



STEP INTO SPOKANE'S
University District



Built for Growth

Step into 770 acres of proven potential. Whether you are a developer eyeing property, a company seeking top talent and collaborations, or an investor scouting promising start-ups, Spokane's University District is ready for you.

Years of thoughtful visioning and master planning, infrastructure investments and brownfield remediation, rezoning and tax incentives yield a rich environment for developers to break ground and prosper.

The powerful intersection of six colleges and universities, two medical schools, a life sciences hub, and private industry give employers a significant advantage and companies early access to bold solutions in energy, healthcare, and IT.

From its long history as a gathering and trading place, to its deep roots in education and industry, to its current position as a hot spot for medical education, sustainable building, and smart grid technology, **your growth opportunity has an address: Spokane's University District.**



*Left: Aerial view from Gonzaga University (foreground) of the Spokane River, downtown Spokane (at right), and the University District and hospital district (at left)
Above: The zero-carbon, zero-energy Catalyst Building, part of the South Landing EcoDistrict*

Built for Collaboration

The University District is home to unique partnerships where researchers, students, and companies reshape the future and chase bold ideas, cures, and novel solutions.

UNIVERSITIES AND COLLEGES

With nearly 20,000 students, faculty, and staff across five universities and a robust community college system, area employers benefit from career-trained, next-gen leaders and professionals.

MEDICINE AND HEALTH SCIENCES

Two medical schools are a just a stone's throw from five major hospitals, 1,100 health-related businesses, and over 34,000 healthcare workers forming one of the largest clinical networks east of Seattle and west of the Mississippi.

ENERGY AND SUSTAINABILITY

In the South Landing EcoDistrict, powerhouse companies Avista, Itron, McKinstry, and Katerra, along with Eastern Washington University have launched a "living laboratory" for smarter, healthier, more sustainable buildings at zero cost premium.

BUSINESS AND ENTREPRENEURSHIP

Highly-engaged angel investors, the annual Northwest Entrepreneur Competition, Federal R&D dollars, and local business incubators like sp³nw make the District a business haven.



Above: The University of Washington School of Medicine-Gonzaga University Health Partnership's 80,000-square-foot building on the new "Health Peninsula" is set for 2022 completion



From top to bottom: Boxcar, District on the River, 206 West Riverside

Built to Welcome

Few can resist living mere footsteps from class or cubicle, the Spokane River and Centennial Trail, a new high-performance transit line, the iconic Gateway Bridge, and the recently rebuilt East Sprague and humming Main Avenue neighborhoods. Mixed-use, educational, and commercial sites pepper the District, and residential developments are capitalizing on the critical mass of students, healthcare workers, and young professionals.

BOXCAR

Project[^], a values-driven Portland developer is erecting the seven-story, 77,500-SF, Boxcar Apartments with 134 studio, 1-, and 2-bedroom units on the South Landing. *Architect: TVA Architects. General Contractor: Bouten Construction. Anticipated Completion: Spring 2022.*

DISTRICT ON THE RIVER

Located on a scenic bend in the Spokane River and at the intersection of two urban trails, this 300+ unit development offers vibrant urban living and a connection to nature. *Partners: Phoenix-based Sagamore Capital, Spokane's ALSC Architects, and Seattle's DCI Engineers.*

206 WEST RIVERSIDE

This mixed-use development is poised to anchor the District's west side with 139 workforce and market-rate units, covered parking, and ground-floor retail with dozens of options for food, dining, entertainment, and shopping within two blocks.

Built for Shared Prosperity

The University District contains vacant and underutilized land zoned for more than 1,000 additional dwelling units and significant commercial, institutional, and retail space. This room for growth—coupled with Spokane’s consistent population and business expansion—provides long-term returns and opportunities for developers, investors, and the community.

GOOD FOR BUSINESS

Spokane is the capital of the Intermountain Northwest catchment area serving 2.5 million people. International companies like Itron, Pyrotek, and Jubilant HollisterStier have major operations here alongside scrappy success stories like Spiceology, Medcurity, and Kaspian.



“Spokane is unique. People here are far more collaborative than competitive. Many business communities have good intentions, but Spokane’s cooperative approach is unmatched in helping companies accelerate projects and get product to market.”

— CHIP OVERSTREET, CEO, SPICEOLOGY

GOOD FOR PEOPLE

Spokane's cost of living is competitive with peer cities and its quality of life appeals to all age groups. Spokane is drawing remote workers, returning alumni, young families, and retirees attracted to the year-round outdoor recreation, natural beauty, cultural offerings, and outstanding healthcare.



More than \$1 Billion of public and private investment in less than 20 years has funded catalytic infrastructure, research, educational facilities, and world-class commercial space.



Scott Morris Center for Energy Innovation



Placemaking

District neighborhoods are targeting different ways to create an inviting place to live, learn, work, and play.

● HAMILTON CORRIDOR

The "Health Peninsula" (the UW-GU Health Partnership Building and McKinstry's historic SIERR Building) anchors the south end of a vibrant north/south educational, commercial, and residential corridor.

● NORTH LANDING

This intentionally shared campus for long-standing partner institutions WSU, EWU, Whitworth, and Community Colleges of Spokane still holds some underutilized land and reclaimable historic buildings and connects with the University District Gateway Bridge.

● SOUTH LANDING + SPRAGUE

A growing epicenter of Spokane renaissance and innovation, developments like Boxcar apartments, Catalyst, and the Scott Morris Center for Energy Innovation offer abundant development and business opportunities along the revitalized Sprague Avenue.



Connect with the University District

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Live, Learn, Work, Play.

Find out how the University District can give you an advantage: 770 acres where two medical schools, six higher-ed institutions, a center for energy innovation, and a smart-city living laboratory ensure business and education grow together.

www.spokaneudistrict.org

