

CHASE BANK BUILDING

601 West Main Avenue | Spokane, Washington

601
MAIN AVE



For Leasing Inquires:

RICHARD FOX | BROKER

509.755.7580 or richard.fox@kiemlehagood.com



CHASE BANK BUILDING

KIEMLEHAGOOD

601 W MAIN AVENUE - SPOKANE, WA 99201

BUILDING & PROPERTY DETAILS

Address	601 W. Main Avenue
City, State, Zip	Spokane, WA. 99201
Parcel #	35184.2513
Zoning	Downtown Core (DTC)
Year Built	1984
Building RSF	±174,824 RSF
# of Floors	15 Floors
Load Factor	15%
Building Elevators	4
Emergency Generator	Yes
Secured Access	Available



HIGHLIGHTS

- Premier CBD Location
- Located in Heart of Downtown Spokane
- Walking Distance to Riverfront Park, The Spokane Area, The Podium & One Spokane Stadium
- Jimmy John's and Thomas Hammer on Ground Floor
- Near Additional Shopping, Dining & Entertainment Options
- Building Conference Room
- Fitness Center
- Onsite Property Management
- Convenient Access to STA Central City Line
- Direct Skywalk Access

CHASE BANK BUILDING - ANCHOR TENENTS



CHASE BANK BUILDING

SPACE FOR LEASE

FLOOR	SUITE	RSF	AVAILABLE	COMMENTS
10	#1000	12,556	NOW	#1000 - Open Floor Plan, Conference & Break Room
8	#820	1,761	NOW	#820 - 6 Offices, Reception
8	#813	804	NOW	#813 - 2 Offices, Conference Room
8	#812	1,104	NOW	#812 - 3 Offices
8	#810	3,519	NOW	#810 - 5 Offices, Open Work Area, Reception, Break & Conference Rooms
7	#714	8,499	NOW	#714 - 15+ Private Offices, Break & Conference Rooms
6	#615	1,281	NOW	#615 - 2 Offices, Open Work Area
6	#612	1,390	NOW	#612 - 2 Offices, Conference Room
6	#601	3,864	NOW	#601 - Multiple Offices, Break & Conference Rooms, Open Work Area
5	#510	6,248	NOW	#510 - Open Office Concept, Large Break Room
3	#320	2,992	NOW	#320 - 5 Offices, Break & Conference Room
3	#315	1,851	NOW	#315 - 1 Office, Open Concept, Conference Room, Patio Access
3	#301	1,562	NOW	#301 - 5 Offices, Break & Conference Rooms
2	#207	755	NOW	#207 - Skywalk Visibility, Retail Space
2	#203	778	NOW	#203 - Skywalk Visibility, Open Floor Plan
2	#202	605	NOW	#202 - Skywalk Visibility, Open Floor Plan
2	#201	2,835	NOW	#201 - 2 Offices, Corner Suite
2	#200	1,934	NOW	#200 - 3 Offices, Open Floor Plan, Breakroom
1	#103	2,401	NOW	#103 - Ground Floor Retail Fronting Wall & Main, Exceptional Visibility
LL	#001	4,899	NOW	#001 - 3 Offices, Open Floor Plan, Breakroom

