

The OCH  
For Lease

**NAI**Black



## 221 N. Wall Street

Spokane, WA 99201

### Property Features:

- Space Available:
  - 1,298 – 24,987 SF ± Available.
- Great location in the heart of downtown.
- Adjacent to River Park Square & Across the street from River Front Park.
- Major renovations underway in common areas, EXOS designed fitness facility, conference room, bike locker, elevators & mechanical.
- Located in an Opportunity Zone.
- Rooftop Access.
- Join Tavolata Restaurant.



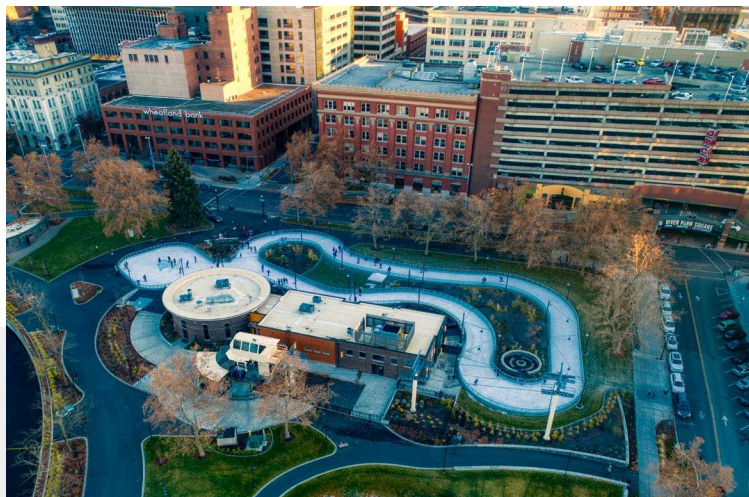
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Potential Rooftop Expansion

| Floor/ Suite                  | RSF                          | Pricing        |
|-------------------------------|------------------------------|----------------|
| 1 - #100<br>Main Level Retail | 1,488                        | \$22.00/SF NNN |
| 1 - #127<br>Main Level Retail | 3,205                        | \$22.00/SF NNN |
| 2 - Entire Floor<br>- Office  | Entire 2 <sup>nd</sup> Floor | Fully Leased   |
| 3 - #322 - Office             | 1,500 – 7,038                | \$26.00/SF FS  |
| 3 - #344 - Office             | 3,155 – 7,038                | \$26.00/SF FS  |
| 4 - #401 - Office             | 4,024                        | \$26.00/SF FS  |
| 4 - #402 - Office             | 2,673                        | \$26.00/SF FS  |
| 4 - #403 - Office             | 1,298 – 7,995                | \$26.00/SF FS  |
| 4 - Option #2                 | 8,416                        | \$26.00/SF FS  |
| 5 - Entire Floor<br>- Office  | Entire 5 <sup>th</sup> Floor | Fully Leased   |
| 6 - #600 - Office             | 9,533                        | \$30.00/SF FS  |

|                     |  |   |
|---------------------|--|---|
|                     |  | 6 |
|                     |  | 5 |
|                     |  | 4 |
|                     |  | 3 |
|                     |  | 2 |
| Street Level Retail |  | 1 |



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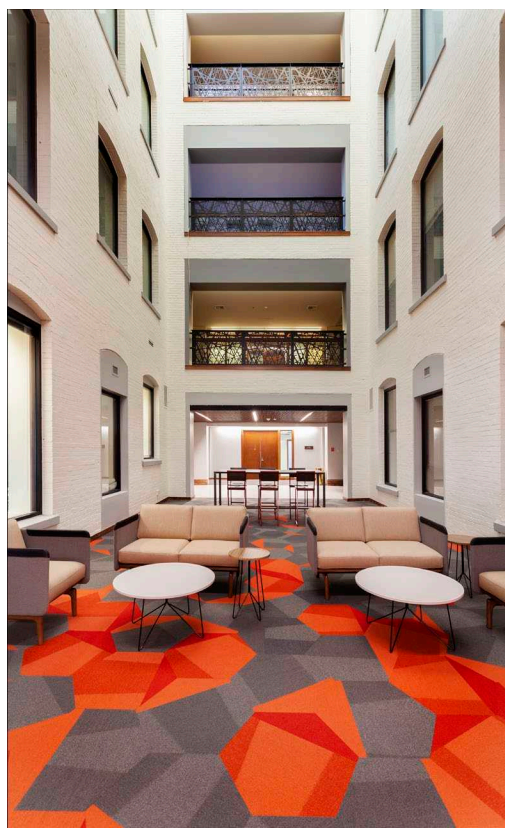
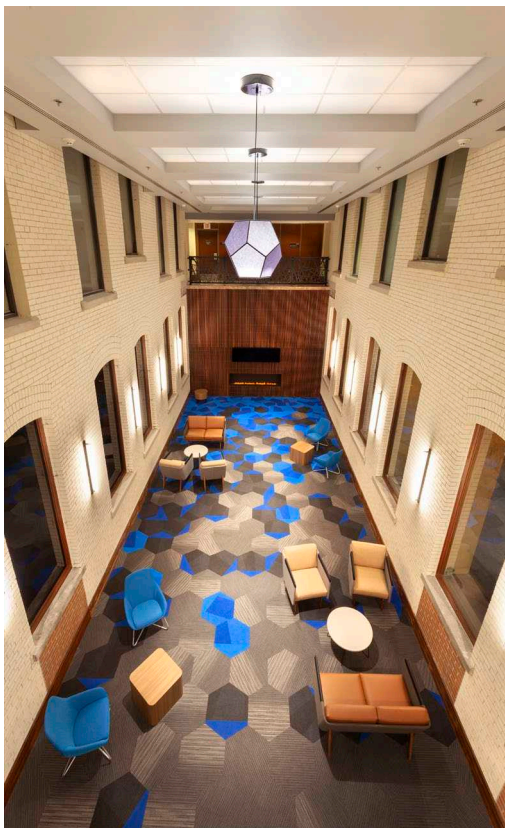
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## Interior Updates



