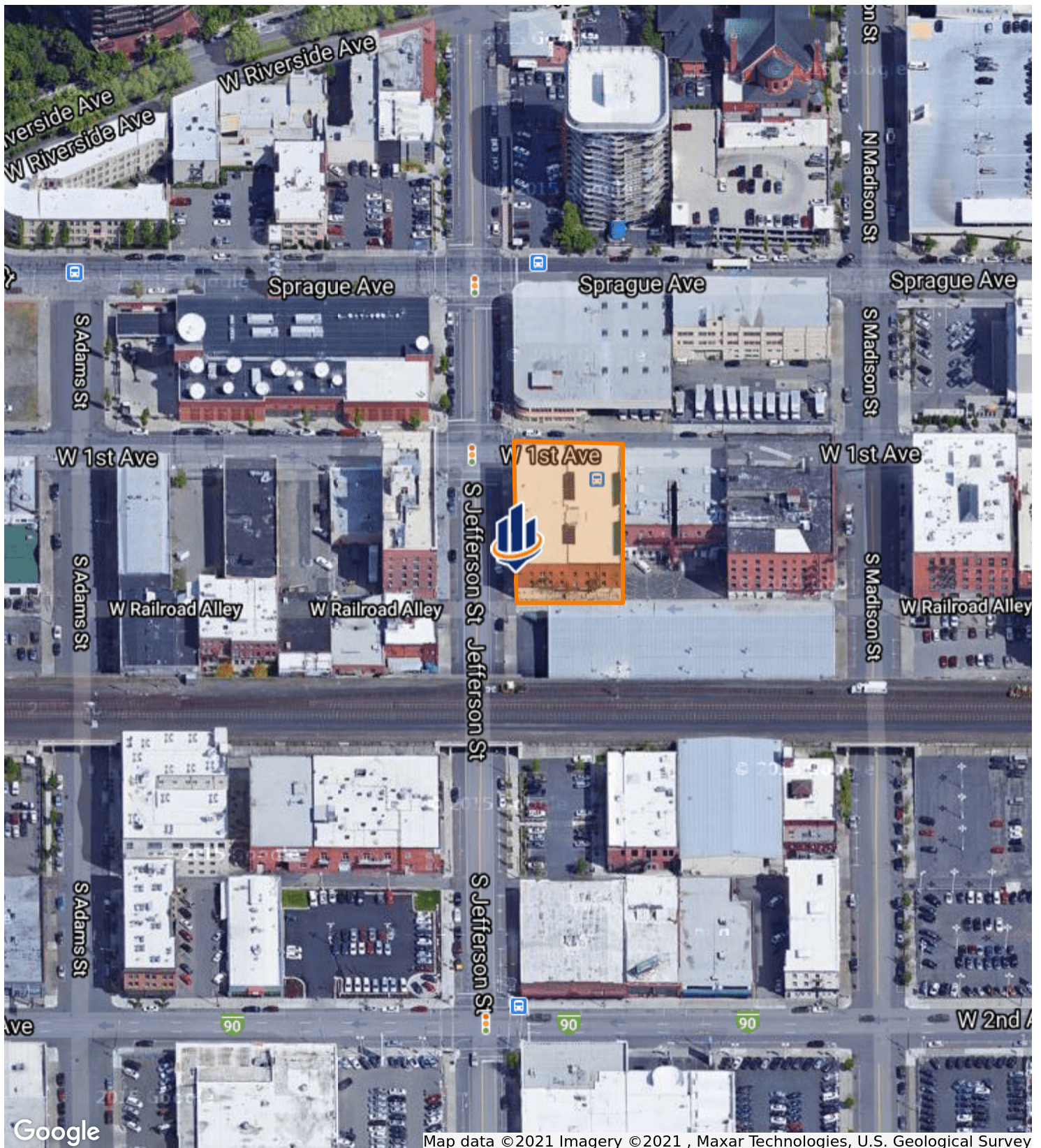
Development opportunity in the bustling west end of downtown Spokane.