BUILDING TENANTS

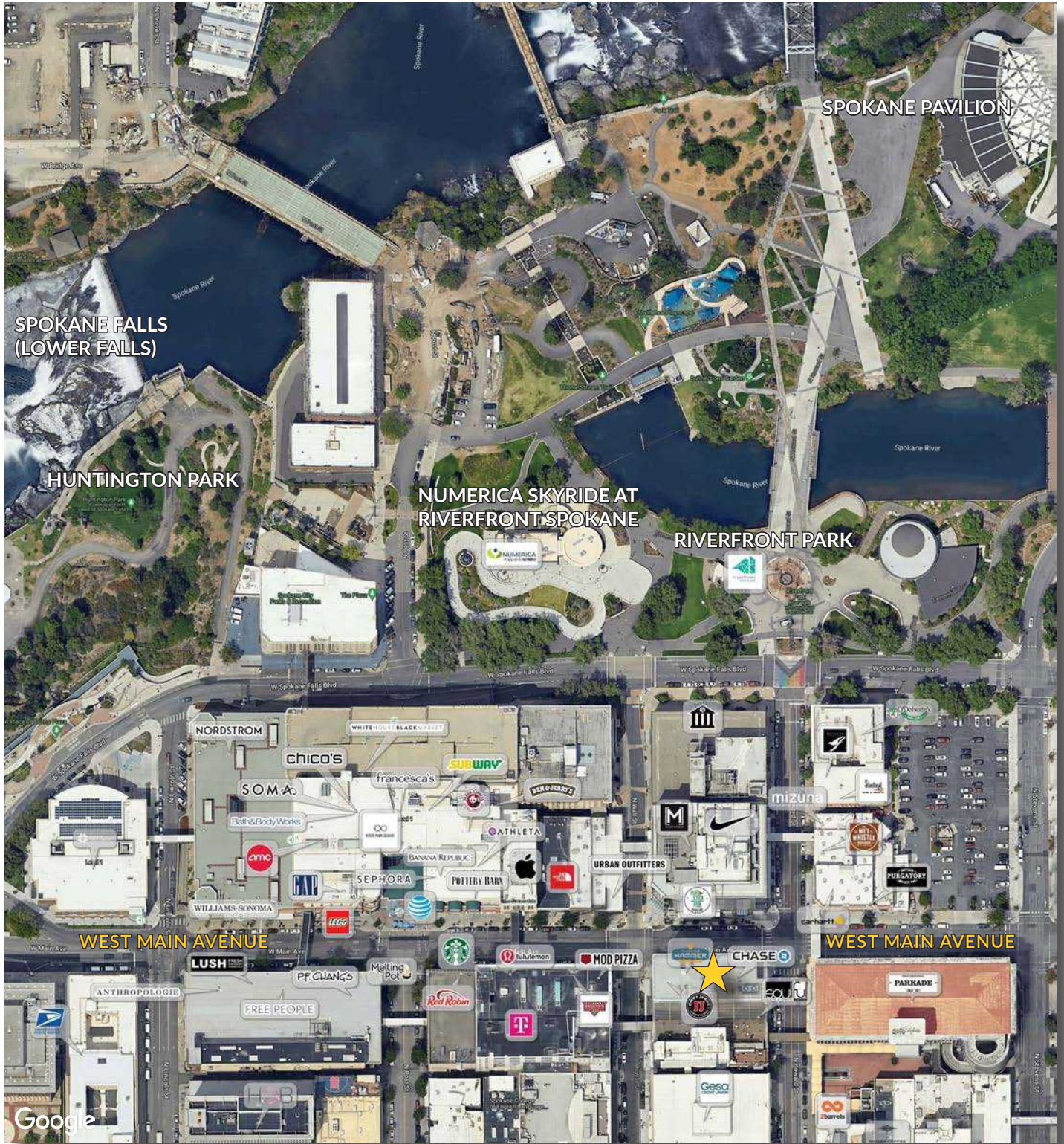
ABHL, INC	305
CHASE BANK	105
CROUSE ERICKSON FAMILY LAW ATTORNEYS	1100
D.A. DAVIDSON	1300
DAILY HABIT EXPRESSO	814
DCG/WATERSHED	617
DELAY, CURRAN, THOMPSON, PONTAROLO & WALKER, P.S.	1212
EAM INVESTORS	802
JIMMY JOHN'S	102
KIEMLE HAGOOD	400
KIEMLE HAGOOD - BROKERAGE	210
LARIX	818
LINCOLN BARBER SHOP	209
LUMEN TECHNOLOGIES	500
RBC WEALTH MANAGEMENT	1215
RISKLENS	917
THOMAS HAMMER OFFICE ROASTERS	101
WELLS ST. JOHN	600
WITHERSPOON BRAJICICH MCPHEE, PLLC	1400