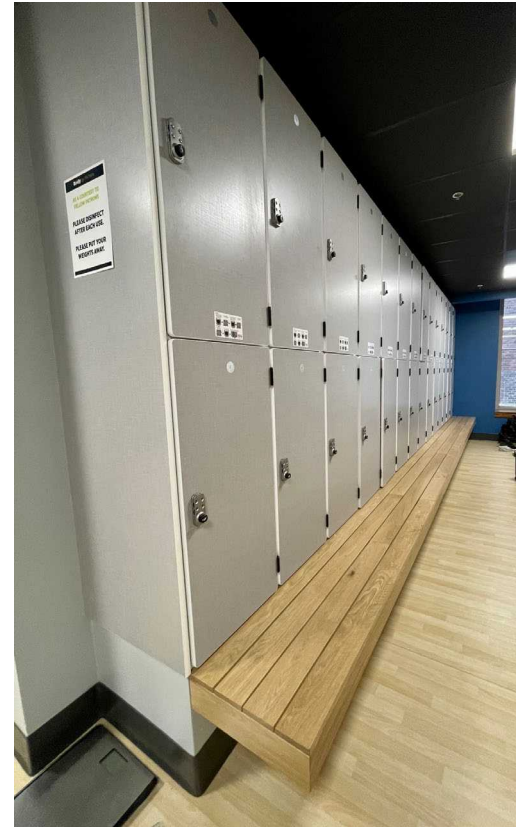
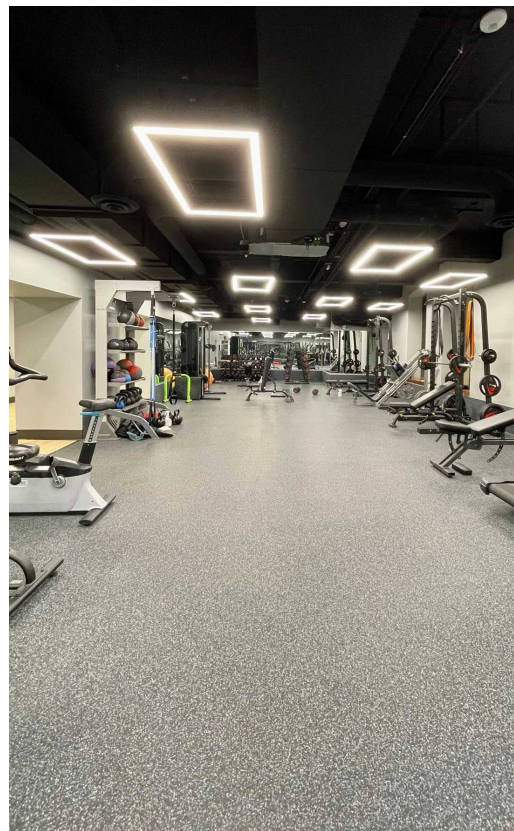
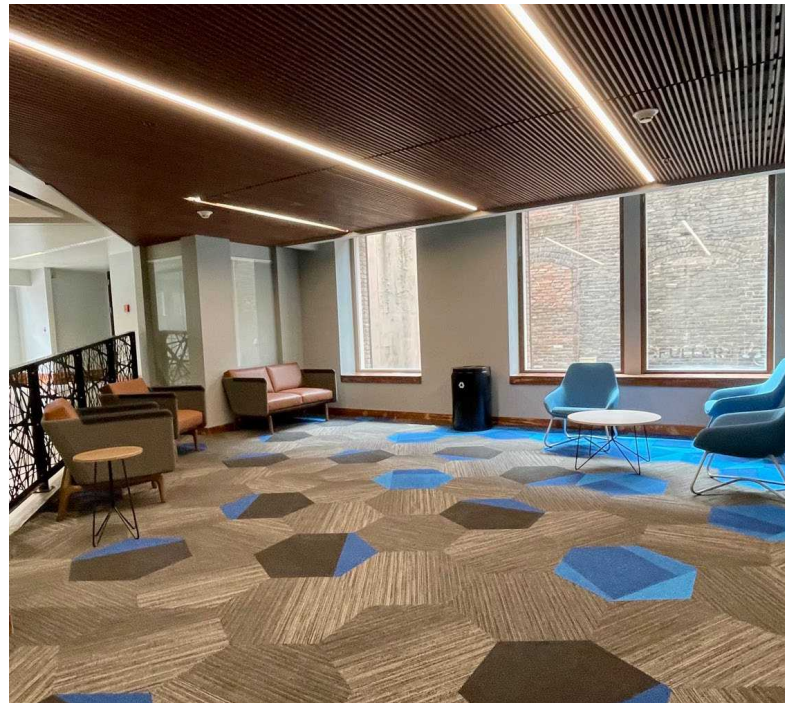
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## 2<sup>nd</sup> Floor Common Area & Gym

