



OFFICE SPACE FOR LEASE



# FIND YOUR CENTER



1.5 / 1,000  
PARKING RATIO

\*CHARGED AT MARKET RATE PER STALL



# PROPERTY HIGHLIGHTS

601 W Riverside features accessibility to numerous amenities, including:



**BUILDING CONFERENCE ROOMS**



**TENANT AMENITY ROOM**



**COFFEE BAR**  
FIRST FLOOR LOBBY



**INDOOR GOLF SIMULATOR**



**FITNESS CENTER & LOCKER ROOMS**



**DAYCARE ON-SITE**



**ON-SITE PROPERTY MANAGEMENT**



**24/7 SECURITY**



**0.4 MILES TO RIVERFRONT PARK**



**SKYWALK TO RETAIL & THE SPOKANE CLUB**



**VISIBILITY PROMINENT MONUMENT SIGNAGE**

CONFERENCE ROOMS



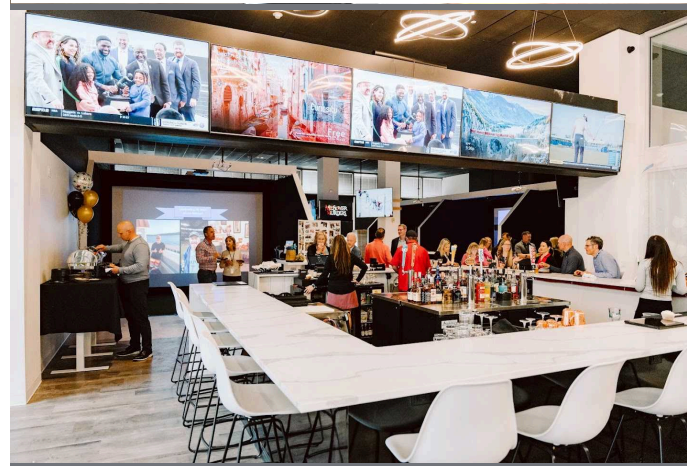
TENANT AMENITY ROOM



COFFEE BAR



INDOOR GOLF



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# PROPERTY AVAILABILITIES

Floor	Suite	SF Available	Notes
Floor 1	160	±1,361 SF	
Floor 2	250	±6,317 SF	±1,570 SF roof top patio opportunity
Floor 4	430	±1,498 SF	
Floor 6	610	±4,082 SF	
Floor 6	620	±3,578 SF	
Floor 6	610/620	±7,660 SF	
Floor 7	710	±3,391 SF	
Floor 7	720	±2,863 SF	
Floor 7	740	±3,286 SF	
Floor 7	710/720	±6,254SF	
Floor 8	810	±7,404 SF	
Floor 8	820	±3,035 SF	
Floor 8	810/820	±10,439 SF	
Floor 10	1000	±15,846 SF	Can be combined with Floor 11 with connected staircase; Available Q1 2025
Floor 11	1100	±15,846 SF	Can be combined with Floor 10 with connected staircase; Available Q1 2025
Floor 12	1210	±6,171 SF	
Floor 15	1500	±13,301 SF	
Floor 16	1620	±2,907 SF	
<b>TOTAL SF AVAILABLE</b>		<b>±90,886 SF</b>	

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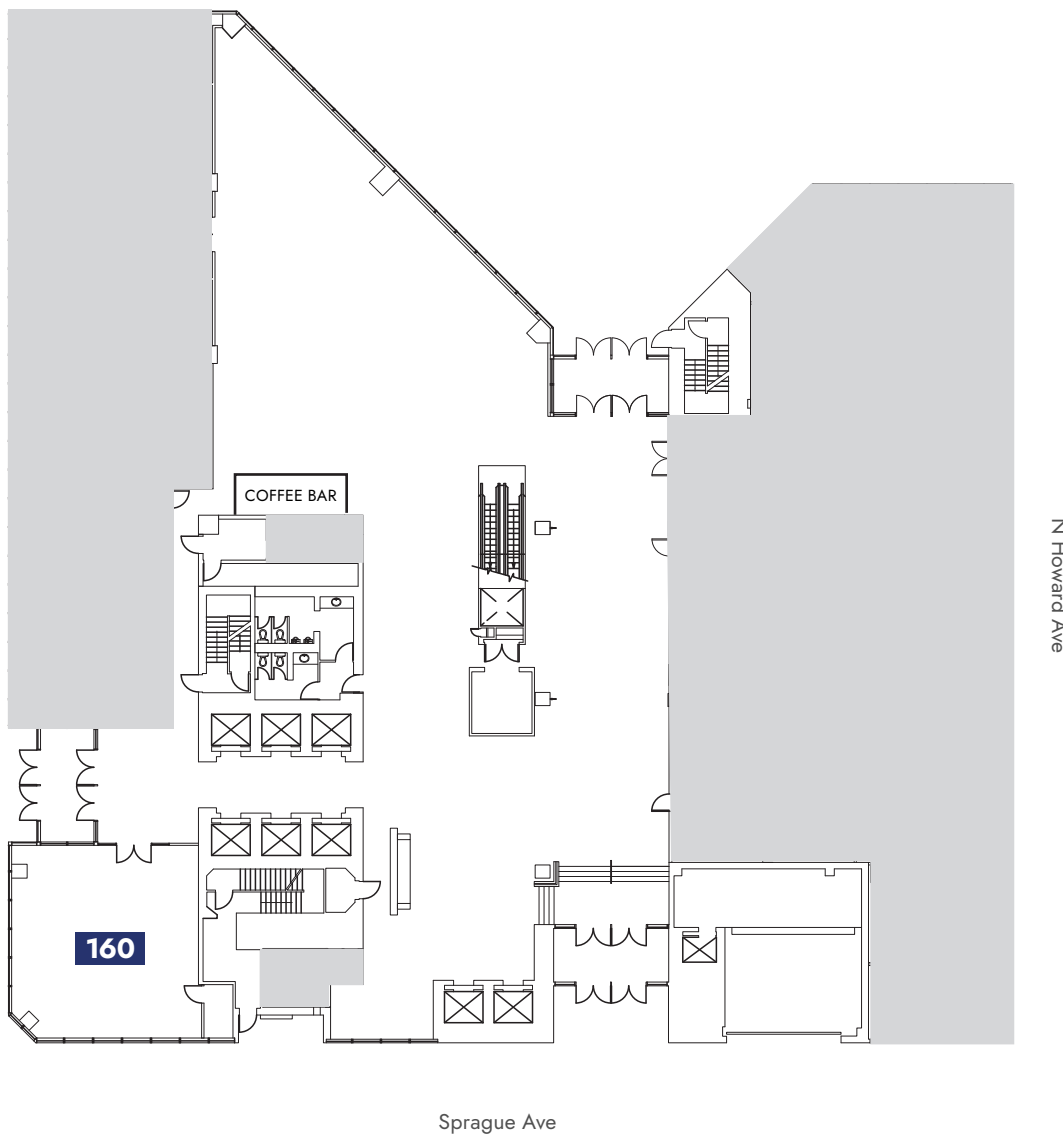