601
MAIN AVE

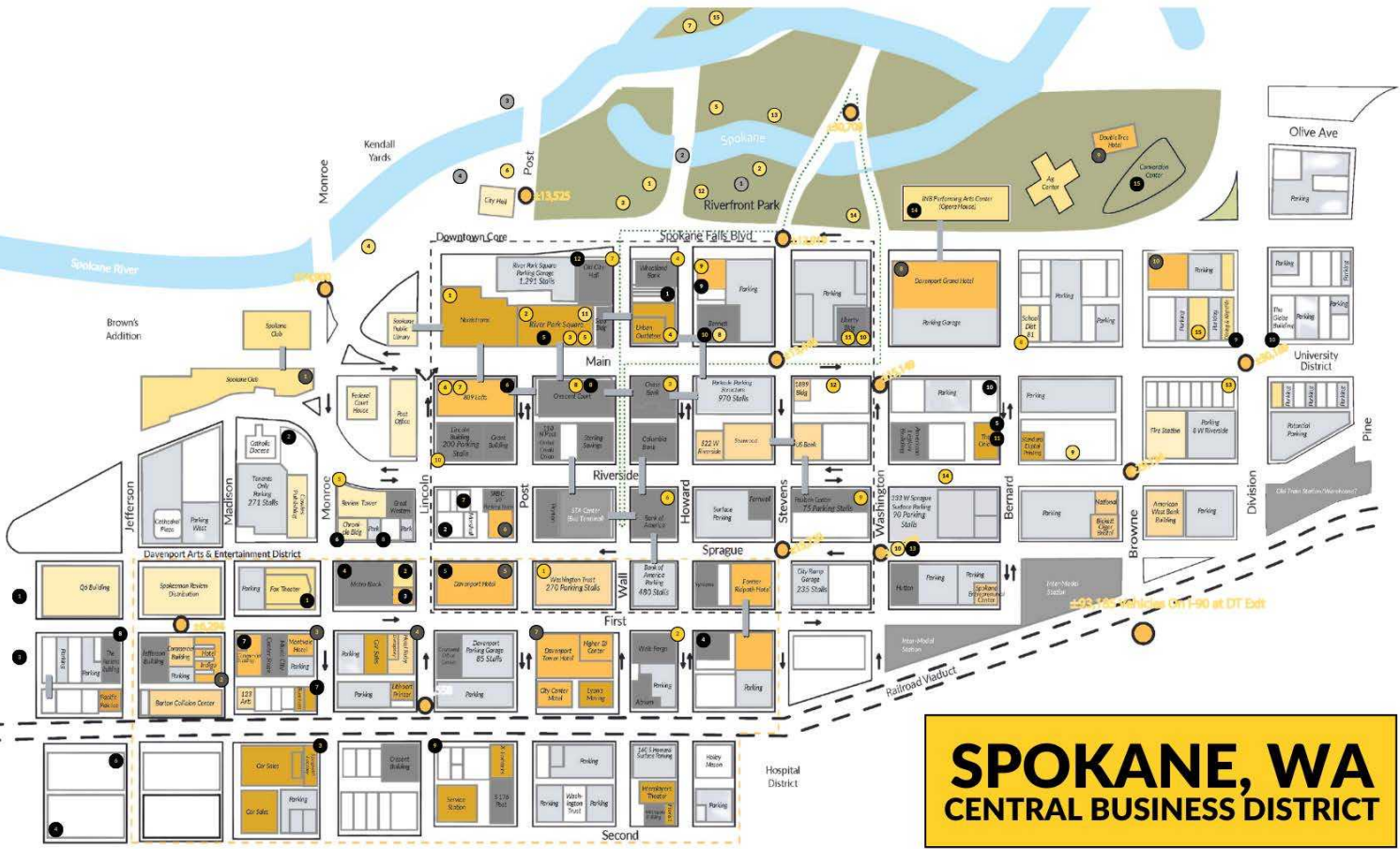


KIEMLEHAGOOD

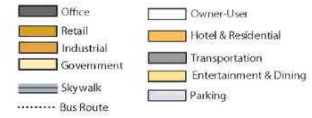
WEST MAIN AVENUE



DOWNTOWN SPOKANE



SPOKANE, WA
CENTRAL BUSINESS DISTRICT



- | | | | | | | | |
|--|--|--|---|---|---|--|--|
| Entertainment & Dining | Retail & Shopping | Parks & Trails | Fun & Recreation | Hotels & Hospitality | Residential & Condos | Banks & Offices | Bars, Wineries & Breweries |
| <ul style="list-style-type: none"> 1 The Fox Theater 2 The Bing Crosby Theater 3 The Old Spaghetti Factory 4 The Knitting Factory 5 Twig's 6 P.F. Chang's 7 Wooden City Pizza 8 The Melting Pot 9 Churchill's Steakhouse 10 Flatstick Pub & Pizza 11 The Onion 12 Tavolata Spokane 13 Spokane Comedy Club 14 First Intersate Center For the Arts 15 Spokane Convention Center | <ul style="list-style-type: none"> 1 Nordstroms 2 Riverpark Square 3 Pottery Barn 4 Nike Factory Store 5 The North Face 6 Anthropologie 7 Free People 8 LuluLemon 9 Boo Radley's 10 Auntie's Bookstore 11 Uncle's Puzzles & More 12 Buffalo Exchange 13 Chosen Vintage 14 Dania Furniture 15 Revival Lighting | <ul style="list-style-type: none"> 1 Riverfront Park 2 Park Trail 3 The Centennial Trail 4 Huntington Park Fitness & Gyms <ul style="list-style-type: none"> 1 Spokane Boxing Gym 2 The Union West 3 Specialty Training, Inc. 4 Spokane Barre 5 Spokane Club 6 Wild Walls Climbing Gym 7 Farmgirlfit 8 The Pilates Ritual | <ul style="list-style-type: none"> 1 Numerica SkyRide 2 Looff Carousel 3 Numerica