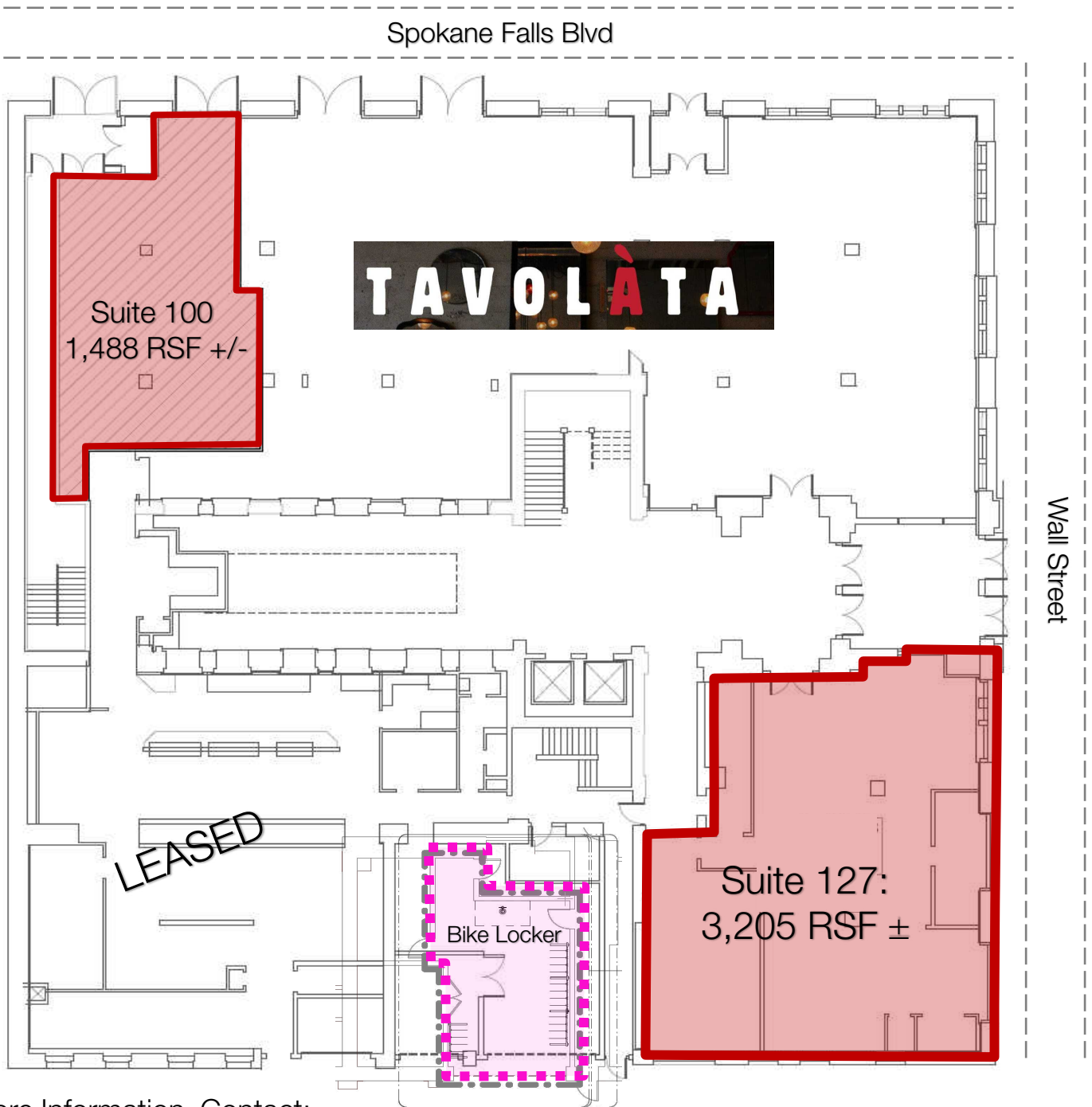


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## Retail/Restaurant Space For Lease



