



FOR LEASE | HYPER MIXED USE SPACE

# JBD - JENSEN-BYRD DEVELOPMENT

131 E Main Ave | Spokane, WA 99202



## PROPERTY HIGHLIGHTS

- Historic Landmark Development becoming available for Hyper Mixed Use Space
- 5 Acre/324,000 SF in 5 building Redevelopment
- 5 Universities including Medical School, Bio Medical, Life Science & Technology
- Retail, Restaurant, Office, Athletic Club & Community Workspace
- To visit the entire Jensen Byrd Development Website go to <http://jensenbyrd.com/>

## PRESENTED BY:

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# JBD - PROPERTY SUMMARY

131 E Main Ave | Spokane, WA 99202

## AVAILABLE PROPERTY SUMMARY

OFFICE, LIFE SCIENCE & TECHNOLOGY SPACE: 177,282 SF +/-

RETAIL & RESTAURANT SPACE: 48,949 SF +/-

ATHLETIC CENTER & RETAIL: 58,163 SF +/-

WSU IGINT BUILDING (LEASED): 39,584 SF

LEASE RATES: \$35/SF/Year/NNN  
Subject To Build Out

LOT SIZE: 5.0 Acres

5 - BUILDINGS: 324,000 SF



## PROPERTY HIGHLIGHTS

- Modern flexible floor plates, fully updated data, utility and comfort controls will bring the Jensen-Byrd Building well into the 21st Century, while its exterior maintains its historical character.
- The Jensen-Byrd Building's ideal users are Tech Companies, Life and Health Sciences Sectors: Biotech, Healthcare IT, and Bio/Pharmaceutical Companies.
- The new four story west end building, where the University District meets Downtown, provides Class A office/medical space with flexibility and visibility for companies requiring high quality professional accommodations.



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# JBD - SITE PLAN

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## Jensen-Byrd Central:

14,427 sq ft Rooftop Conference Center  
59,820 sq ft Professional Class A Office/Technology Space  
39,768 sq ft Retail & Restaurant Space

## Jensen-Byrd West:

83,035 sq ft Professional Class A Office/Medical/Technology Space

## Proposed Restaurant:

9,181 sq ft Divisible Restaurant Space

## Fitness Center:

54,908 sq ft Athletic Club  
3,255 sq ft Retail Space



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# JBD - MULTI-UNIVERSITY PRESENCE

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# JBD - JENSEN-BYRD AREA

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## JENSEN-BYRD CENTRAL

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### LEASE-ABLE SPACE

LEVEL 00 - RETAIL & RESTAURANT: 19,863 SF

LEVEL 01 - RETAIL & RESTAURANT: 19,905 SF

LEVEL 02 - OFFICE/MEDICAL/TECH SPACE: 19,940 SF

LEVEL 03 - OFFICE/MEDICAL/TECH SPACE: 19,940 SF

LEVEL 04 - OFFICE/MEDICAL/TECH SPACE: 19,940 SF

LEVEL 05 - OFFICE/MEDICAL/TECH SPACE: 14,427 SF



### AVAILABILITY SUMMARY

- Available Office and Retail - 59,708 SF
- Committed Space - 54,307 SF
- Gross Building - 114,015 SF
- WSU Medical School to occupy Levels 03 - 05



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# FOR LEASE | HYPER MIXED USE SPACE

## JENSEN-BYRD WEST

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### LEASE-ABLE SPACE

LEVEL 01: 20,520 SF

LEVEL 02: 20,520 SF

LEVEL 03: 20,793 SF

LEVEL 04: 21,202 SF



### AVAILABILITY SUMMARY

- Available Space - 83,035 SF
- Lease Pending - 30,000 SF
- Gross Building - 83,035 SF
- 48 Designated Car Parks - Surface & Structural Parking