Skate Ribbon 4 The Place of Truths Plaza 5 The Spokane Pavilion 6 Mobius Discovery Center 7 Ice Age Playground 8 Flatstick Pub Mini Golf 9 Jackalope Axe Throwing 10 Gamers Arcade Bar 11 Polka Dot Pottery 12 Rotary Fountain 13 The Great Northern Clocktower 14 The Red Wagon 15 The Podium | <ul style="list-style-type: none"> 1 The Spokane Club 2 Hotel Indigo 3 The Montvale 4 Hotel Ruby 5 The Historic Davenport 6 The Davenport Lusso 7 The Davenport Tower 8 The Davenport Grand 9 Double Tree 10 Best Western | <ul style="list-style-type: none"> 1 M Apartments 2 The Michael Building Apartments 3 Metropolitan Apartments 4 Marjorie Apartments 5 Metro Apartments 6 The Chronicle 7 New Madison Building 8 The Parsons Apartments 9 Coeur D' Alene Plaza Apartments 10 Sherwood Apartments | <ul style="list-style-type: none"> 1 Washington Trust Bank 2 Wells Fargo Bank 3 Chase Bank 4 Wheatland Bank 5 The Spokesman Review 6 Bank of America 7 City Hall 8 Spokane Public Schools 9 The Paulsen Building 10 The Lincoln Building | <ul style="list-style-type: none"> 1 Brick West Brewing 2 Dry Fly Distilling 3 The Grainshed Taproom 4 Iron Goat Brewing 5 The Peacock Room Lounge 6 Barrister Winery 7 Whistle Punk Brewing 8 Vanetta Winery 9 Borrachos 10 The Globe |

TENTH FLOOR

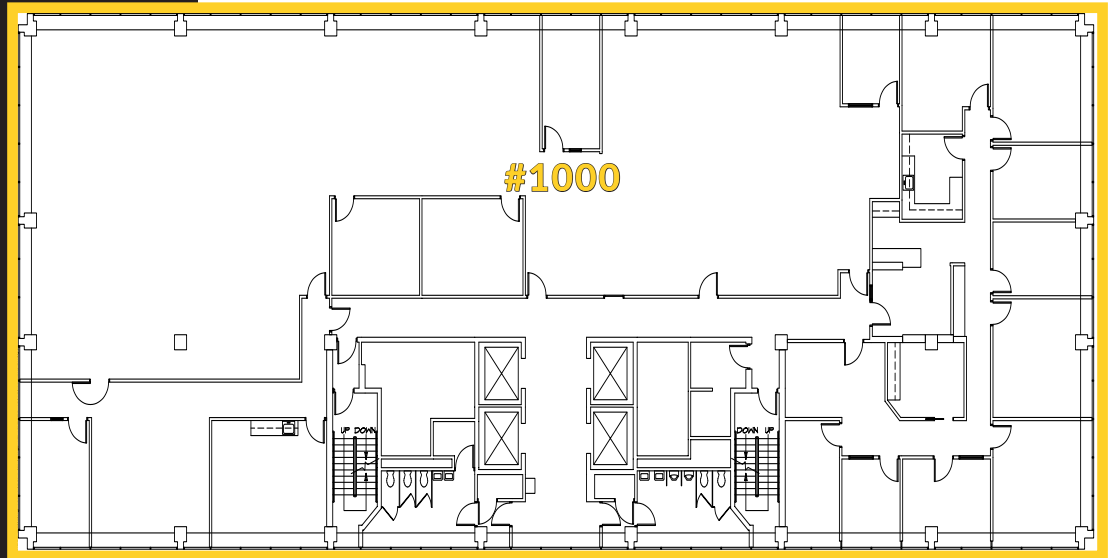
#1000 | ±12,556 RSF (Entire Floor)

\$22.00 PSF (\$23,019/MO)

Open Floor Plan

Conference & Break Room

10TH FLOOR



EIGHTH FLOOR -

#810 | ±3,519 RSF

\$22.00 PSF (\$6,452/MO)