W Riverside Ave

# FLOOR 1

## ±1,361 RSF

Suite	SF Available
160	±1,361 SF



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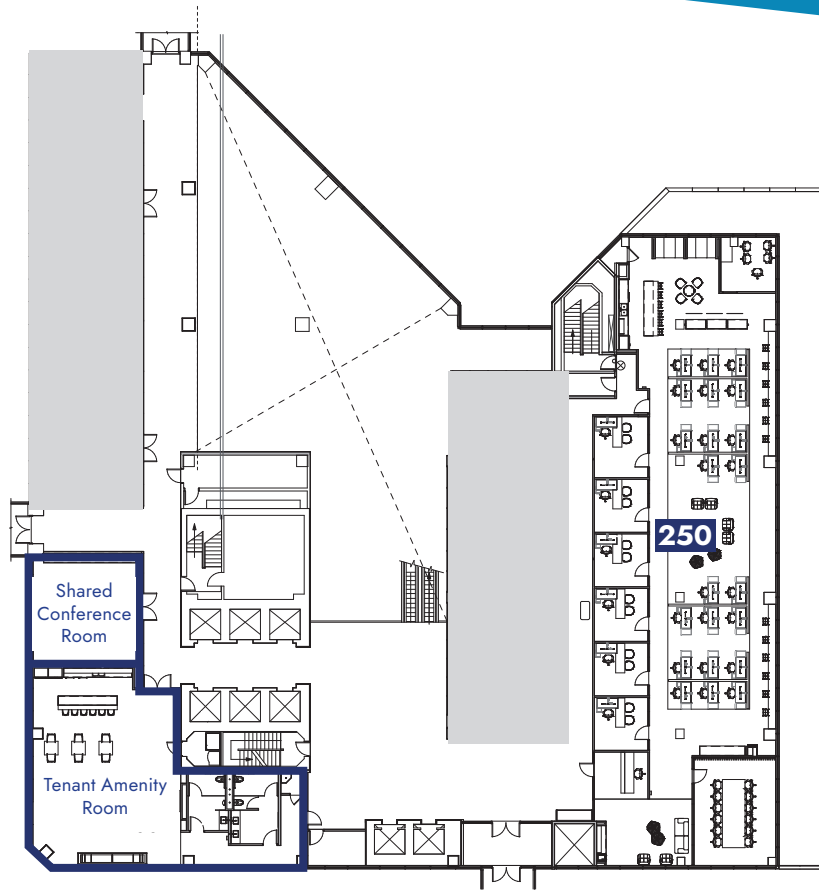