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FOR LEASE | RESTAURANT

# JENSEN-BYRD 102

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## LEASE-ABLE SPACE

**BUILDING SF:** 9,181 SF

**DIVISIBLE SF:** 7,000 SF

**PENDING SF:** 0 SF

**AVAILABLE SF** 9,181 SF



## PROPERTY HIGHLIGHTS

- Serving the Jensen-Byrd Development and surrounding neighborhood
- 9,181 SF Divisible Brick Building with loading docks that could be a patio
- Ample parking, easy access and great visibility
- Spokane Convention Center serves 1,000,000 conventioners annually



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FOR LEASE | FITNESS/RETAIL

# JENSEN-BYRD FITNESS CENTER

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## LEASE-ABLE SPACE

LEVEL 01 - RETAIL: 3,255 SF

LEVEL 01 - FITNESS: 25,818 SF

LEVEL 01 - FITNESS: 29,090 SF



## AVAILABILITY SUMMARY

- Available Space- 58,163 SF
- Lease Pending - 0 SF
- Gross Building - 58,163 SF



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# EXISTING HYPER MIXED USE SPACE

## WSU IGNITE BUILDING

131 E Main Ave | Spokane, WA 99202

### IGNITE BUILDING - CURRENT TENANTS

BIOBIT, LLC

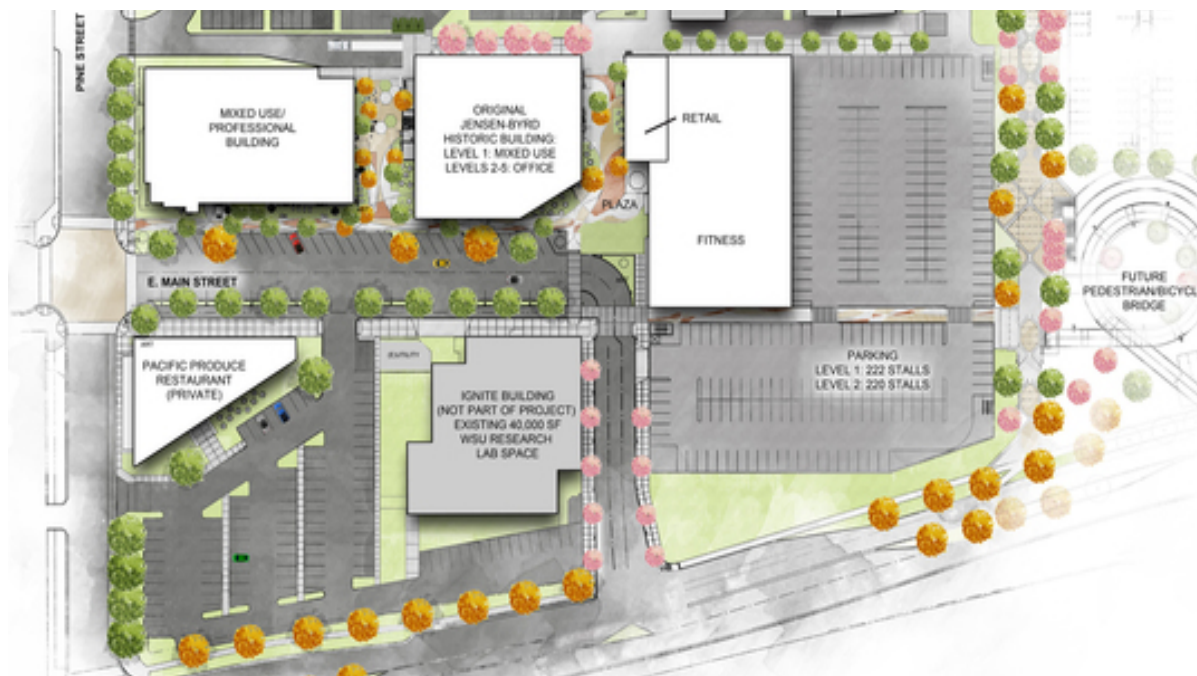
H-SOURCE

NOVION TECHNOLOGIES/IASIS MOLECULAR SCIENCES

SUN TROPICS, INC.

