

FOR LEASE



This property is strategically located along one of Pullman's primary commercial corridors, offering exceptional visibility, consistent daily traffic counts, and strong exposure to both local residents and Washington State University students.

Positioned on North Grand Avenue, the site benefits from direct access between downtown Pullman, surrounding residential neighborhoods, and the WSU campus, making it a highly convenient destination for retail, service, or office users. Surrounded by established national and local businesses, the property sits within a proven trade area that drives steady consumer activity and enhances longterm business potential.

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RETAIL SPACE AVAILABLE

745 N Grand Avenue

Pullman, WA 99163

AVAILABLE SUITES

SUITE 102 | ±3,634 SF

LEASE RATE | SUITE 102 | \$6,000 /Month + Modified Gross (\$19.81 PSF /YR)

- Modified Gross Lease: Tenant pays electricity, interior janitorial, data/internet

SUITE 108 | ±1,000 SF

LEASE RATE | SUITE 108 | \$1,500 /Month + Gross (\$18.00 PSF /YR + Gross)

- Gross Lease: Tenant pays interior janitorial, data/internet

TOTAL BLDG. SIZE | ±14,182 SF

YEAR BUILT | 1946

LOT SIZE | ±58,327 SF

ZONING | Commercial / Industrial (Nec)

KIEMLEHAGOOD

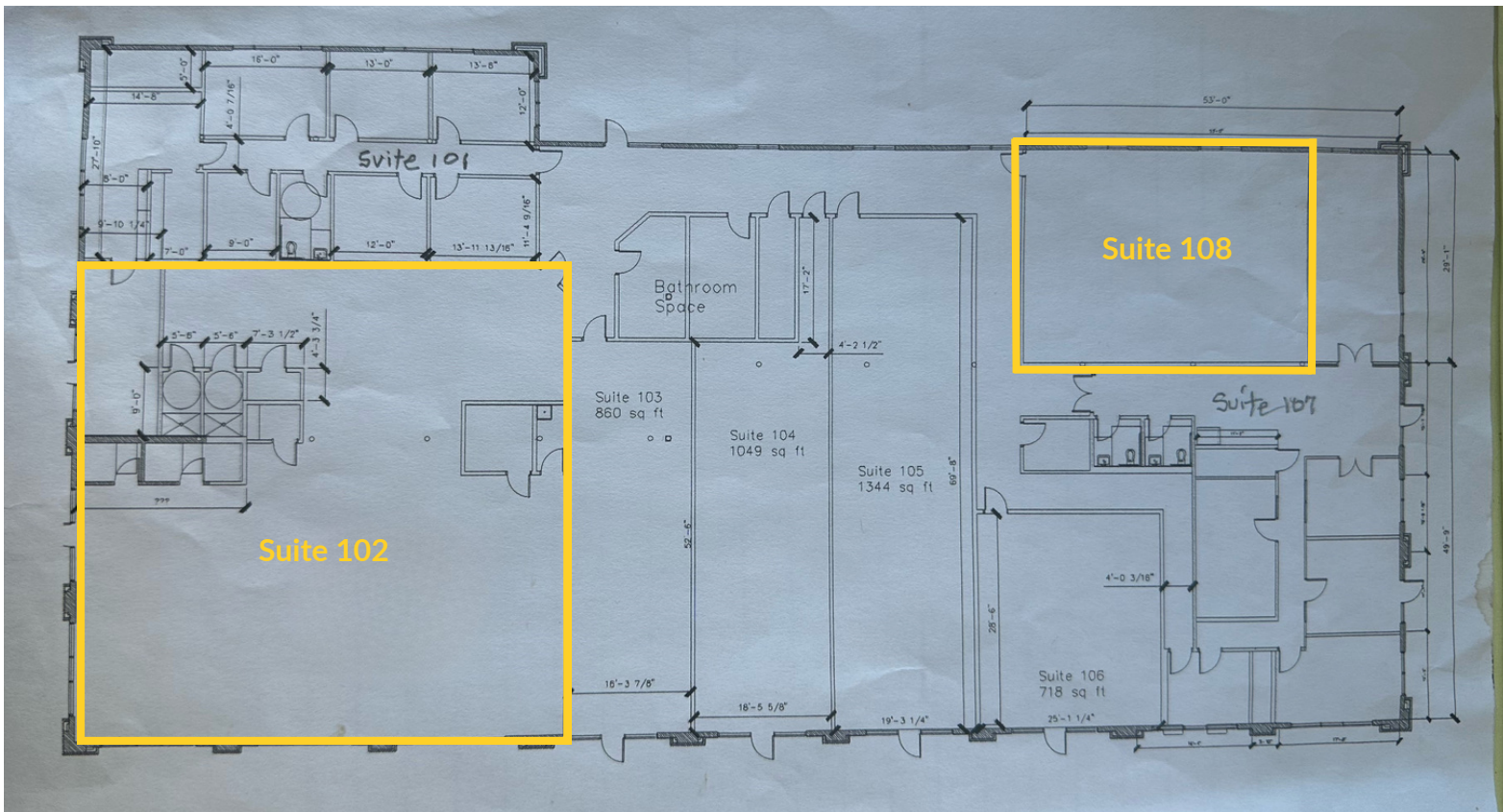
This property is strategically located along one of the main corridors in Pullman, ensuring high traffic counts and maximum visibility.