# FLOOR 2

## ±7,215 SF

Suite	SF Available
250*	±6,317 SF

\*±1,570 SF roof top patio opportunity



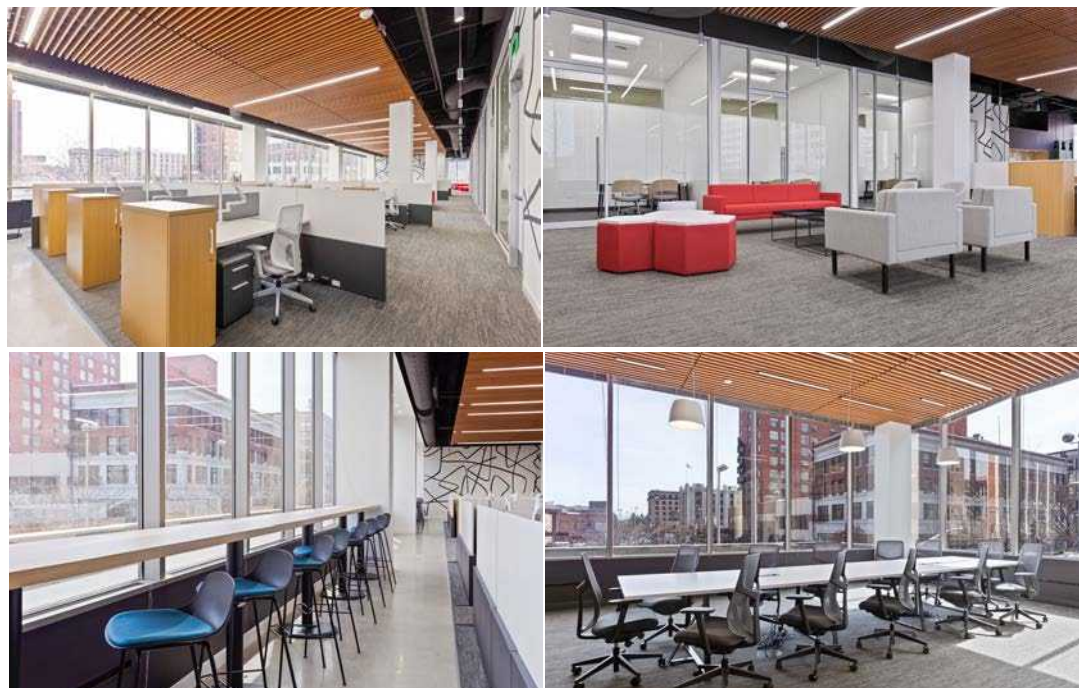
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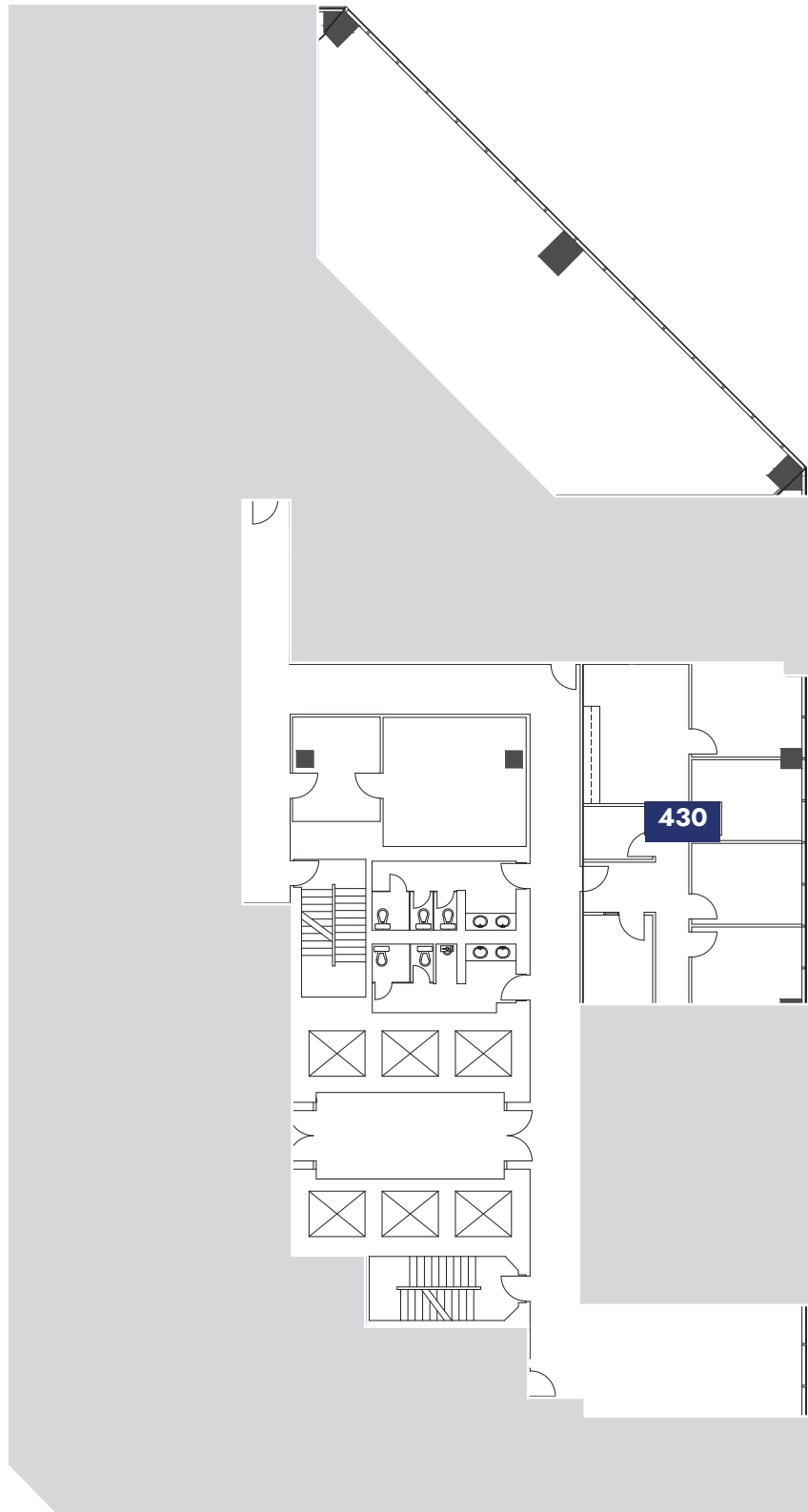




# FLOOR 4

## ±1,498 SF

Suite	SF Available
430	±1,498 SF (Sublease)



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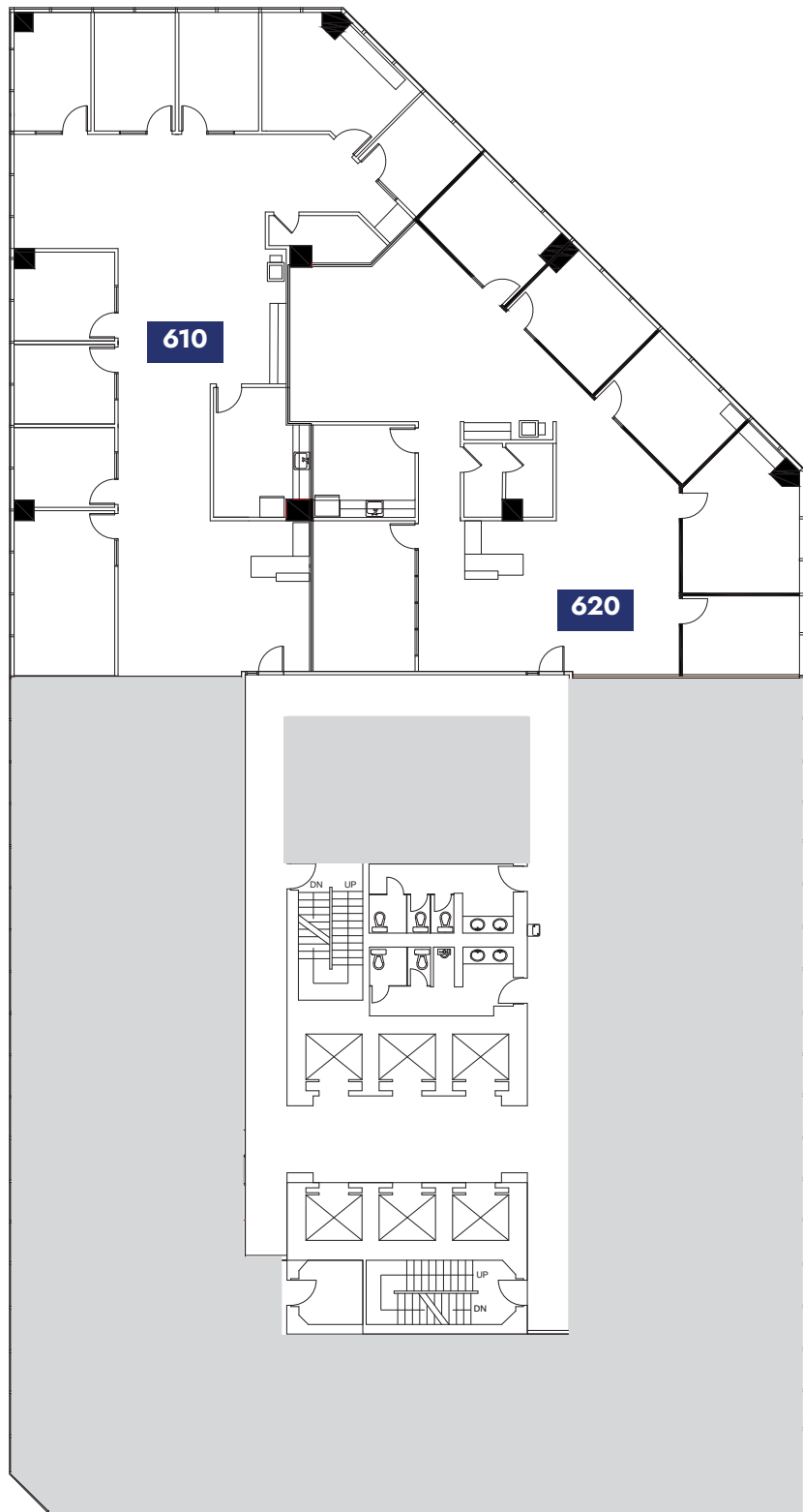
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# FLOOR 6

