



Where Innovation Meets
the U-District.

www.catalystspokane.com



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CATALYST

A new vision is becoming a reality in Spokane's University District. The new Catalyst Building will be a place where industry and academia intersect to foster innovation and collaboration.

The Catalyst is the anchor building in a planned innovation hub. This dramatic five-story, 159,000-square-foot building will feature two wings around a light-filled collaborative atrium.

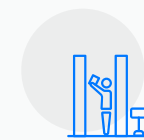
Building Amenities



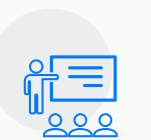
DRY LABS



MODERN OFFICES SPACE



COMMON STUDY AREAS



FLEXIBLE INCUBATOR SPACE



ROOF DECKS



Sustainable Features

Cross-Laminated Timber

- Cross-Laminated Timber means the Catalyst Building will have a smaller carbon footprint than that of comparable buildings built using steel and concrete.
- By sequestering carbon within the structural wood products for the lifetime of the building, carbon emissions are avoided by substituting wood for products such as steel and concrete which are energy-intensive to produce.

Low waterflow plumbing fixtures

Shower rooms to encourage bike commuting

Energy Efficient

- Efficient radiant heating/cooling system throughout the building.
- Heat recovery of all exhaust air.
- High performing building envelope design
- LED Lighting
- Sun shading at lobby

Smart building management system to maximize building operations efficiency

Spokane is part of the largest healthcare, health sciences and medical education hubs in the nation

- **1,100** health-related businesses and **5** major hospitals employ **34,000** people. Well over **20%** of Spokane's employment base.