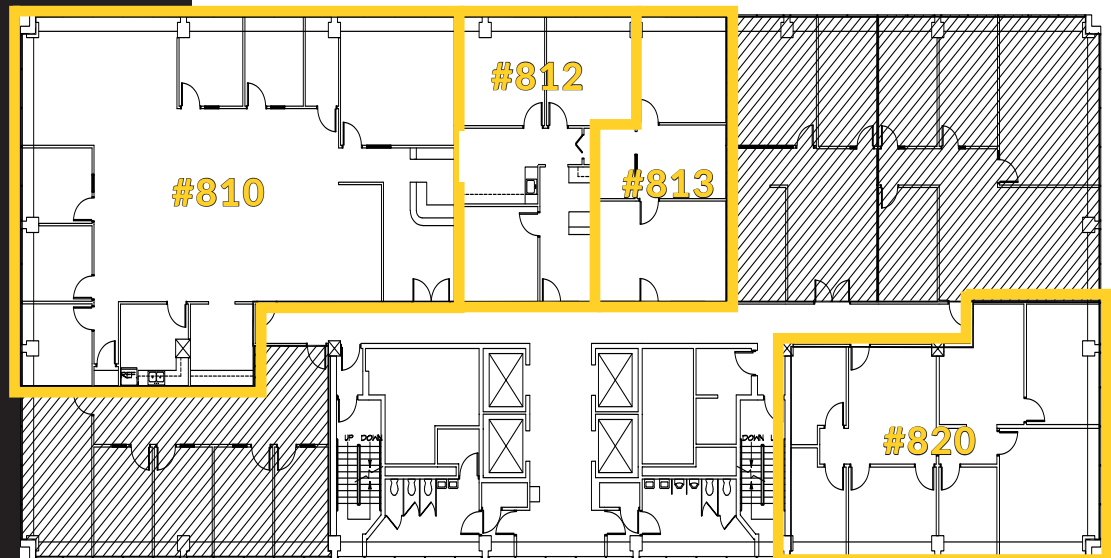
5 Offices

Open Work Area

Reception

Break & Conference Rooms

8TH FLOOR



#812 | ±1,104 RSF

\$22.00 PSF (\$2,053/MO)

3 Offices

#813 | ±804 RSF

\$22.00 PSF (\$1,474/MO)

2 Offices

Conference Room

#820 | ±1,761 RSF

\$22.00 PSF (\$3,229/MO)

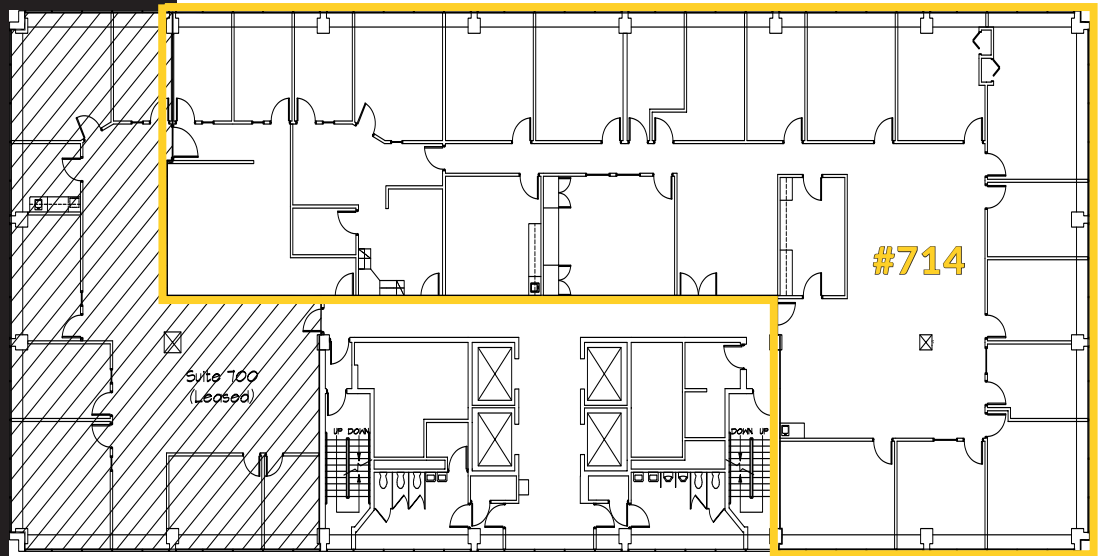
6 Offices

Reception

SEVENTH FLOOR -

#714 | ±8,499 RSF
\$22.00 PSF (\$15,582/MO)
15+ Private Offices
Break & Conference Rooms