±7,660 SF

Suite	SF Available
610	±4,082 SF
620	±3,578 SF



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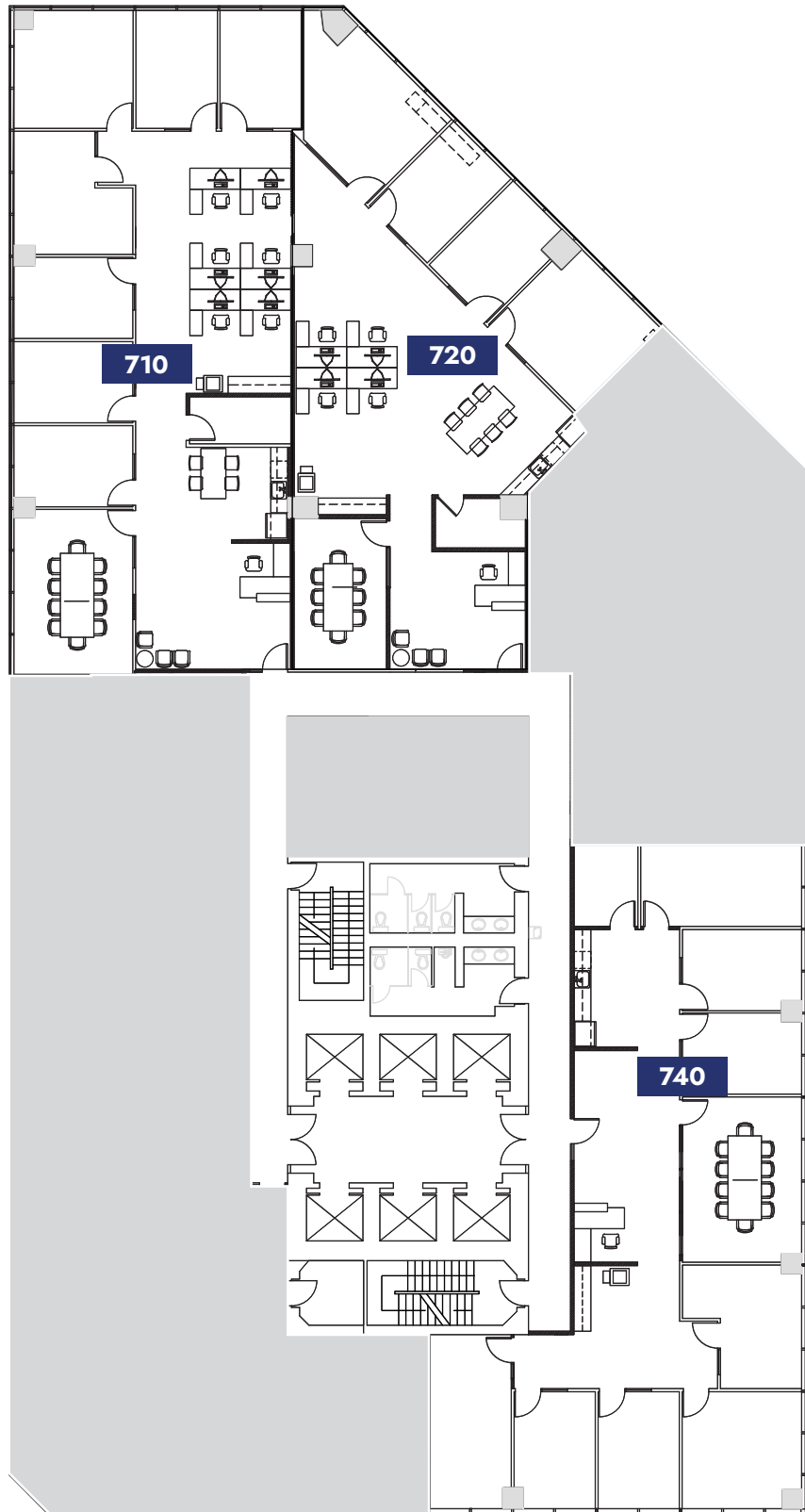