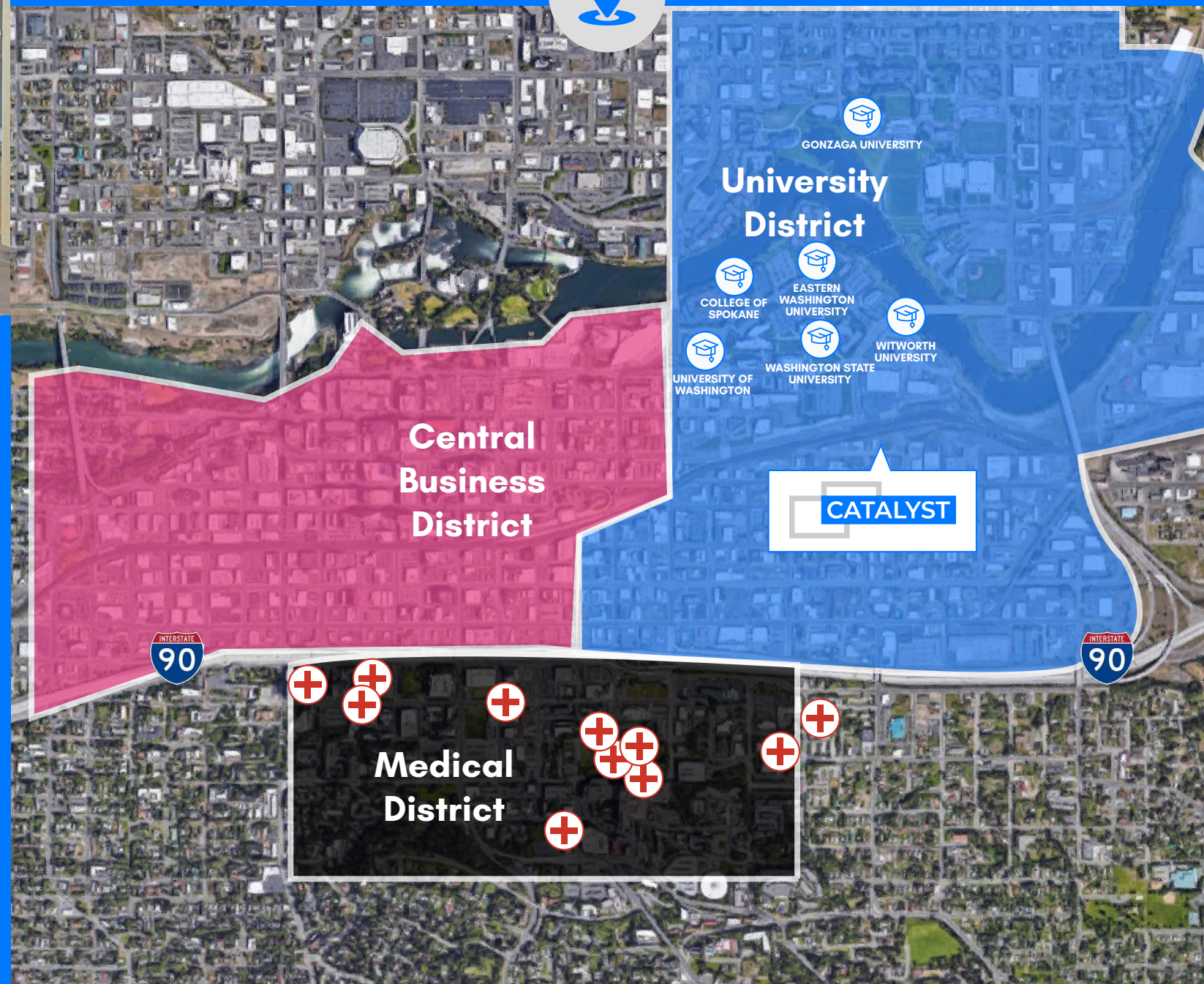
Educated work force ready for success

- 5 Universities located within Downtown Spokane

- More than 11,000 students enrolled in higher education universities

In the center of innovation

- Spokane's University District provides connections between the healthcare industry center and the institutions of medical education.
- Surrounded by life science companies driving the economy, medical research and scientific breakthroughs.



University District

- GONZAGA UNIVERSITY
- COLLEGE OF SPOKANE
- EASTERN WASHINGTON UNIVERSITY
- WASHINGTON STATE UNIVERSITY
- WITWORTH UNIVERSITY
- UNIVERSITY OF WASHINGTON