7TH FLOOR



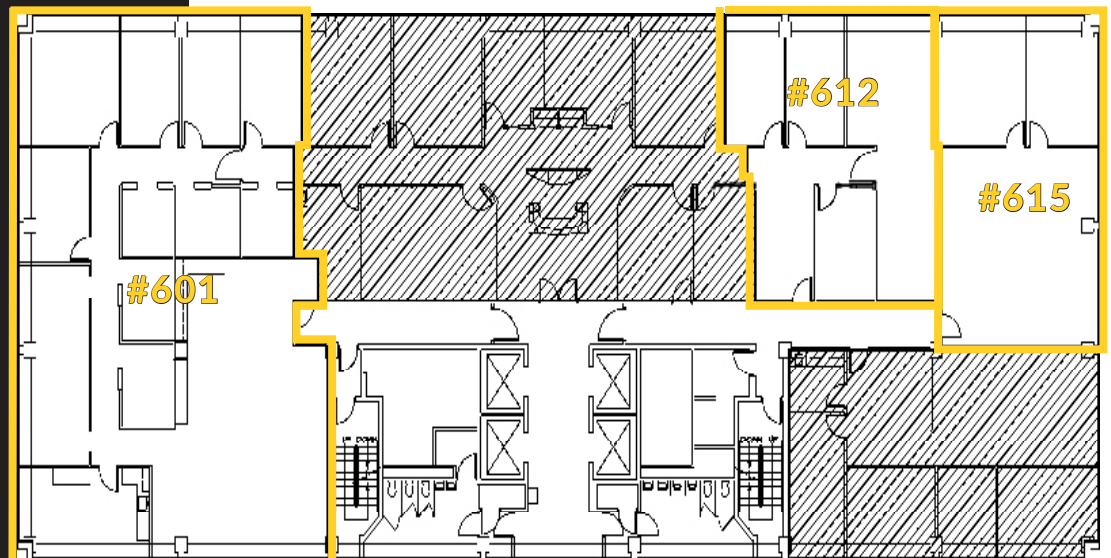
SIXTH FLOOR -

#601 | ±3,864 RSF
\$22.00 PSF (\$7,179/MO)
Multiple Offices
Break & Conference Rooms
Open Work Area

