

**Spokane
Office Market**

A TALE OF TWO OFFICE MARKETS

Presented by Craig Soehren

Start of the Pandemic

Fall 2019
**SUBMARKET VACANCY
LEVELS**

OVERALL VACANCY

12.8%

CBD

14.1%

CLOSE-IN

10.5%

NORTH

16.0%

SOUTH

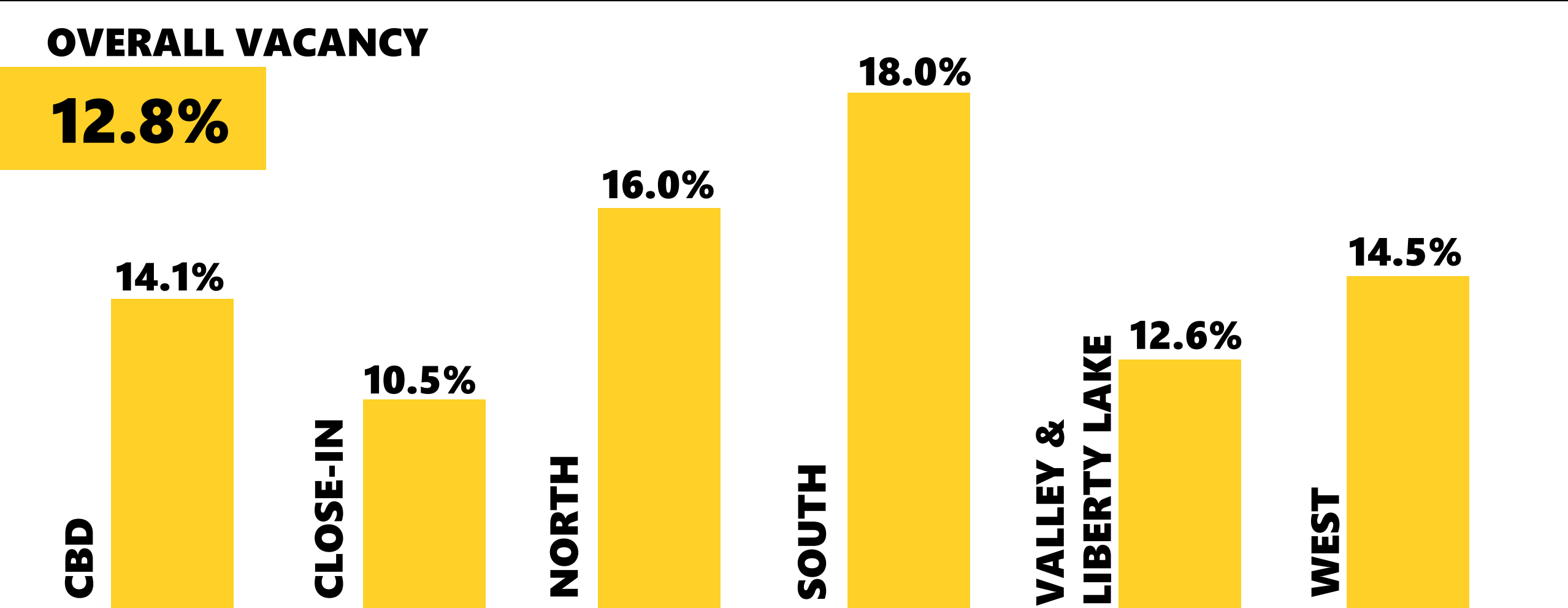
18.0%

**VALLEY &
LIBERTY LAKE**

12.6%

WEST

14.5%



Covid effect on large space users

 **44,000 SF**

 **41,000 SF**

 **31,000 SF**

 **21,000 SF**

 **80,000 SF**

 **38,000 SF**

 **35,000 SF**

 **27,000 SF**

 **35,000 SF**

 **100,000+ SF**

Smaller Space Available

**Non-Medical
Class A or B**

Under 1,000 SF

1,000 - 3,000 SF

Close-In

10

14

North

5

5

Valley

4

8



Office Building Sales

**Investors
Over 20,000 SF**



**201 North River Dr
\$205/SF | 7%**



**1334 N Whitman Ln
\$300/SF | 6.5%**



**1425 N Washington
\$145/SF | 5%**



**4102 N. Regal
\$265/SF | 7%**

Office Building Sales

**Owner/User
Over 20,000 SF**



41 W Riverside
| \$259/SF



1520 W 3rd Ave
| \$156/SF

Where are we now?