Central Business District

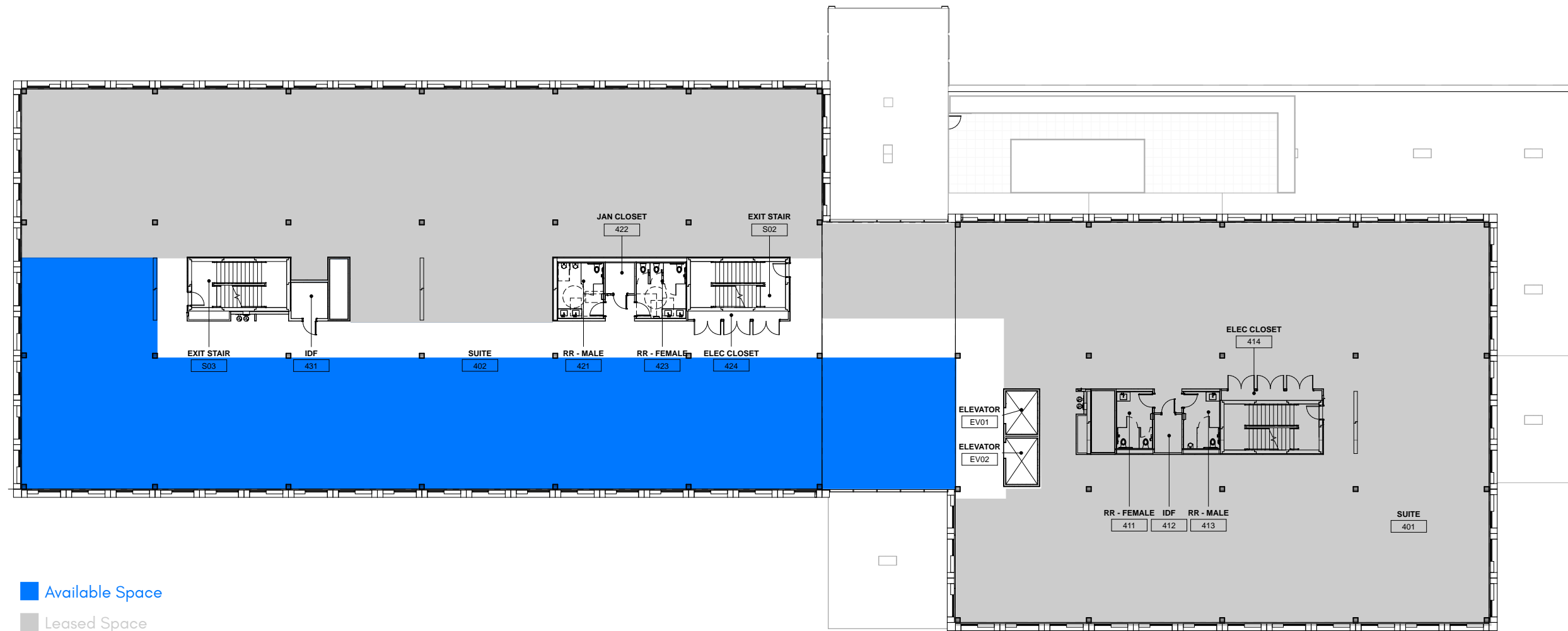
CATALYST

Medical District

Catalyst

601 E Riverside Avenue | Spokane, WA

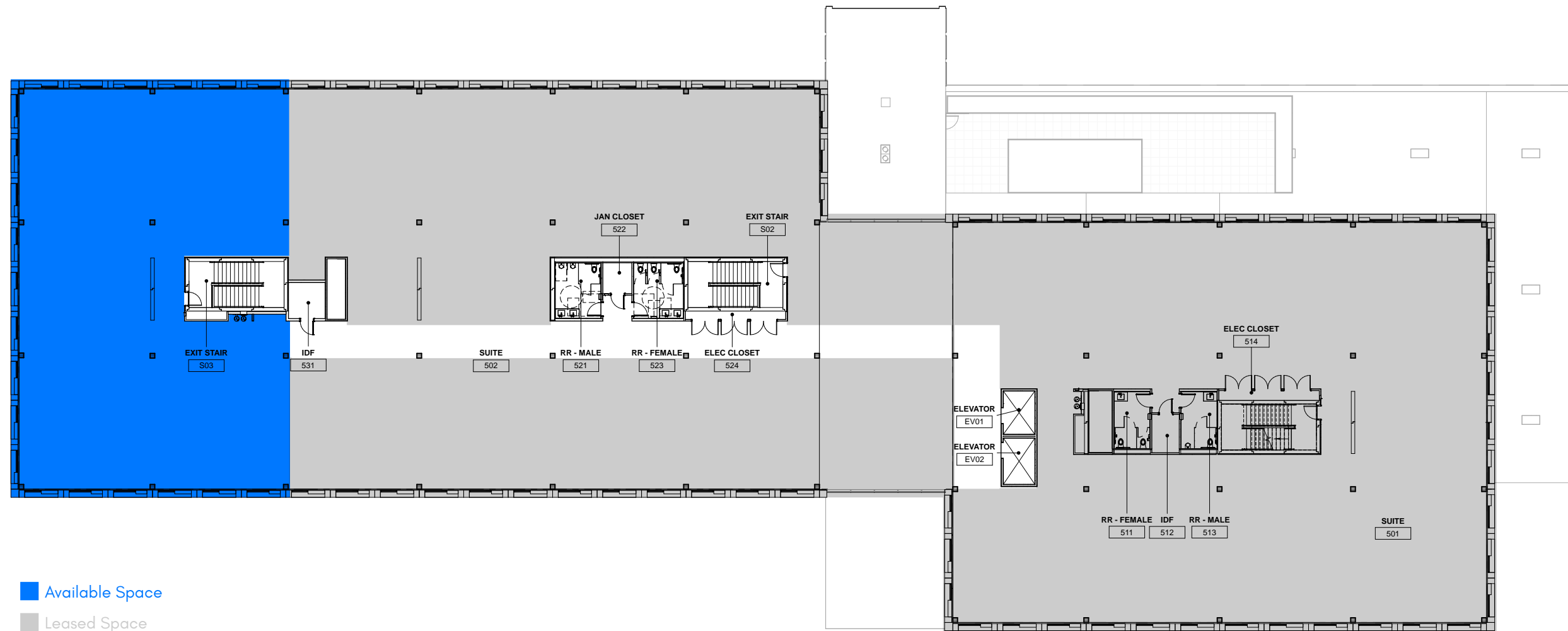
Fourth Floor Office | 8,387 SF



Catalyst

601 E Riverside Avenue | Spokane, WA

Fifth Floor Office | 5,930 SF





Nearby Amenities

Gyms

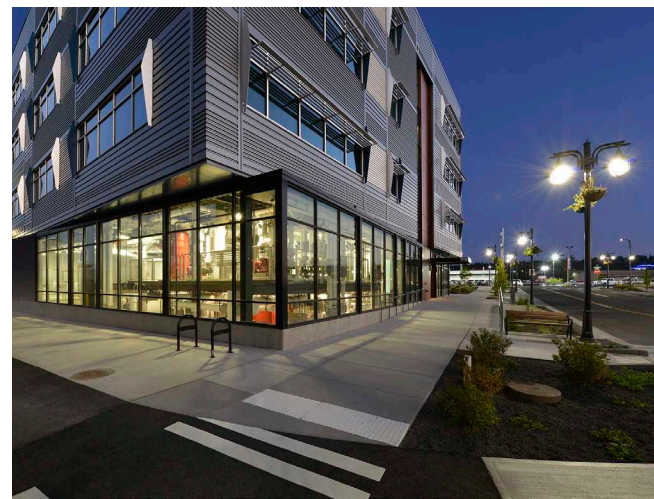
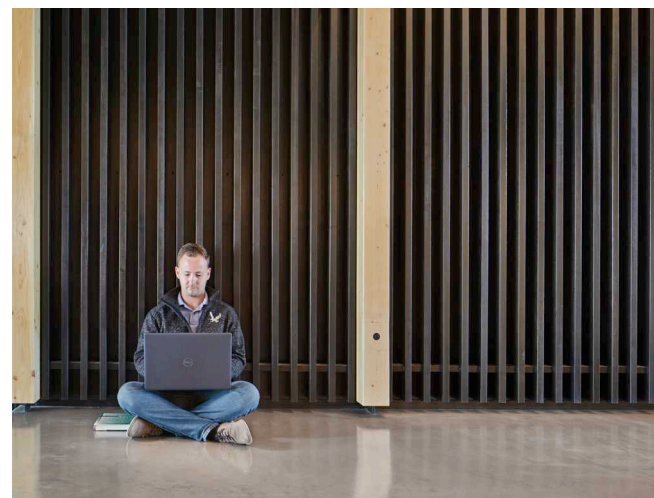
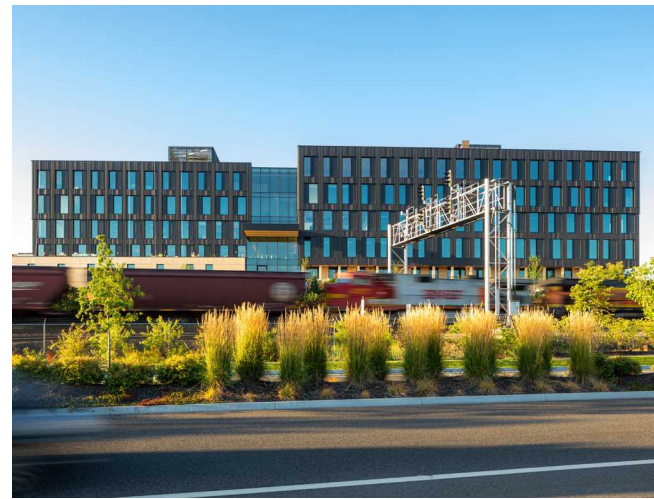