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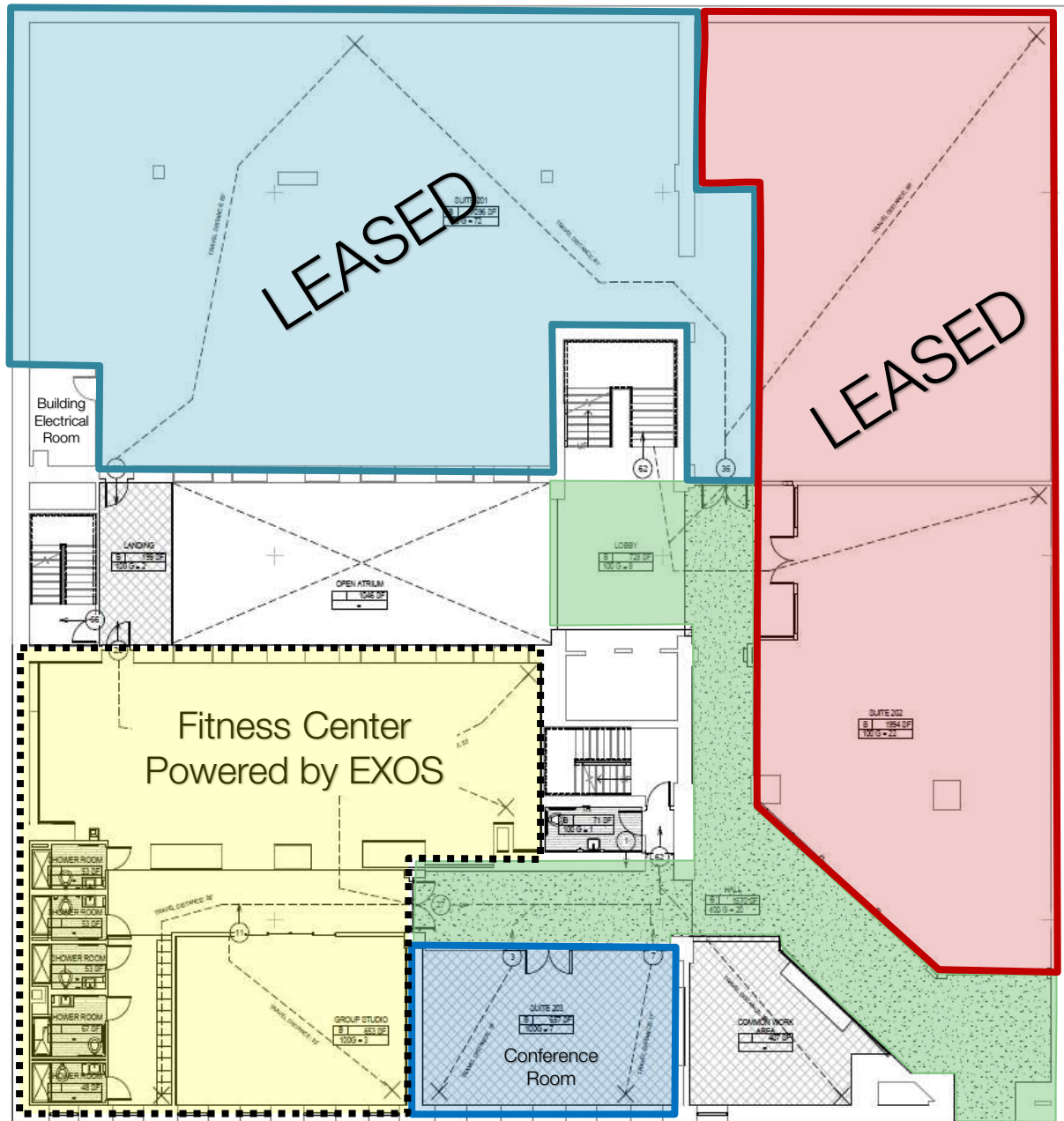
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## 2<sup>nd</sup> Floor Common Area & Gym