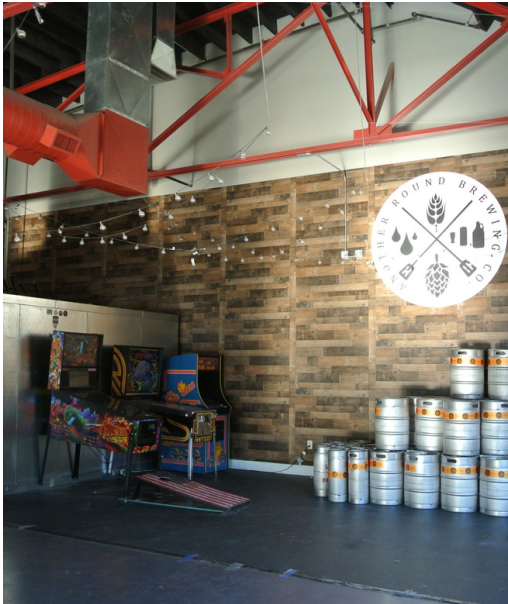
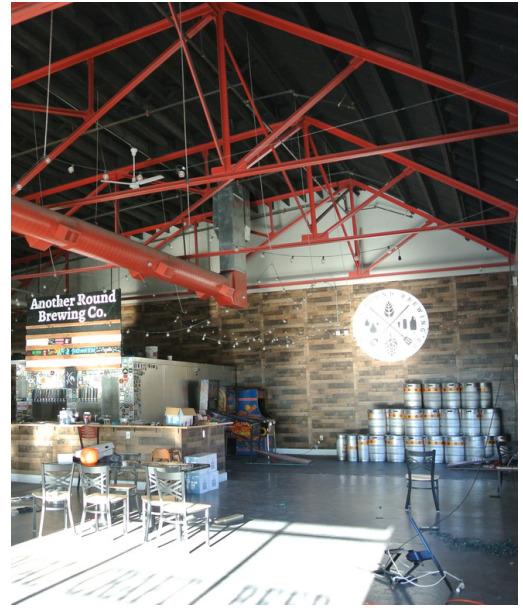
SUITE 102

- Formerly occupied by "Another Rounding Brewing"
- $\pm 3,634$ SF
- Modified Gross Lease: Tenant pays electricity, interior janitorial, data/internet
- Open Space
- 2 exclusive use restrooms
- Walk-in cooler & bar area
- Frontage on Grand Avenue