WSU APPLIED SCIENCES LABORATORY (ASL)

WSU CENTER FOR INNOVATION



### 39,584 SF BIO-TECH/LIFE SCIENCES/INCUBATOR SPACE

- Located just across Main Avenue from the historic Jensen-Byrd, the Ignite building hosts the WSU Applied Sciences Laboratory, as well as several other bio-tech and life sciences oriented companies. The Ignite building also provides incubator space for bio-tech and life sciences innovation.



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# HEALTH & WELLNESS CENTER

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# FOR LEASE | HYPER MIXED USE SPACE NEARBY CAMPUSES

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## JBD-JENSEN BYRD DEVELOPMENT

- The Jensen Byrd District is in the Center of a growing University District made up of Washington State University's Spokane Campus that includes a new Medical Center and Nursing School.
- Just across the Spokane River lies the Prominent Gonzaga University, home of the National powerhouse Gonzaga Bulldogs.
- Adjoining the WSU Campus is the Eastern Washington University Spokane Campus. EWU Spokane is home to Eastern's newest college, the College of Health Science and Public Health, as well as the College of Business and Public Administration. Both colleges offer accredited, high-demand graduate programs that can help you elevate your current career or get you immediately employed upon graduation.
- Finally, just 2 blocks west of the Jensen Byrd project is the University of Washington Spokane Center. The University of Washington is deeply invested in Eastern Washington, where residents have access to highly skilled physicians and the country's No. 1 primary and rural healthcare program. UW Medicine is committed to expanding the program in the region by increasing enrollment at its medical school in Spokane. The UW also recently opened a new UW Spokane Center to serve as a gateway for community engagement.



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# CENTRAL BUSINESS & MEDICAL DISTRICTS

