



OFFICE SPACE FOR LEASE

601 RIVERSIDE

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



CONTACT

Michael Sharapata
Senior Managing Director
+1 509 822 0088
michael.sharapata@jll.com
Broker License #26565

Jared Smith
Vice President
+1 509 505 7459
j.smith@jll.com
Broker License #20118285

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.





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	700	±2,325 SF	
Floor 7	710	±3,391 SF	
Floor 7	720	±2,863 SF	
Floor 7	740	±3,286 SF	
Floor 7	710/720	±6,254 SF	
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	
TOTAL SF AVAILABLE		±90,176 SF	

CONTACT

Michael Sharapata
Senior Managing Director
+1 509 822 0088
michael.sharapata@jll.com
Broker License #26565

Jared Smith
Vice President
+1 509 505 7459
j.smith@jll.com
Broker License #20118285



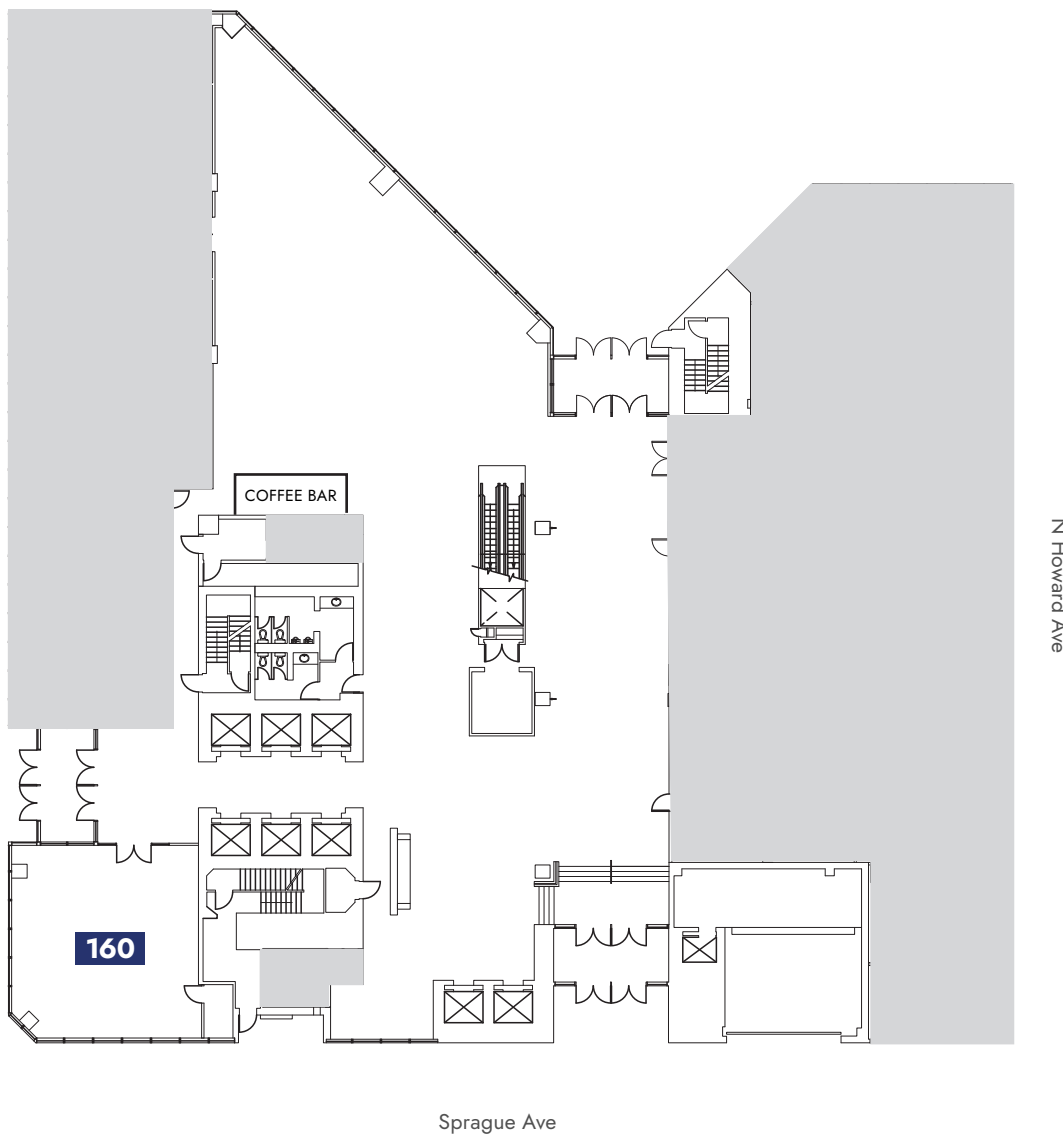


W Riverside Ave

FLOOR 1

±1,361 SF

Suite	SF Available
160	±1,361 SF



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285



© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc.