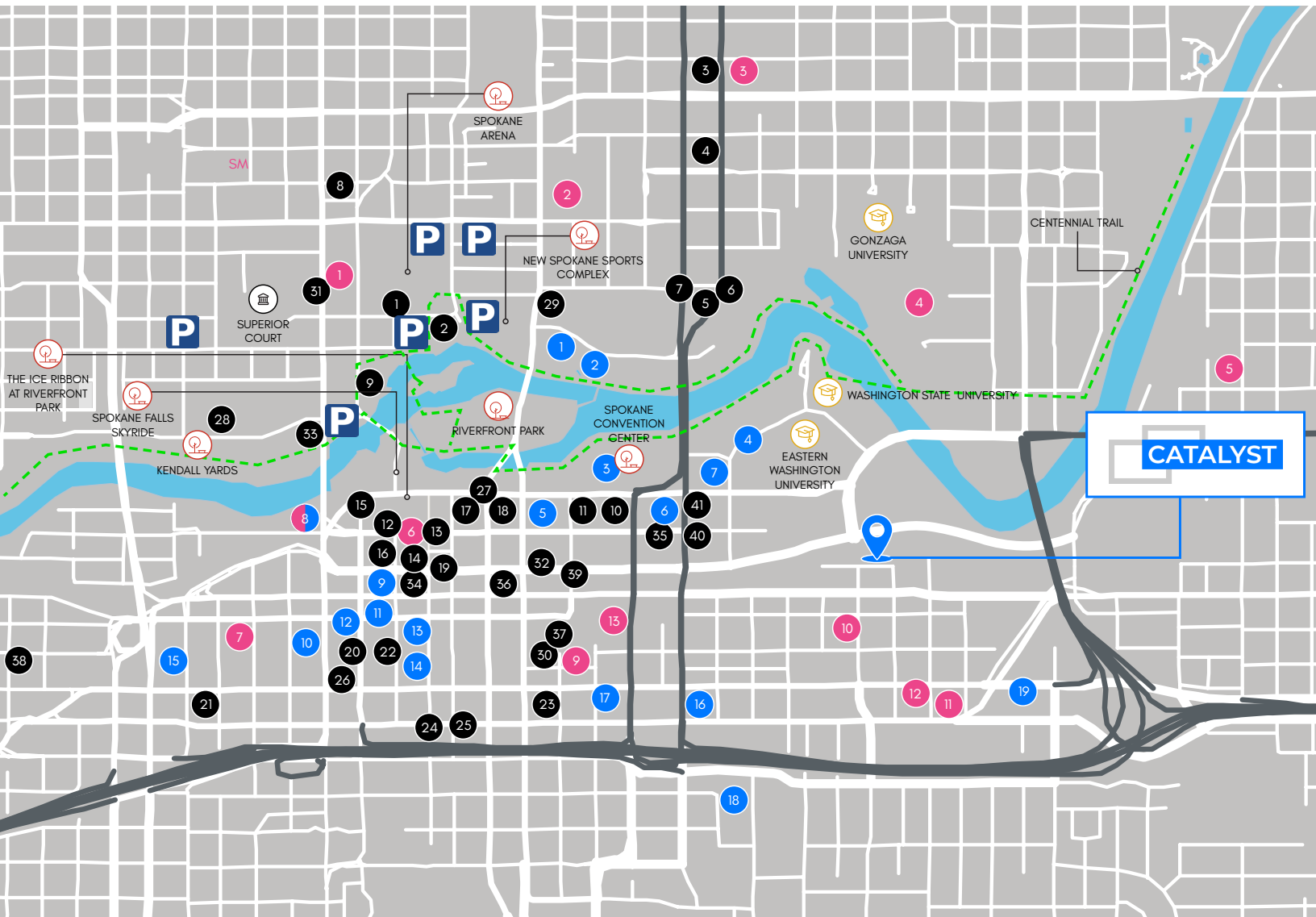
1. YMCA of the Inland Northwest Corporate Office
2. Lilac City Fit Body Boot Camp
3. Crossfit Spokane
4. Kermit M. Rudolf Fitness Center
5. CrossFit Dūrātus
6. Müv Fitness
7. Spokane Boxing Gym
8. Spokane Club (and gym)
9. Wild Walls Climbing Gym
10. Farmgirlfit
11. A #1 Spokane WA Personal Trainer - Result Guarantee!
12. CoreFit Inc. Voted Best Gym Spokane, Washington
13. The Union Yoga Studio