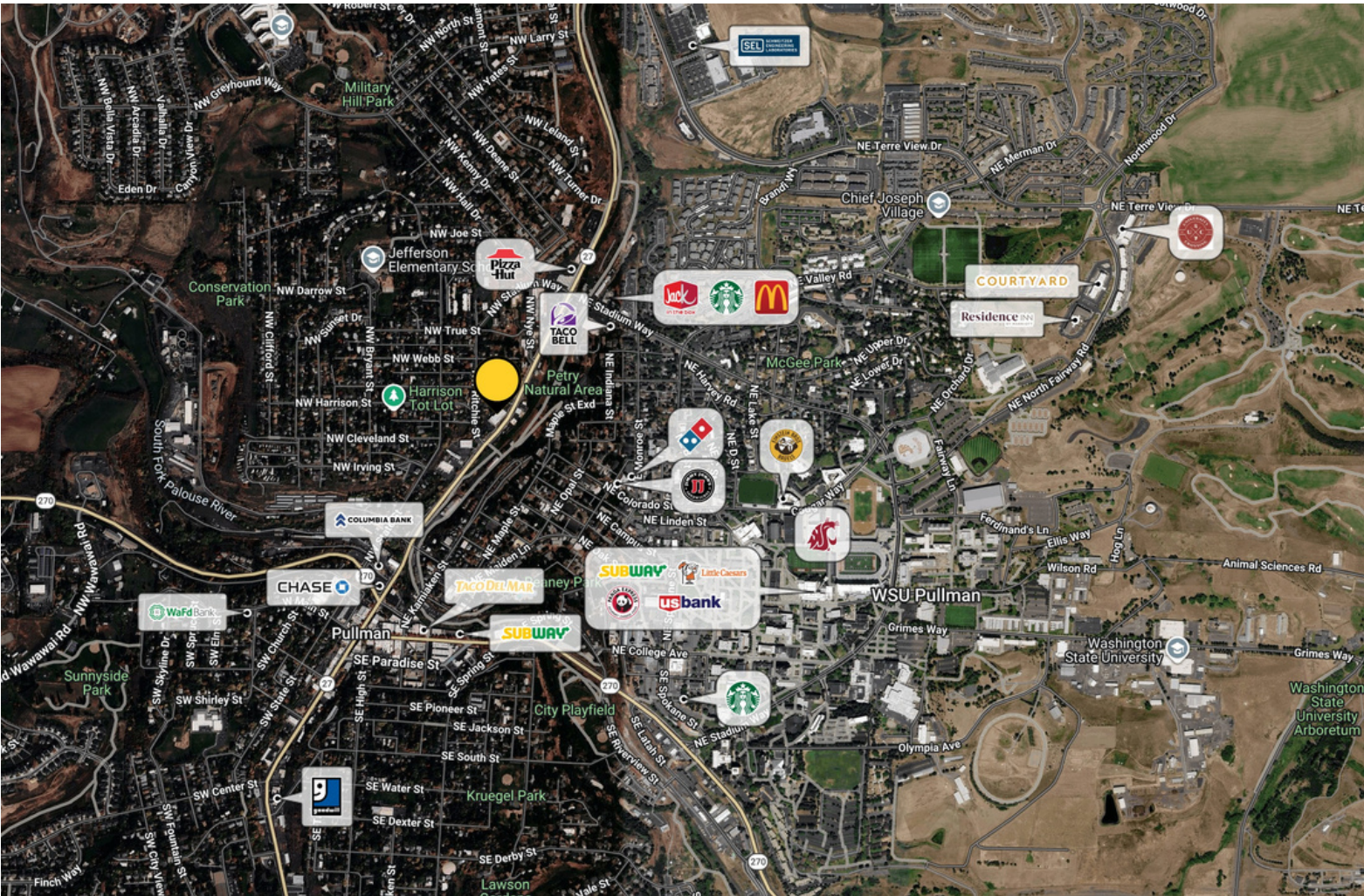
SUITE 108

- Large open space accessed through back common area hallway
- $\pm 1,000$ SF
- Gross Lease: Tenant pays interior janitorial, data/internet









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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102

COEUR D'ALENE, ID 83814