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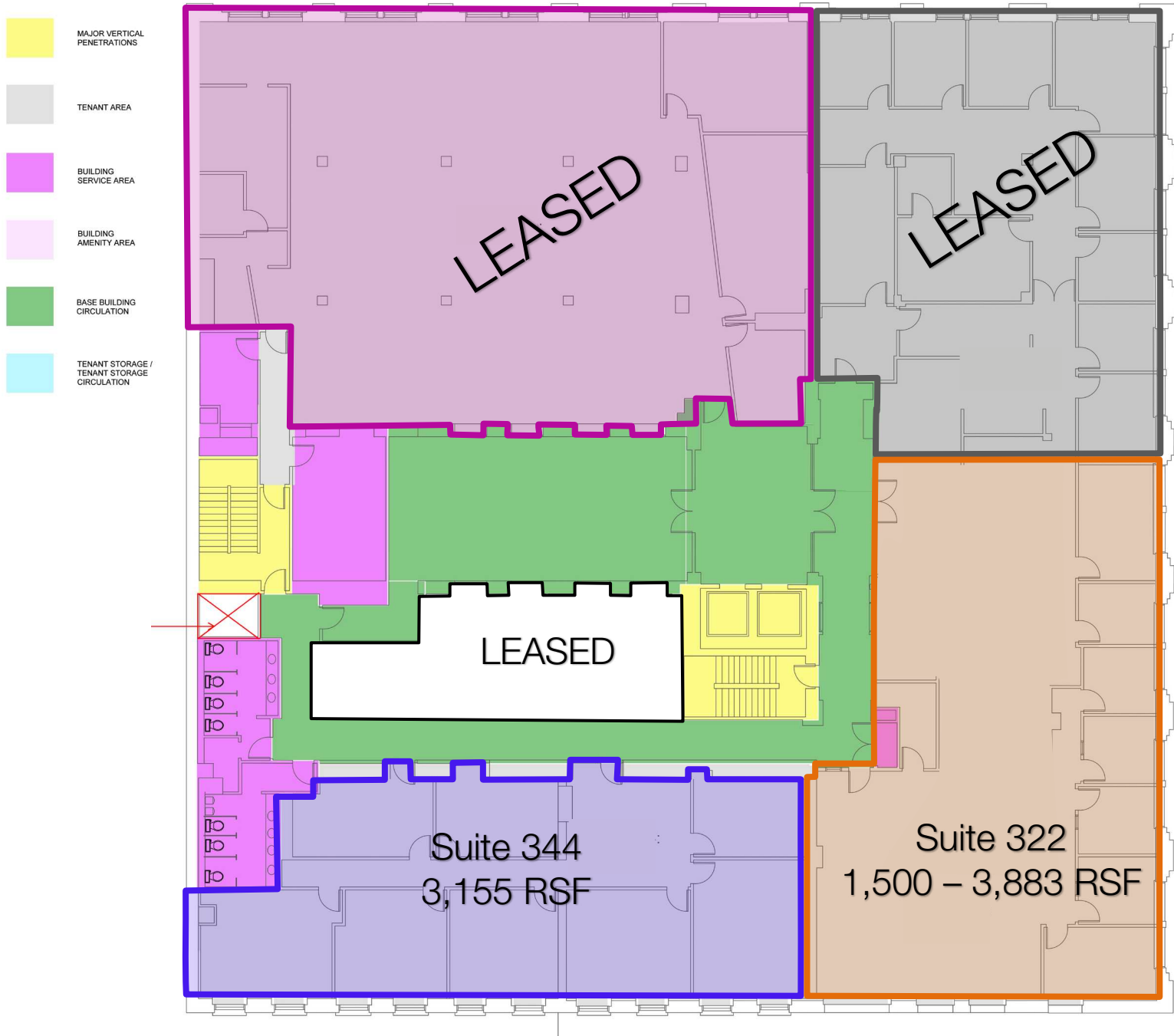
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# The OCH For Lease



Third Floor: 1,500 – 7,038 RSF



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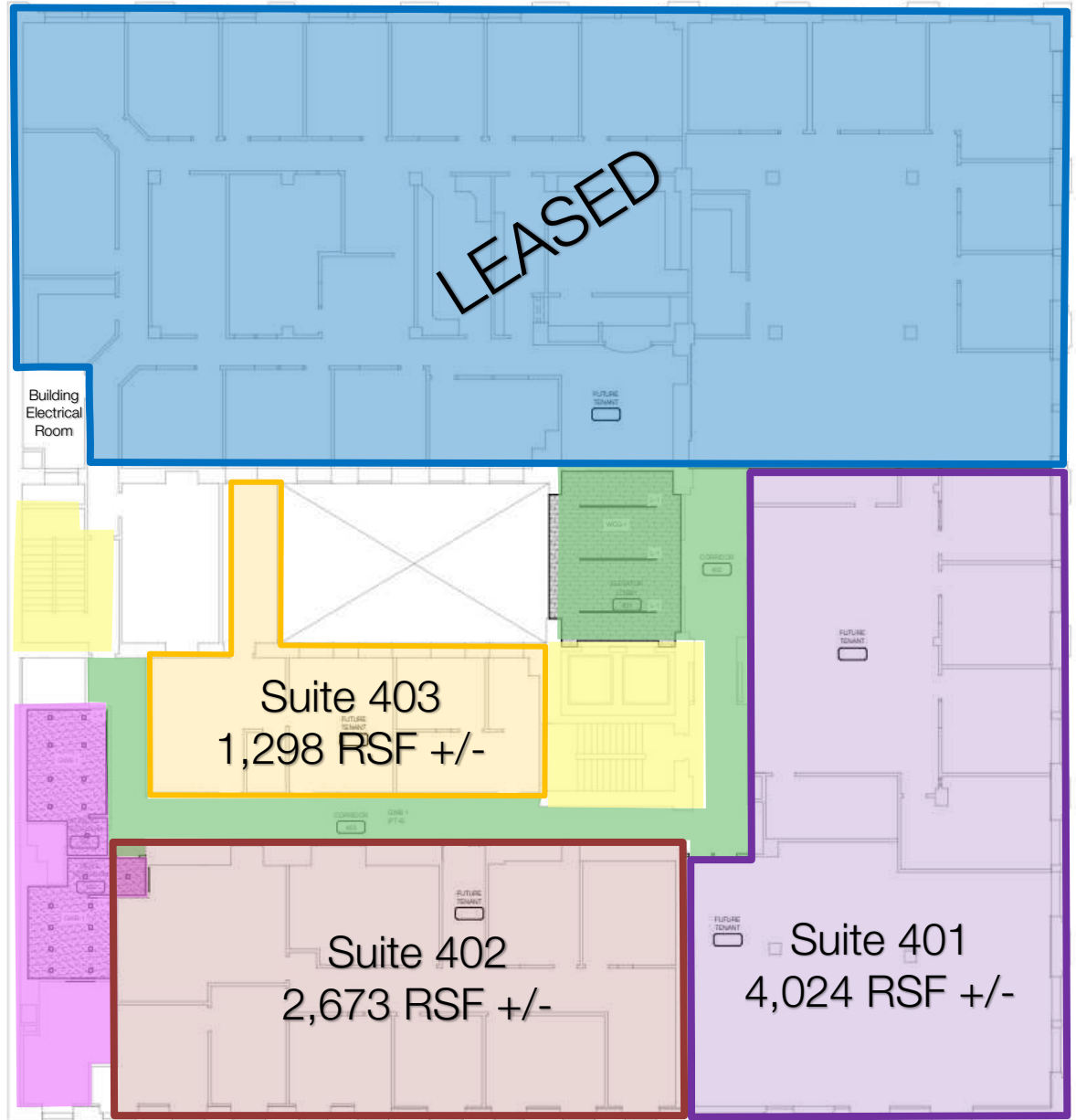
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Fourth Floor: 1,298 – 7,995 RSF