Restaurants

1. David's Pizza at 803 W Mallon Ave
2. Flour Mill & Klinkerdagger's Restaurant
3. Sonic Drive-In
4. QDoBA Mexican Eats
5. Blaze Pizza
6. Chpolte Mexican Grill
7. Wendy's
8. Taco Bell
9. Anthony's at Spokane Fall
10. Chili's Grill & Bar
11. Azteca Mexican Restaurants
12. Red Robin Gourmet Burgers
13. MOD Pizza
14. P.F. Chang's
15. Panda Express
16. The Melting Pot
17. Steelhead Bar & Grille
18. Sushi.Com
19. SUBWAY® Restaurants
20. The Old Spaghetti Factory
21. Pizza Hut
22. Steam Plant
23. Arby's
24. Carl's Jr. Green Burrito
25. McDonald's
26. Wild Sage
27. Mizuna
28. Wandering Table
29. Santé
30. Inland Pacific Kitchen
31. Ruins
32. Italian Kitchen
33. My Fresh Basket
34. Bistango
35. Zola
36. Observatory
37. Hogwash
38. The Elk
39. The Onion
40. The Globe
41. Baracho

Hotels

1. Hotel RL by Red Lion Spokane at the Park
2. Holiday Inn Express Spokane - Downtown
3. DoubleTree by Hilton Hotel Spokane City Center
4. Courtyard by Marriott Spokane Downtown at the Convention Center
5. The Davenport Grand, Autograph Collection
6. Best Western Plus City Center
7. Fairfield Inn & Suites by Marriott Spokane Downtown
8. Spokane Club (and gym)
9. The Davenport Lusso, Autograph Collection
10. Montvale Hotel
11. The Historic Davenport, Autograph Collection
12. Hotel Ruby
13. The Davenport Tower, Autograph Collection
14. Ruby2
15. Tiki Lodge
16. FairBridge Inn Express Spokane
17. Days Inn Spokane
18. Quality Inn Downtown 4th Avenue
19. Ramada Downtown Spokane



Project Partners



South Landing Investors



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FOR LEASING INFORMATION

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