#612 | ±1,390 RSF
\$22.00 PSF (\$2,548/MO)
2 Offices
Conference Room

#615 | ±1,281 RSF
\$22.00 PSF (\$2,349/MO)
2 Offices
Open Work Area

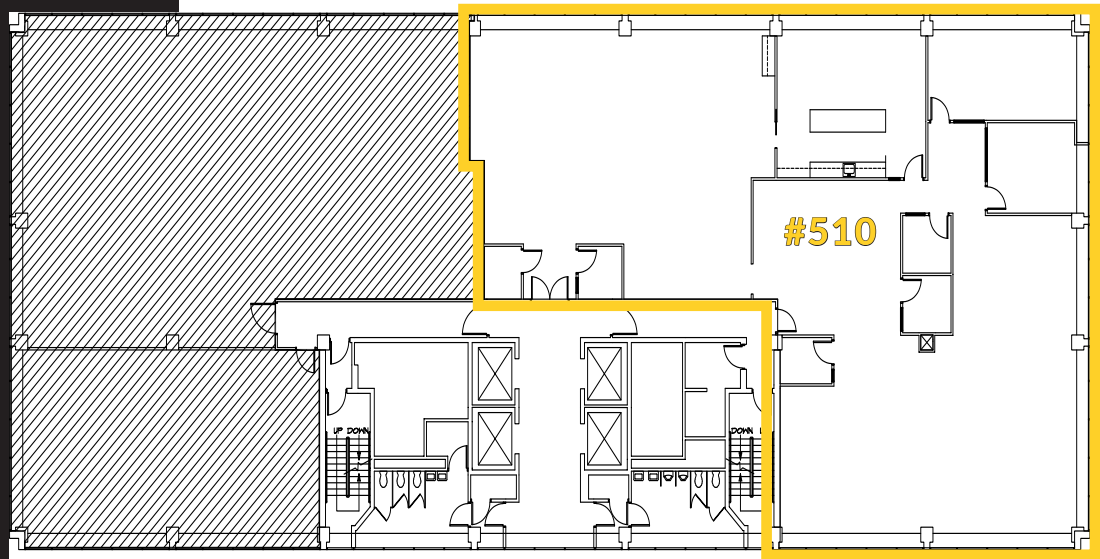
6TH FLOOR



FIFTH FLOOR -

#510 | ±6,248 RSF
\$22.00 PSF (\$11,453/MO)
Open Office Concept
Large Breakroom

5TH FLOOR



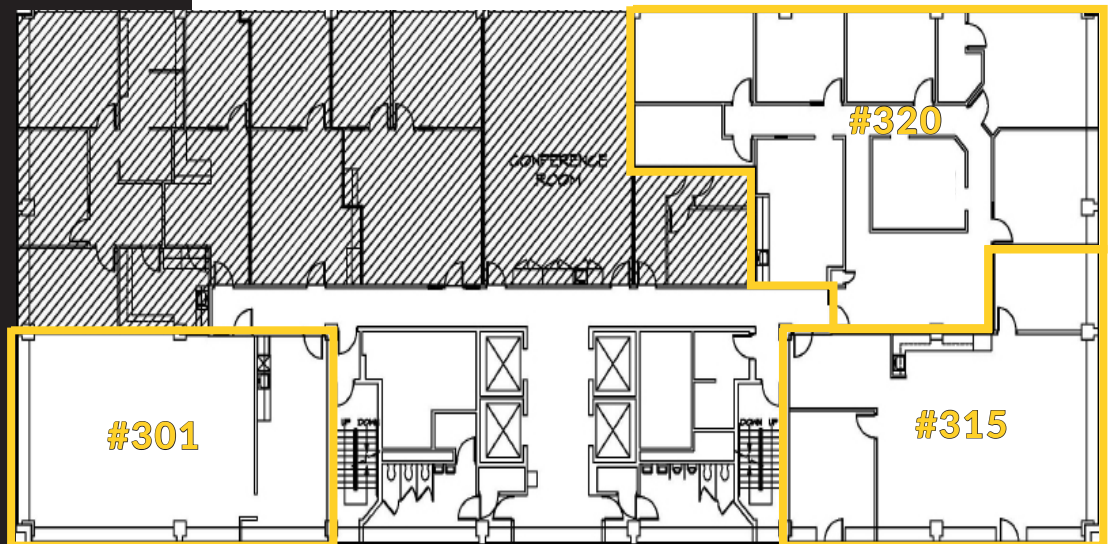
THIRD FLOOR -

#301 | ±1,562 RSF
\$22.00 PSF (\$2,862/MO)
5 Offices
Break & Conference Rooms

#315 | ±1,851 RSF
\$22.00 PSF (\$3,394/MO)
1 Office
Open Concept
Conference Room
Patio Access

#320 | ±2,992 RSF
\$22.00 PSF (\$5,489/MO)
5 Offices
Break & Conference Room

3RD FLOOR



SECOND FLOOR -

#200 | ±1,934 RSF
\$22.00 PSF (\$3,449/MO)
3 Private Offices
Open Floor Plan
Breakroom

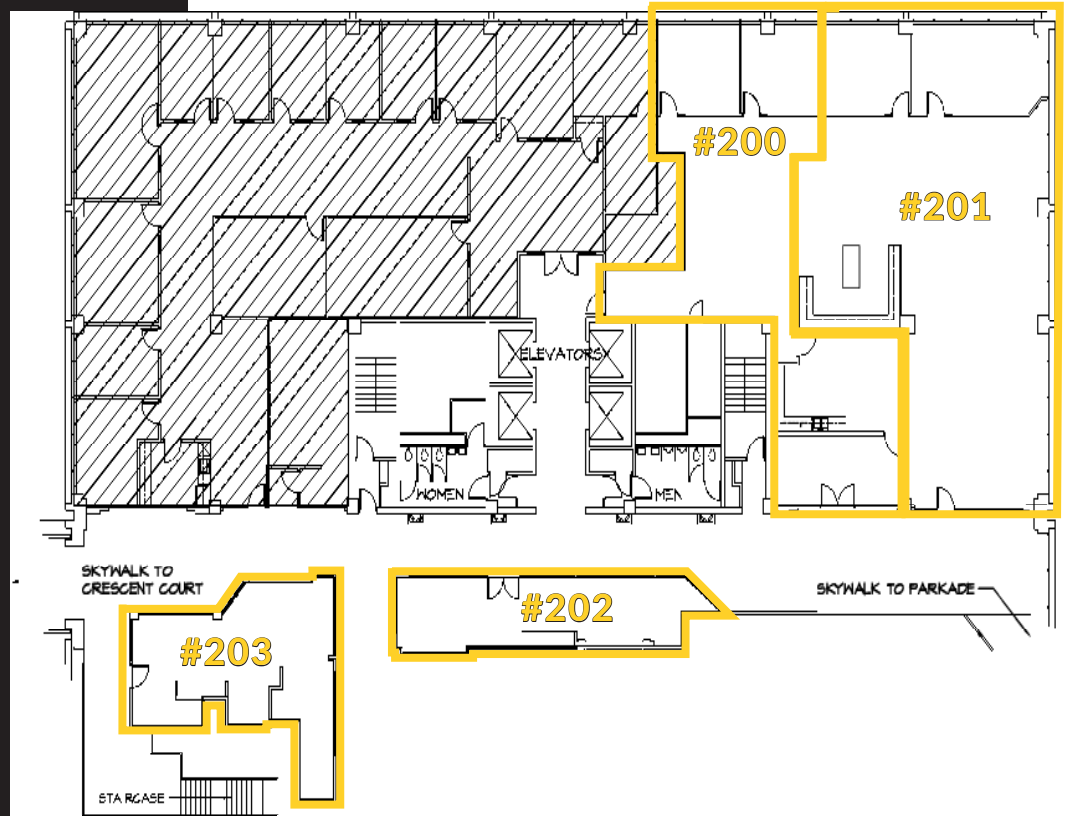
#201 | ±2,835 RSF
\$22.00 PSF (\$5,203/MO)
2 Private Offices
Corner Suite