- MAJOR VERTICAL PENETRATIONS
- TENANT AREA
- BUILDING SERVICE AREA
- BUILDING AMENITY AREA
- BASE BUILDING CIRCULATION
- TENANT STORAGE / TENANT STORAGE CIRCULATION



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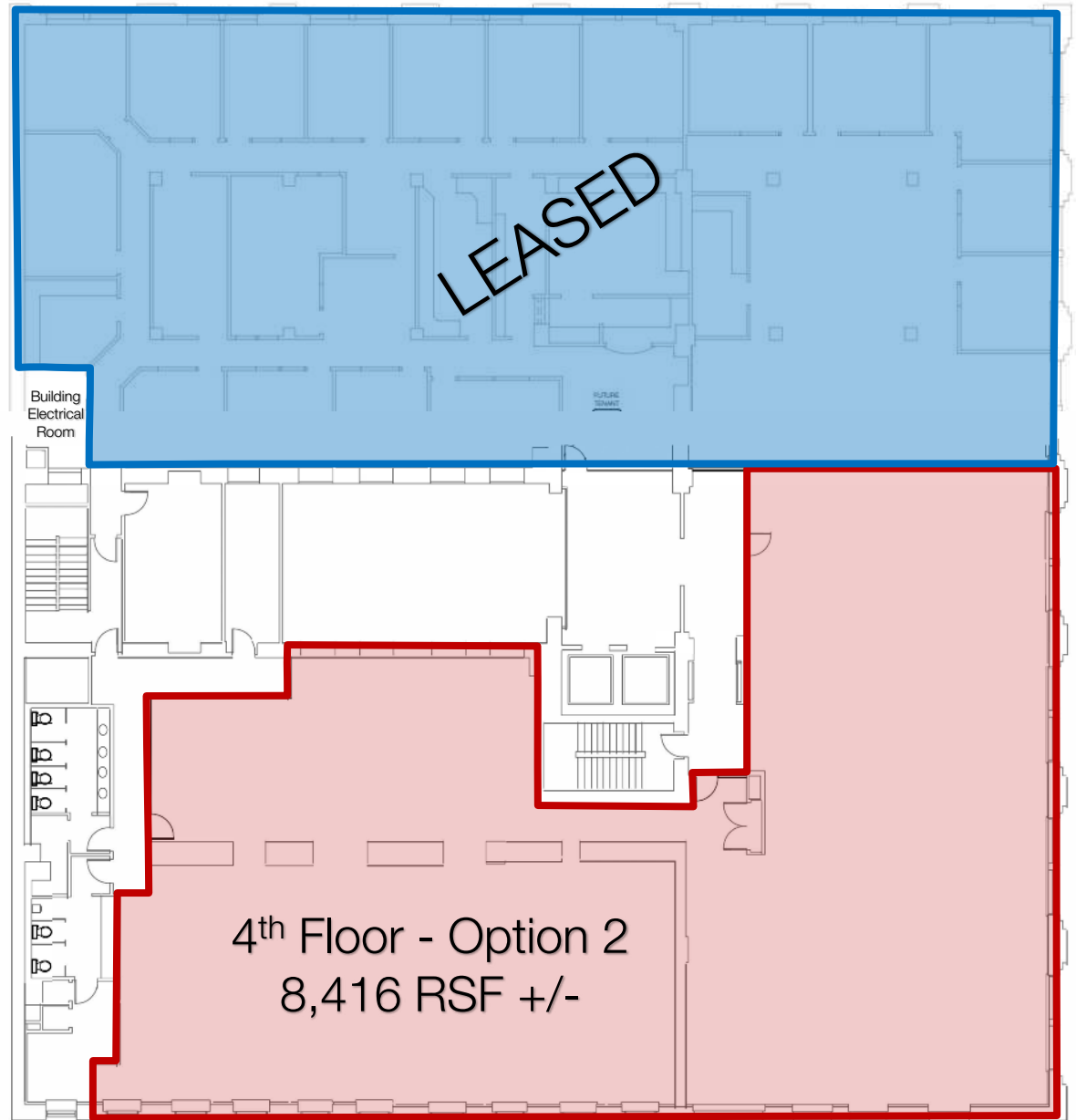