# FLOOR 7

## ±9,540 SF

Suite	SF Available
710	±3,391 SF
720	±2,863 SF
740	±3,286 SF
710/720	±6,254SF



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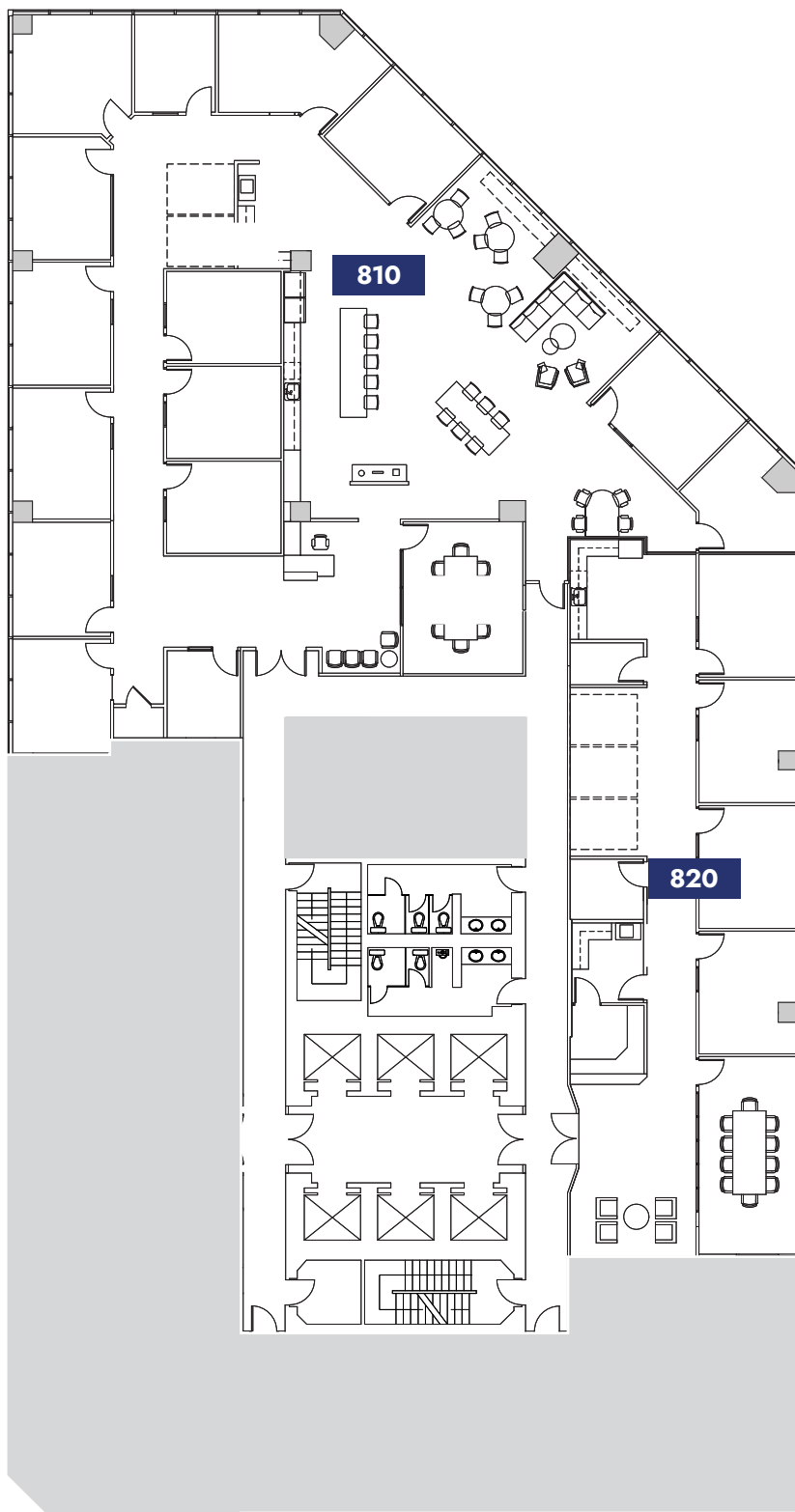




# FLOOR 8

## ±10,439 SF

Suite	SF Available
810	±7,404 SF
820	±3,035 SF



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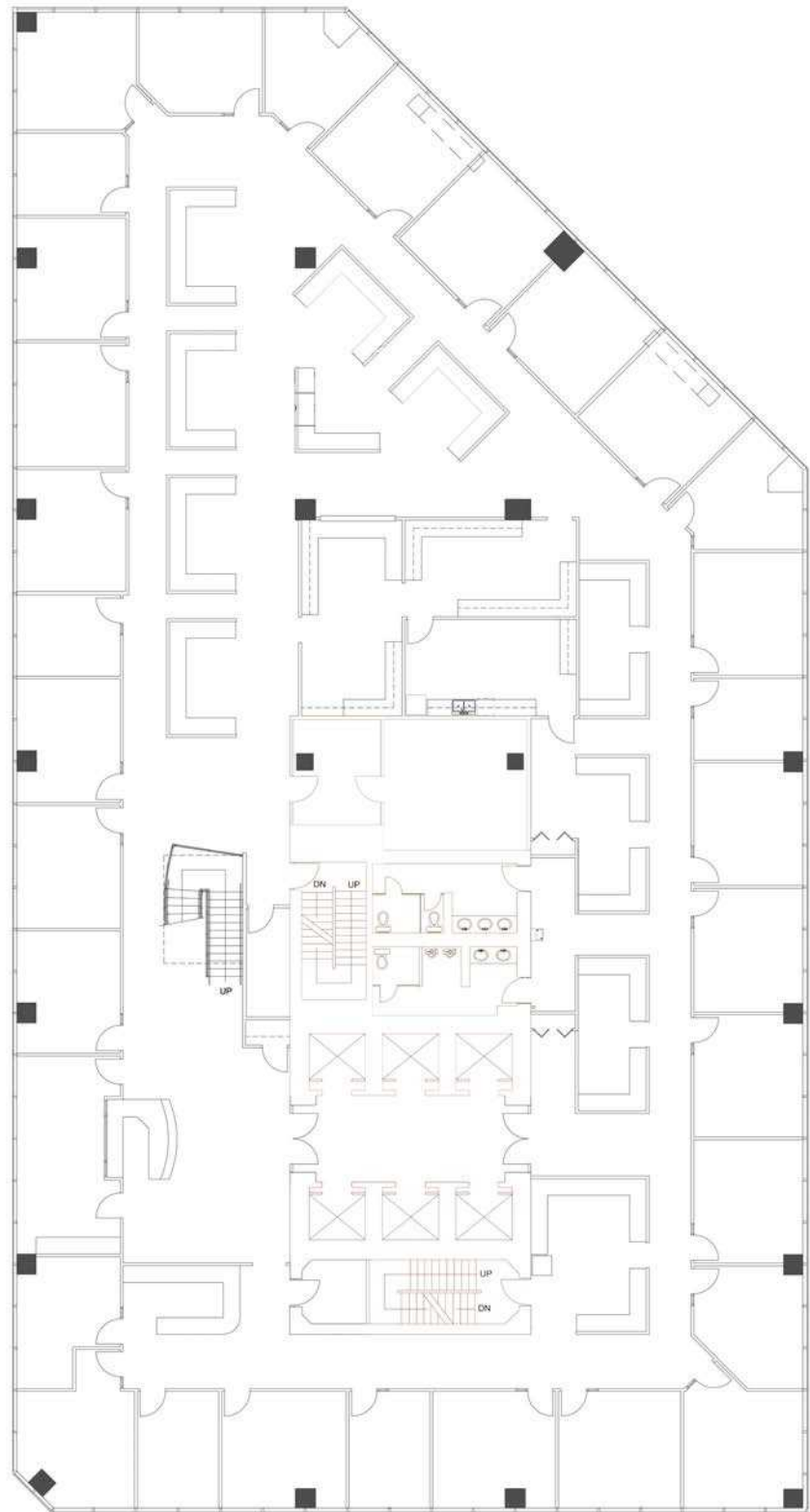