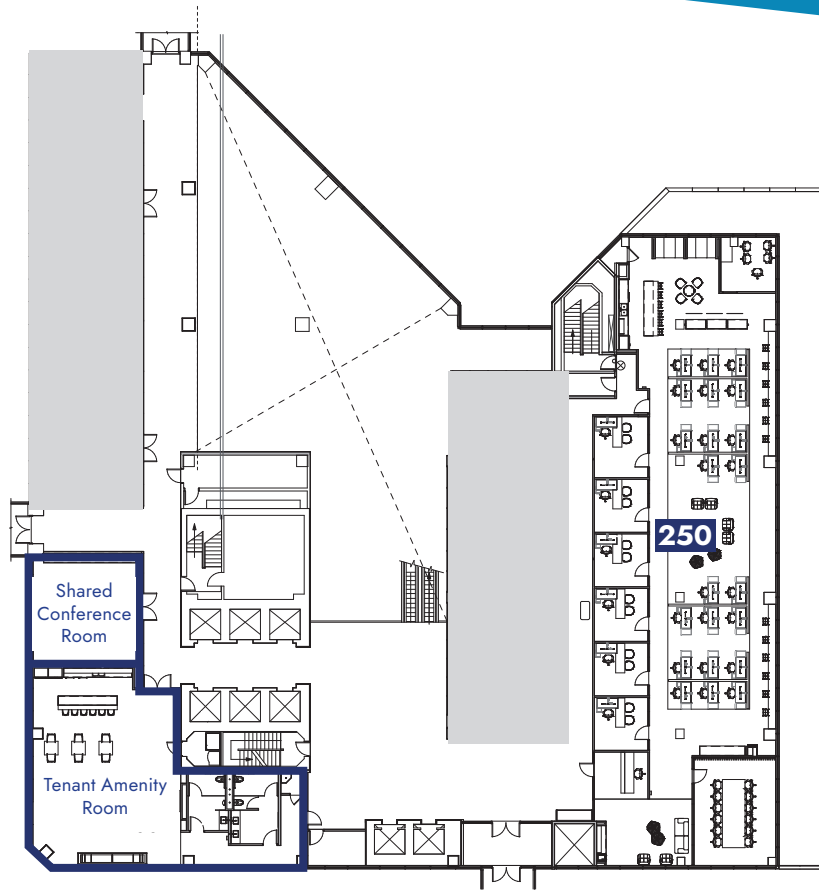


FLOOR 2

±7,215 SF

Suite	SF Available
250*	±6,317 SF

*±1,570 SF roof top patio opportunity



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285



© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc. RE Lic.# 01856260

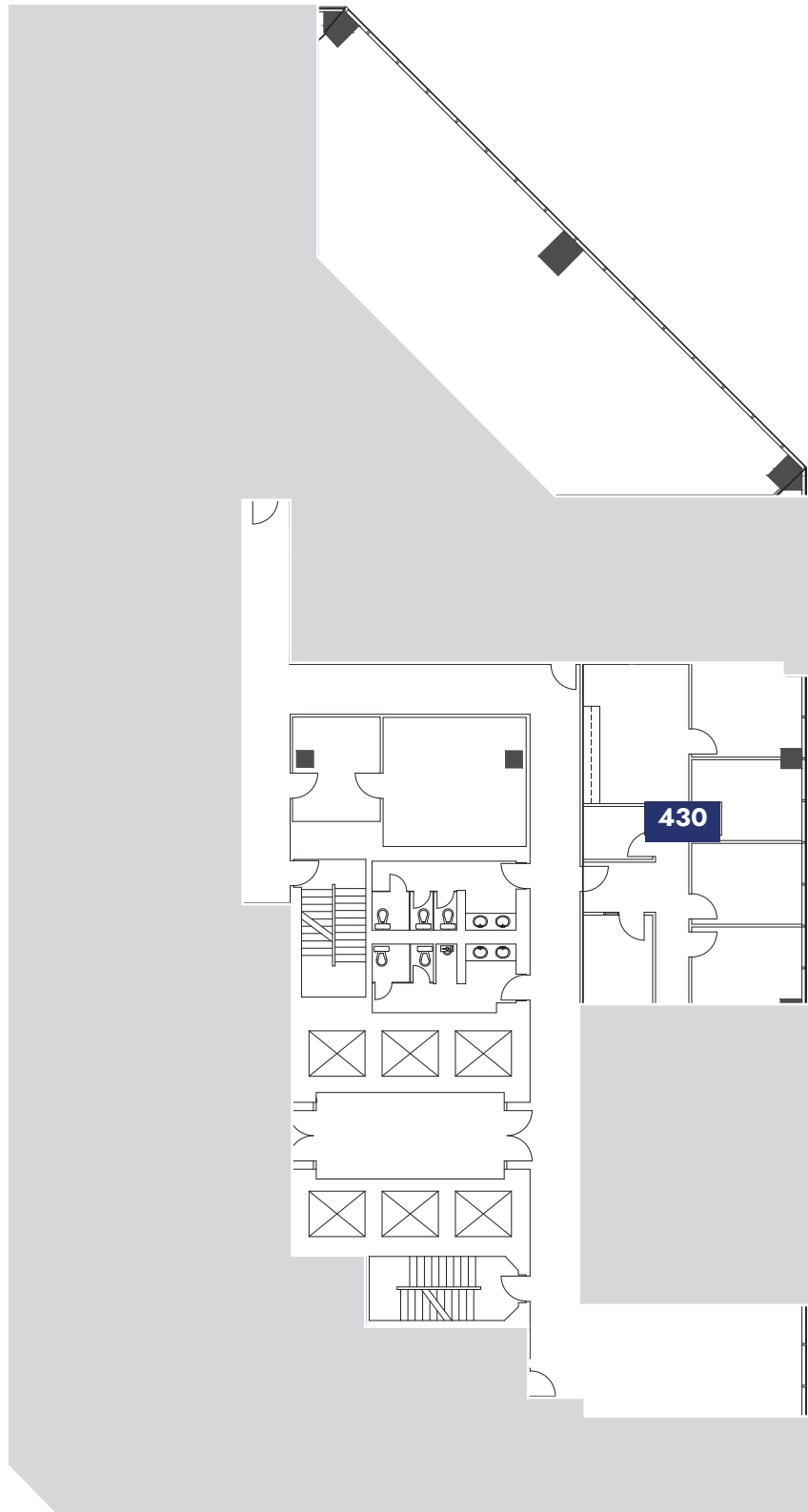




FLOOR 4

±1,498 SF

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



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285