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## Fourth Floor: Option 2 – 8,416 RSF

- MAJOR VERTICAL PENETRATIONS
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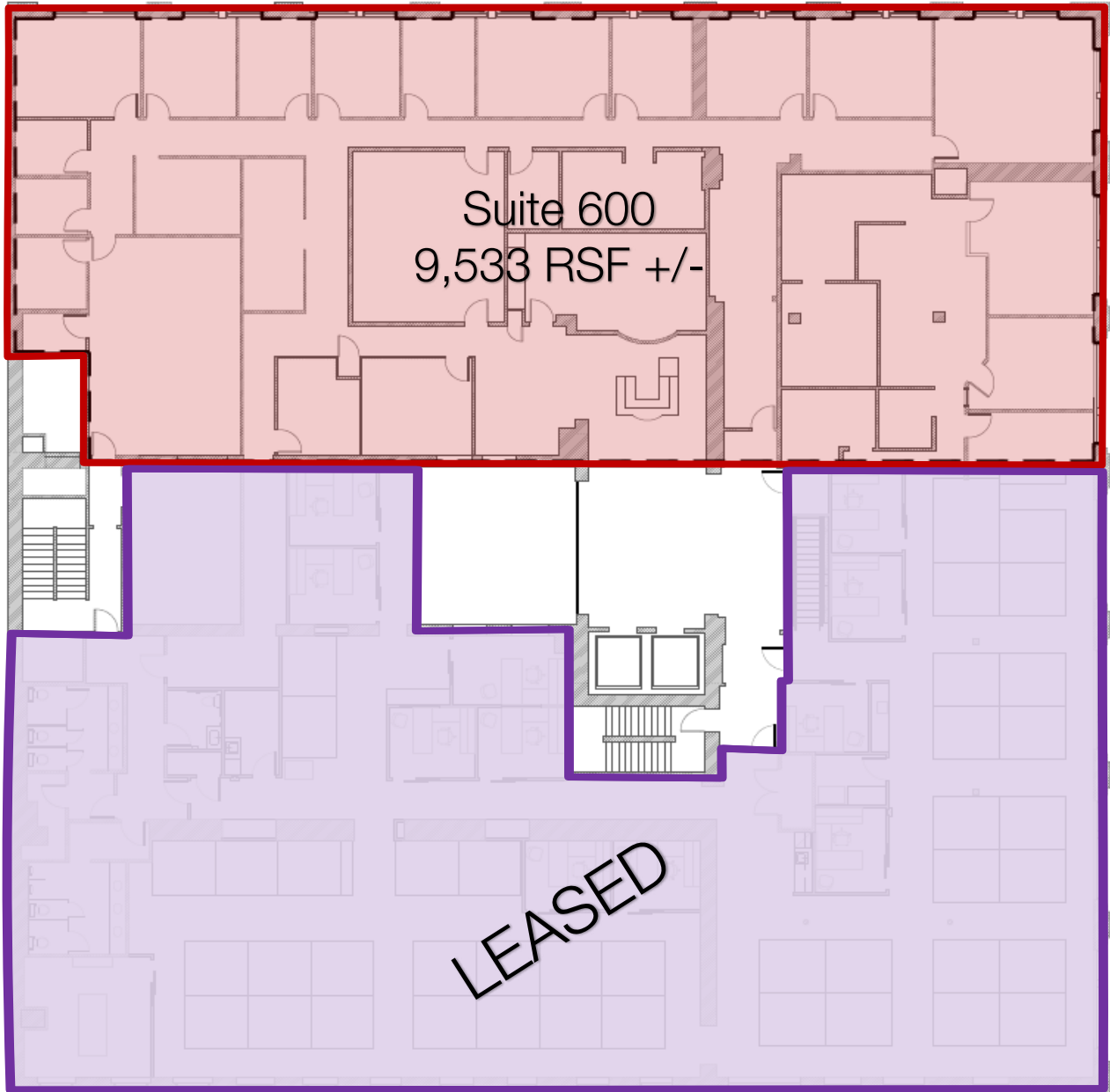
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The OCH  
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Suite 600: 9,533 RSF +/-