# FLOOR 10

## ±15,846 SF

Suite	SF Available
1000	±15,846 SF

Can be combined with Floor 11 with connected staircase; Available Q1 2025



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# FLOOR 11

## ±15,846 SF

Suite	SF Available
1100	±15,846 SF

Can be combined with Floor 10 with connected staircase; Available Q1 2025

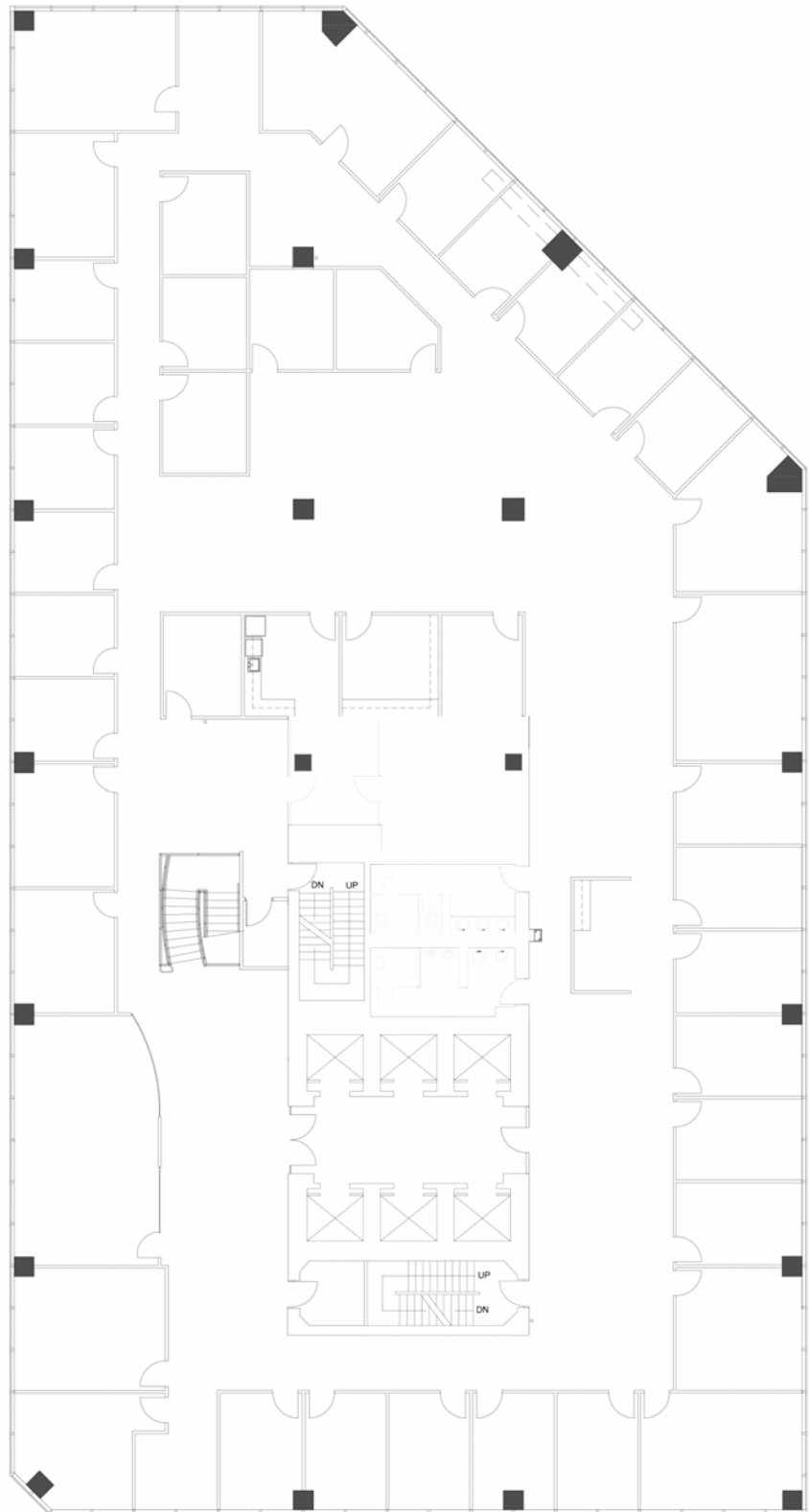
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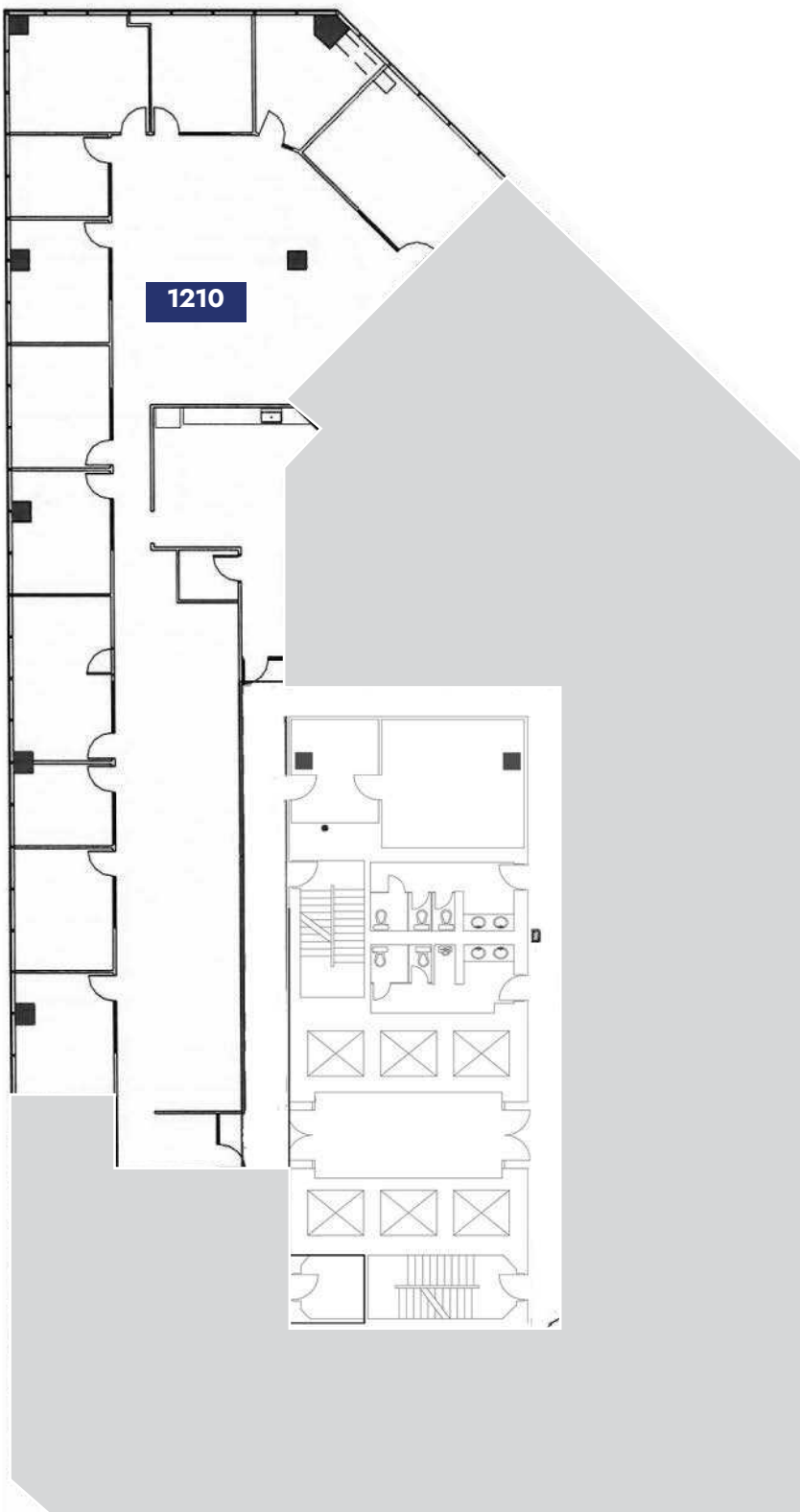


