

# The Eldridge Building

## Industrial Loft Office Space For Lease Suite 303 - 2,497 sq.ft. Suite 304 - 1,780 sq.ft.

Carnegie District  
West Downtown  
All Utilities Included  
Off-Street Parking Incl.  
Secure Parking Available  
Big Windows  
Lots of Natural Light  
Air Conditioning  
Corner Suites  
12+ Foot Ceilings

### Suite 303 -

- 4 Large Private Offices
- Conference Room
- Kitchen
- Storage Room
- Open Floor Plan

### Suite 304 -

- 2 Large Private Offices
- 3 Small Private Offices
- Large Conf. or Flex Space



## 1325 W. 1<sup>st</sup> Avenue, Spokane, WA 99201

**The Eldridge Building:** Located in historic Carnegie Square, at the intersection of 1st and Cedar, on the west end of Downtown Spokane. The building was constructed in 1925 as a Buick dealership and service garage.

Today, the Eldridge Building offers retail space at the street level, and offices on the upper floors. Current retail tenants include Fringe and Fray, Carnegie Nail Design, Rocket Bakery, The Grain Shed, and River City Brewing Company.

The Eldridge Building is within walking distance of Downtown Spokane and Browne's Addition. In addition to street parking, there are two adjacent parking lots, and secure indoor and rooftop parking is also available for tenants. This historic building has large factory windows which provide lots of natural light.

**Suite 303:** This suite is in the northeast corner of the third floor, with large windows along two side. Four large private offices and a conference room adjoin a large open work environment with screening walls. The well-appointed kitchen features a dishwasher, built-in microwave, and full-sized refrigerator.

**Suite 304:** Located in the northwest corner of the third floor, this space looks out on the Carnegie Library and leafy street median. Includes two large offices, three smaller offices, a spacious reception area, and a large room suitable for a conference table or multiple workstations.

These suites can be rented separately or together to function as one large space. Rents include all utilities and there are no CAM charges. Some surface parking spaces are included; additional surface parking is available at \$50 per month and secure roof-top and interior parking is available from \$95 per month. Scan the QR code below or visit [eldridgebuilding.com](http://eldridgebuilding.com) for more details.

Contact: Tracey Stromberg  
(509) 624-8050  
[tracey@ws-property.com](mailto:tracey@ws-property.com)

[ELDRIDGEBUILDING.COM](http://ELDRIDGEBUILDING.COM)