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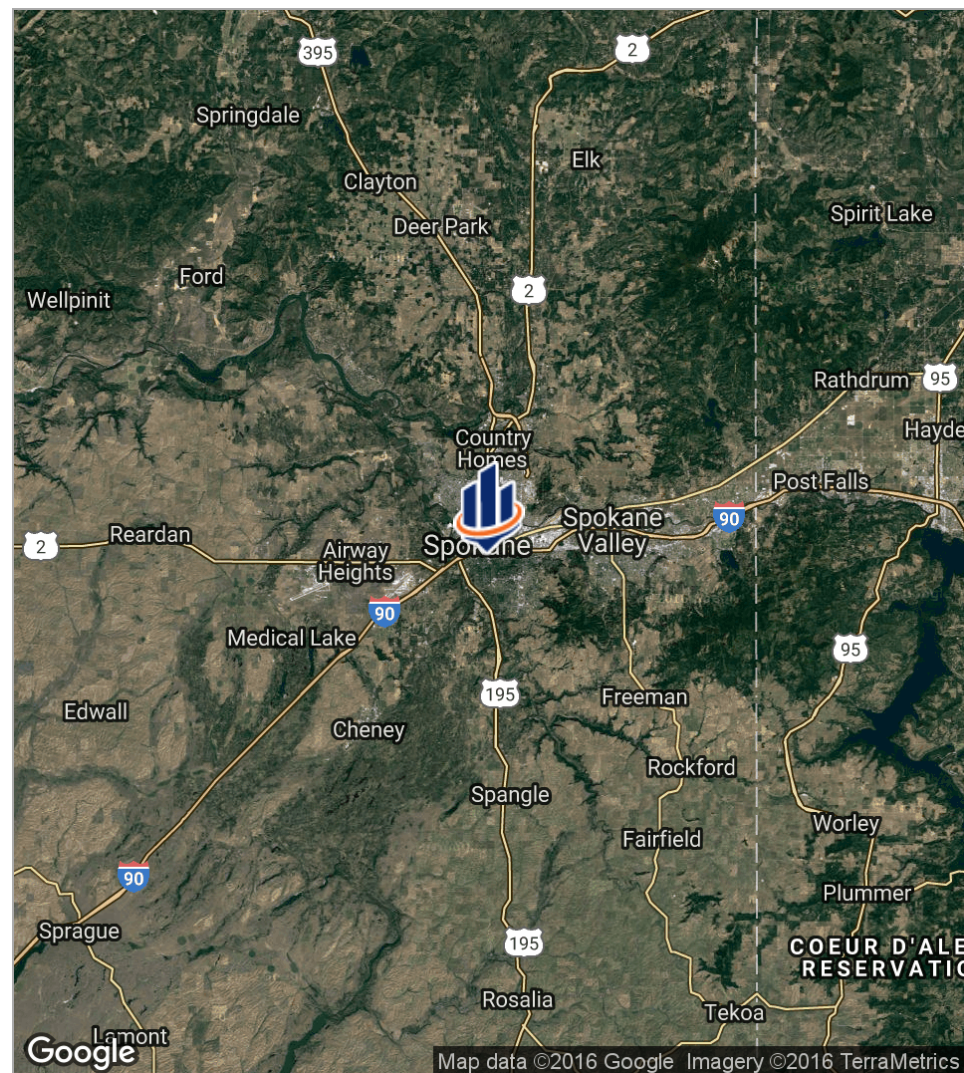
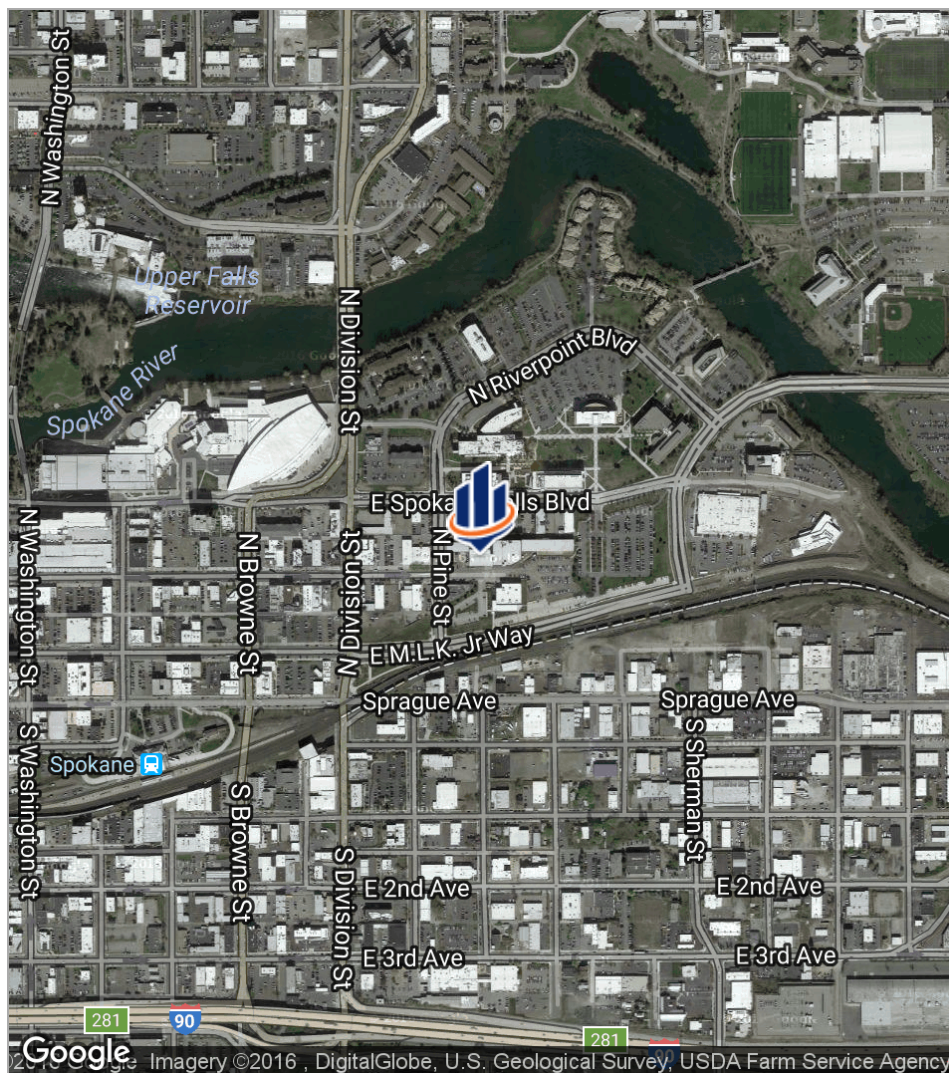
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# LOCATION MAPS