#202 | ±605 RSF
\$22.00 PSF (\$1,109/MO)
Open Floor Plan
Skywalk Visibility

#203 | 778 RSF
\$22.00 PSF (\$1,426/MO)
Open Floor Plan
Skywalk Visibility

#207 | 755 RSF
\$22.00 PSF (\$1,384/MO)
Retail Space
Skywalk Visibility

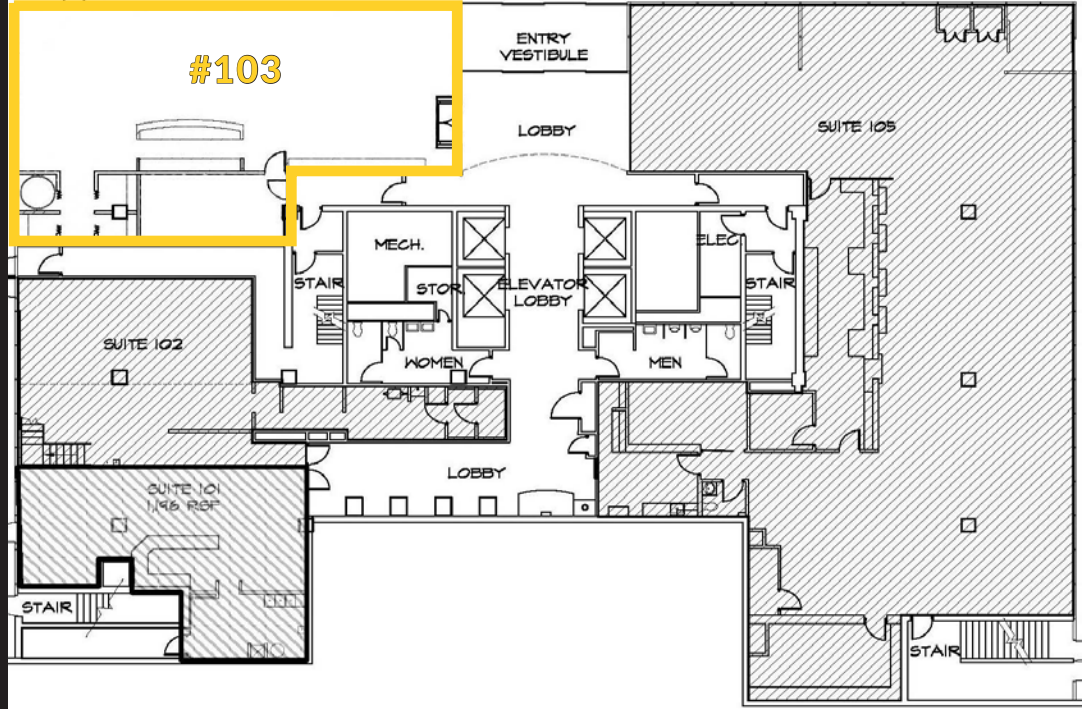
2ND FLOOR



FIRST FLOOR - RETAIL

#103 | ±2,401 RSF
 \$30.00 PSF (\$6,003/MO)
 Ground Floor Retail Fronting
 Wall & Main
 Exceptional Visibility

1ST FLOOR



LOWER LEVEL -

#001 | ±4,899 RSF
 \$12.00 PSF (\$4,899/MO)
 3 Private Offices
 Open Floor Plan
 Breakroom

LOWER LEVEL





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KIEMLEHAGOOD

601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

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

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