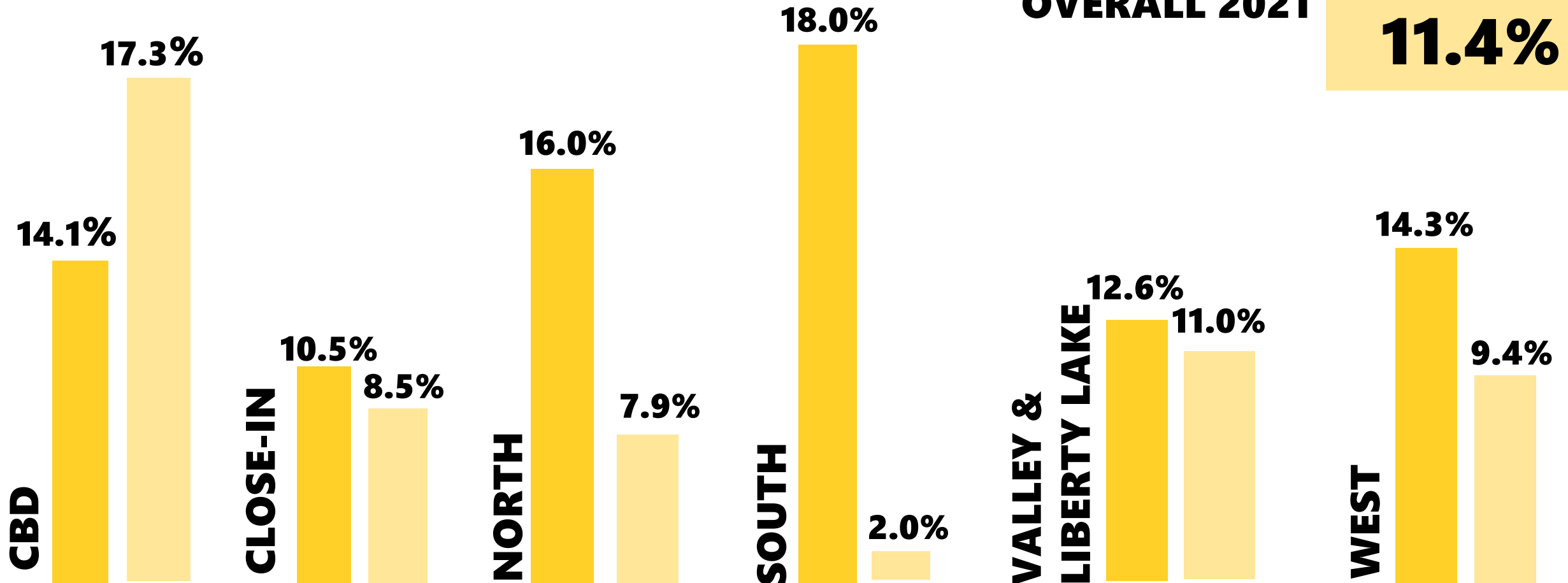
Vacancy Comparison

OVERALL 2019

12.8%

OVERALL 2021

11.4%



Where is the marketing going?

- **Who will occupy the large spaces?**
- **Costs for tenant improvements**
- **Higher rents due to costs and longer lease terms**
- **Lack of Inventory**
- **Parking**



Thank You!

Erik Nelson, Kiemle Hagood

Mike Livingston, Kiemle Hagood

Mike Sharapata, JLL

Jon Jeffreys, NAI Black