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# FOR LEASE | HYPER MIXED USE SPACE SPOKANE, WASHINGTON

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## CITY HIGHLIGHTS: NEAR NATURE, NEAR PERFECT

- Spokane is a city in Washington State, in the Northwestern United States. It is the seat of Spokane County. It is located on the Spokane River, west of the Rocky Mountain foothills in Eastern Washington, 92 miles south of the Canadian border, approximately 20 miles from the Washington-Idaho border, and 280 miles east of Seattle along Interstate 90. The city and wider Inland Northwest region is served by Spokane International Airport, 5 miles west of downtown Spokane. According to the 2010 Census, Spokane is the second largest city in Washington
- A vibrant city, a roaring river, a gateway to the American west. Since its first days as a rail hub, Spokane has stood as a destination city immersed in natural beauty. You can book a whitewater adventure, shred fresh powder, bike the beautiful Centennial Trail or hike through countless nature preserves. But it's not just about the outdoors! Taste Washington's renowned grapes and hops at any number of local wineries and craft breweries. Or tour the arts with Broadway shows, live music and stunning exhibits.
- If there's one thing you'll remember from your trip to the Inland Northwest, let it be your exquisite culinary experience. Award winning chefs, breathtaking views and meticulously crafted beer, wine and spirits are waiting for your arrival. Whether you're looking for hand crafted charcuterie or a perfectly prepared Northwest trout, a brew pub or an intimate wine tasting experience, the Spokane region serves up culture and craft distinctive to our roots. So bring your appetite and get ready to taste, test, sip, swirl and savor Spokane!



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# FOR LEASE | HYPER MIXED USE SPACE JENSEN BYRD BROKERS

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## John J. Hillier

Senior Advisor

SVN | Cornerstone

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional tenants for both landlords and tenants.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and racing them in his free time and from time to time you may see him out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

### Memberships & Affiliations

International Council of Shopping Centers (ICSC)  
Institute of Real Estate Management (IREM)  
Building Owners and Managers Association (BOMA)  
The Urban Land Institute (ULI)

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## Guy Byrd

Broker in Charge

SVN | Cornerstone

Guy D. Byrd is the Managing Director of Brokerage for SVN Cornerstone. He specializes in development, property management services, retail leasing and sales.

He has been involved in Real Estate for 30 years and holds licenses in both Washington and Idaho.

He grew up in Spokane and graduated from Montana State University. He is a native to the Northwest with family all around.

Married to Shawna Byrd in 1987 Guy and Shawna have three children who have been raised in the Spokane Community.

He has put them through Gonzaga Preparatory School and is active in many community projects.

Guy is the fearless leader in a newly transitioned SVN office in Spokane, poised to continue strong growth with the powerful SVN Platform.

### Memberships & Affiliations

International Council of Shopping Centers (ICSC)  
member  
CCIM Candidate  
Greater Spokane Incorporated (GSI) member  
Spokane Commercial Real Estate Traders Club  
[President 1995], National Association of Realtors at  
both the local and national level  
Washington State Commercial Association of  
Realtors  
Manito Golf and Country Club member.

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