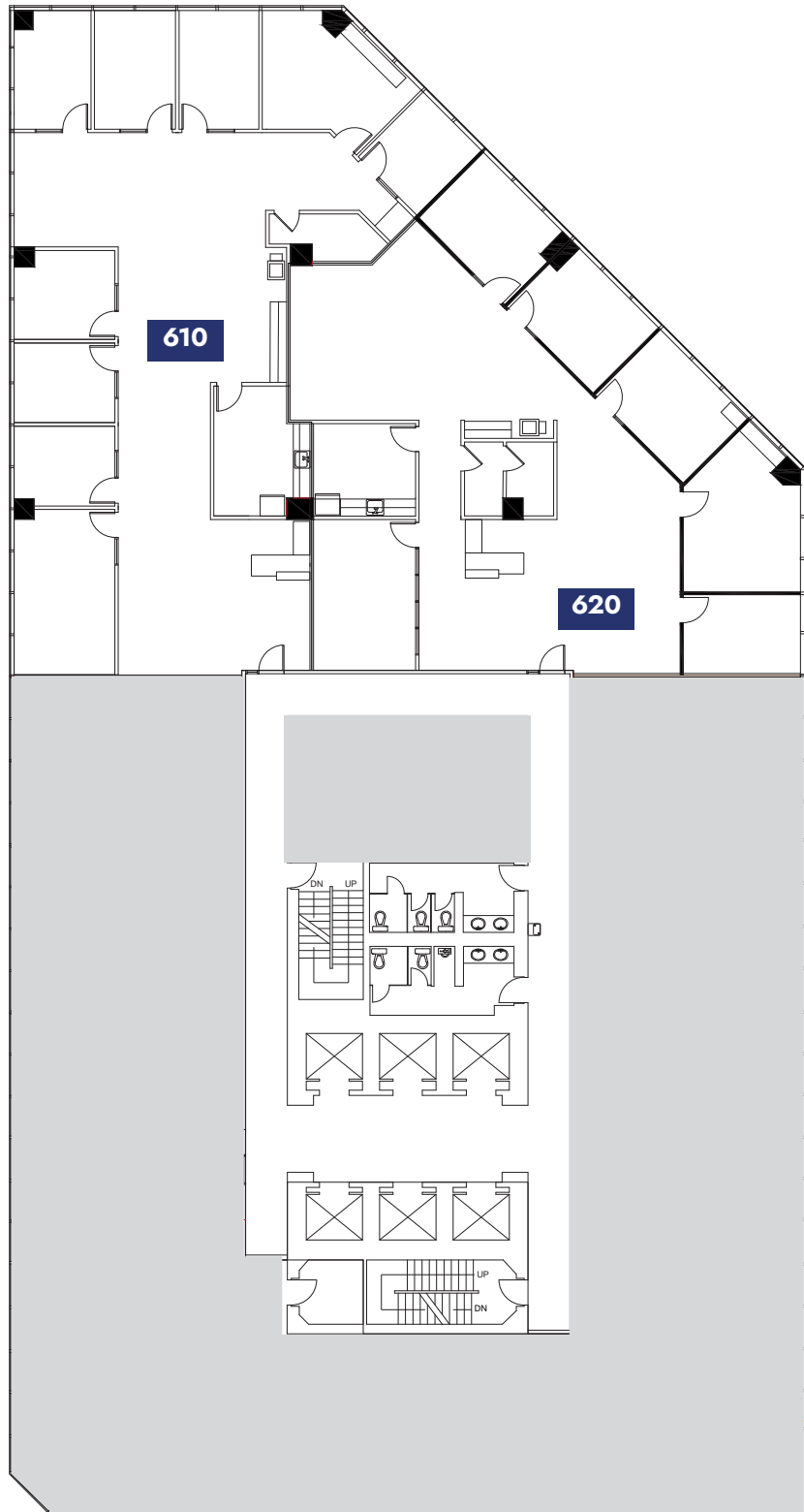




FLOOR 6

±7,660 SF

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



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285