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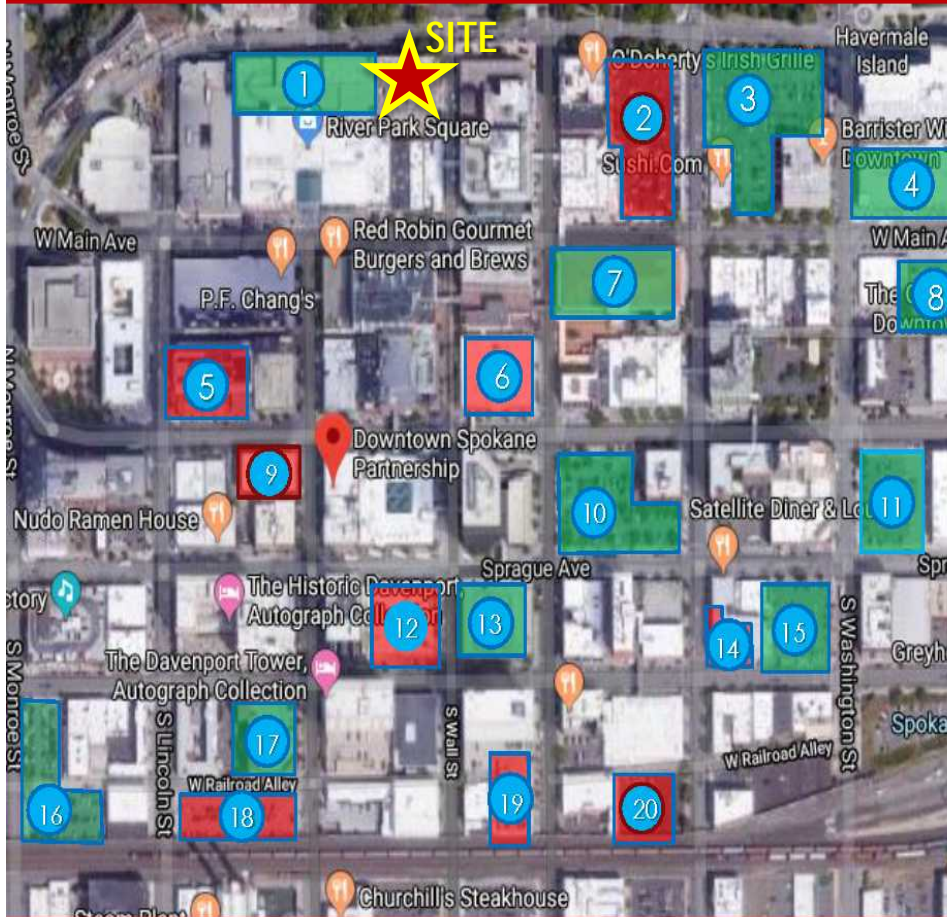
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## 2021 Available Parking Map

Off-street monthly parking snapshot as of February 9, 2021



|    | Facility Name       | Rate/<br>Mo. *             | Mgt.  | No. of<br>stalls | Spaces<br>Available   |
|----|---------------------|----------------------------|-------|------------------|-----------------------|
| 1  | RPS garage          | \$200                      | RPS   | 1291             | 10                    |
| 2  | Parkrite lot        | \$150                      | ABM   | 138              | Wait listed           |
| 3  | Liberty Bldg lot    | \$150                      | ABM   | 225              | 65                    |
| 4  | Grand garage        | \$170†                     | Dav.  | 717              | 232                   |
| 5  | Lincoln Bldg        | \$                         | Diam. | 183              | Tenants only          |
| 6  | 618 W Riverside     | \$175                      | G&B   | 53               | Tenants only          |
| 7  | Parkade             | \$165 upper<br>\$210 lower | ABM   | 850              | 100 upper<br>20 lower |
| 8  | Main Ave lot        | \$178                      | Diam. | 94               | Available             |
| 9  | SRBC garage         | \$150                      | NAIB  | 50               | Wait listed           |
| 10 | Rookery Block lot   | \$210                      | Diam. | 123              | Available             |
| 11 | Dania Furniture lot | \$210                      | Diam. | 101              | Available             |
| 12 | WTB Bldg garage     | \$                         | Diam. | 270              | Tenants only          |
| 13 | BofA Bldg garage    | \$191                      | ABM   | 480              | 90                    |
| 14 | City Ramp garage    | \$130                      | Self  | 235              | Full                  |
| 15 | Hutton Bldg lot     | \$196                      | Diam. | 69               | Available             |
| 16 | Monroe & RR lot     | \$129                      | Diam. | 118              | Available             |
| 17 | Davenport Historic  | \$170†                     | Dav.  | 387              | 33                    |
| 18 | Steam Plant lot     | \$150                      | Reef  | 115              | Tenants only          |
| 19 | Wells-Fargo garage  | \$150                      | Diam. | 267              | Tenants only          |
| 20 | Stevens lot         | -                          | Diam. | 56               | Daily                 |

■ - Parking leases available
 ■ - Parking facility wait-listed/full/tenants only

\*Taxes and fees may apply †Groups of 10 or more can be negotiated for lower rate

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