PROPERTY HIGHLIGHTS

- Historic brick building prime for redevelopment
- Bordering Spokane's Arts and Entertainment District featuring the Fox Theater, Bing Theater, Knitting Factory, Davenport Hotel, and Hotel Indigo
- Neighboring Historic Browne's Addition
- Downtown Zoning allows for flexibility in uses: Multifamily, retail, office, parking and mixed use
- Drawings and renderings available
- Call Listing Agent for a tour

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Current building



Concept art rendering

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Concept Art: 1st Avenue - Facing North



Concept Art: 1st Avenue and Jefferson - Northwest Corner

REDEVELOPMENT OPTIONS

- Top three floors: 12 penthouse condos
- Lower two levels: 16 two bed, two bath condo's/apartments
- Mezzanine level: 45 offices and a shared conference center
- Main floor: retail, and 12 car park stalls
- Lower level: Entertainment venue, storage units and a membership club

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Membership Club Rendering



Office Space Rendering

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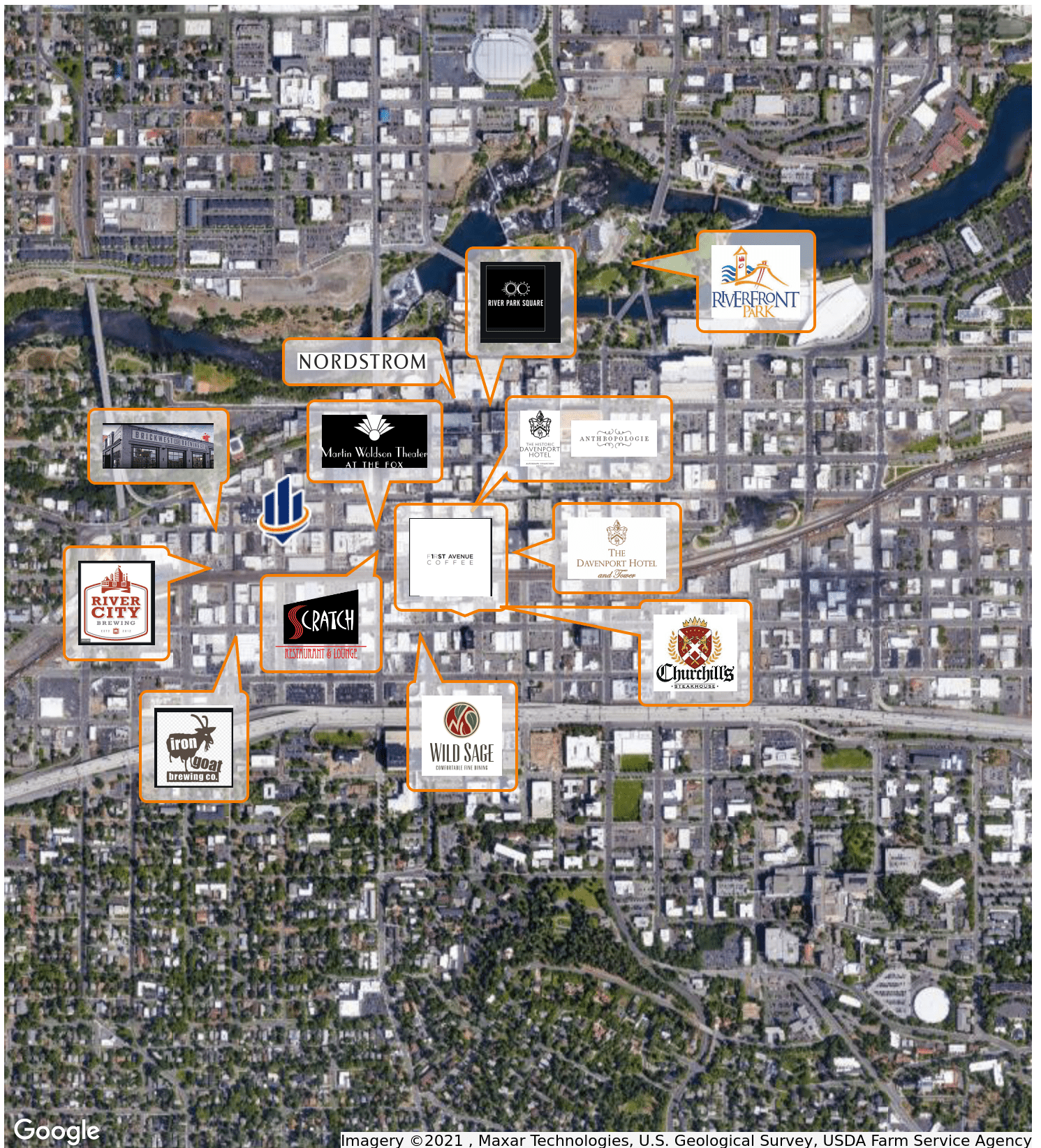
Condo Kitchen Rendering



Condo Living Room Rendering

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