# FLOOR 12

## ±6,171 SF

Suite	SF Available
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1210	±6,171 SF
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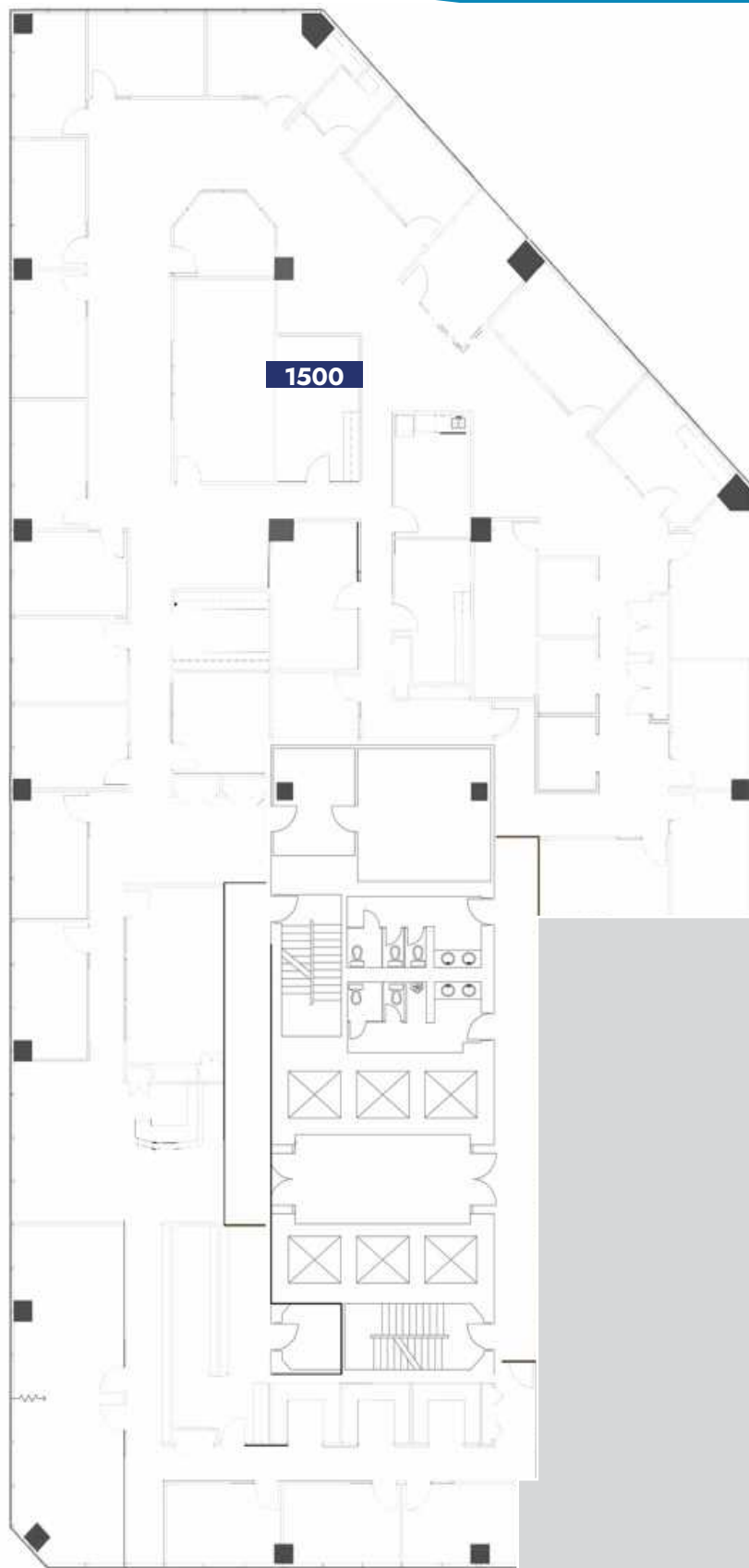
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# FLOOR 15

## ±13,301 SF

Suite	SF Available
1500	±13,301 SF



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# FLOOR 16

±2,907 SF

Suite	SF Available
1620	±2,907 SF

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# ACCESS GRANTED



1.5 / 1,000  
PARKING RATIO



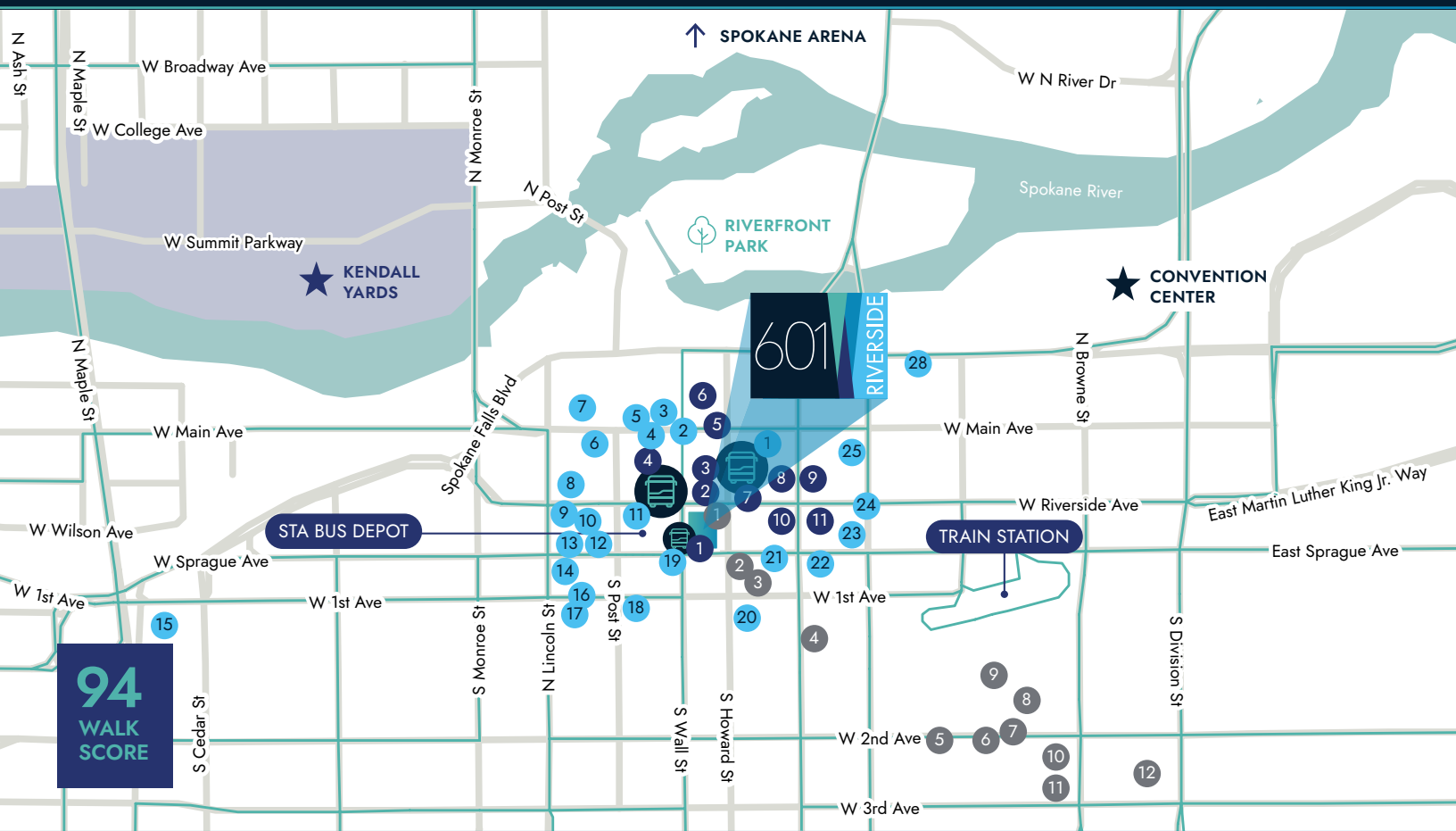
NEXT TO THE  
STA BUS DEPOT



2 BLOCKS TO  
TRAIN STATION



10 MINUTES FROM  
SPOKANE AIRPORT



## DINING & SERVICES

### BANKING

1. Bank of America
2. Intermountain Community Bank
3. Chase Bank
4. Umpqua Bank
5. Wheatland Bank
6. Community Financial Group
7. Willamette Valley Bank
8. Numerica Credit Union
9. U.S. Bank
10. Columbia Bank
11. First Interstate Bank

### FITNESS

1. Breeze Kenny's Studio
2. ROWFit Spokane
3. Body by Michelle
4. Core4Collective
5. Hit Fitness Spokane
6. Precision Pilates of Spokane
7. PTA Performance
8. Wild Walls Climbing Gym
9. Lotus Martial Arts Academy
10. SPO Fitness
11. SCE Fitness
12. Two West Pilates

### RESTAURANTS

1. Soulful Soups & Spirits
2. MOD Pizza
3. Tio's Taqueria
4. The Melting Pot
5. Red Robin Gourmet Burgers
6. P.F. Chang's

7. Cosmic Cowboy Grill
8. Sushi Sakai
9. 24 Taps Burgers & Brews
10. Wooden City Spokane
11. Cochinito
12. Post Street Ale House
13. Nudo Ramen House
14. Peacock Room Lounge
15. Brick West Brewing
16. Palm Court Grill Restaurant
17. Neato Burrito
18. Safari Room Fresh Grill and Bar
19. Domini Sandwiches, Inc.
20. The Wave Island Sports Grill & Sushi Bar
21. Jimmy's Gastropub & Red Room Lounge
22. Satellite Diner & Lounge
23. Mootsy's
24. Monterey Cafe
25. Wiley's Downtown Bistro
26. Purgatory Craft Beer & Whiskey
27. The 63 Public House
28. The Davenport Signature Buffet

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