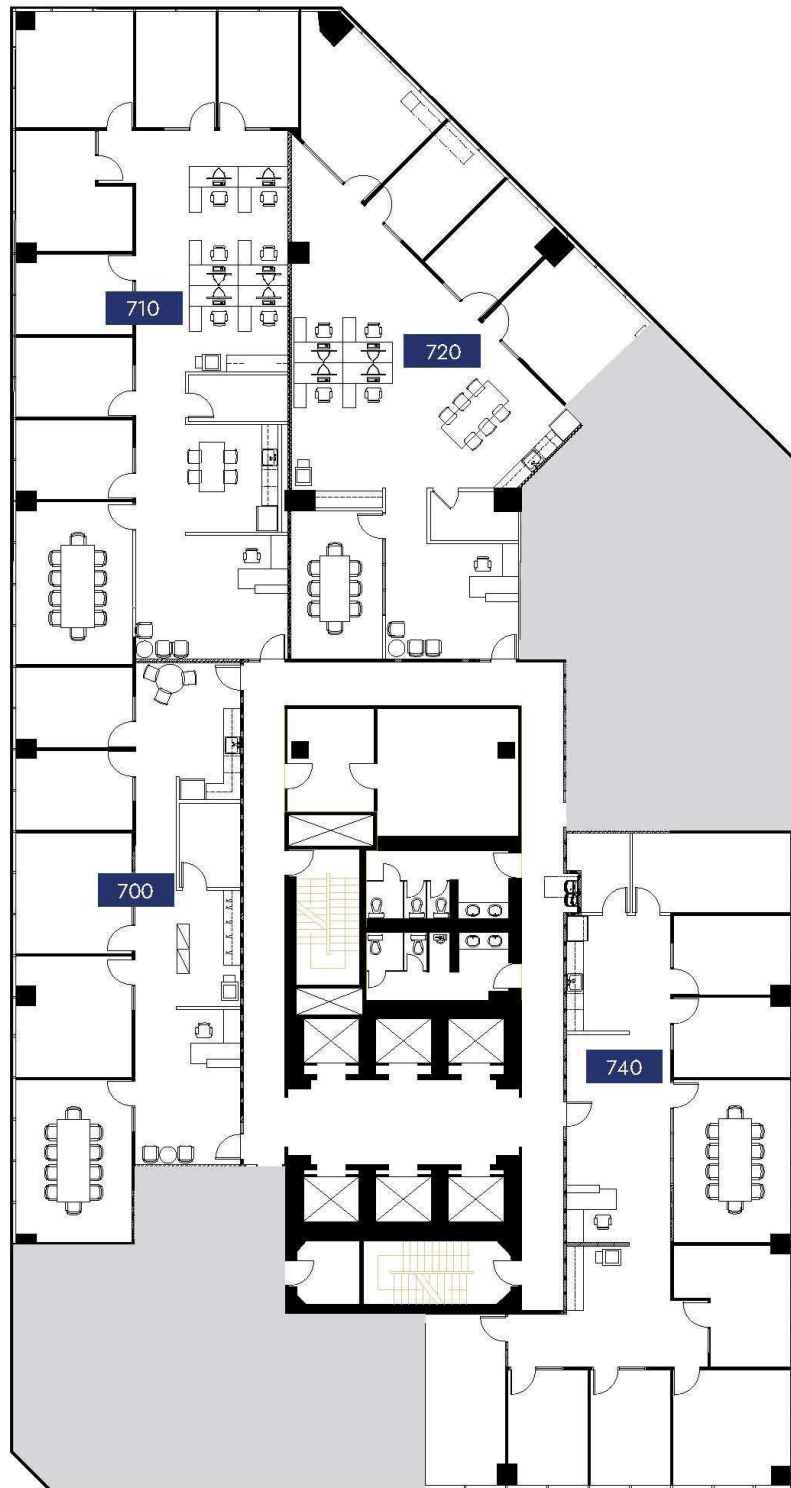




FLOOR 7

±11,865 SF

Suite	SF Available
700	±2,325 SF
710	±3,391 SF
720	±2,863 SF
740	±3,286 SF
710/720	±6,254SF



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285

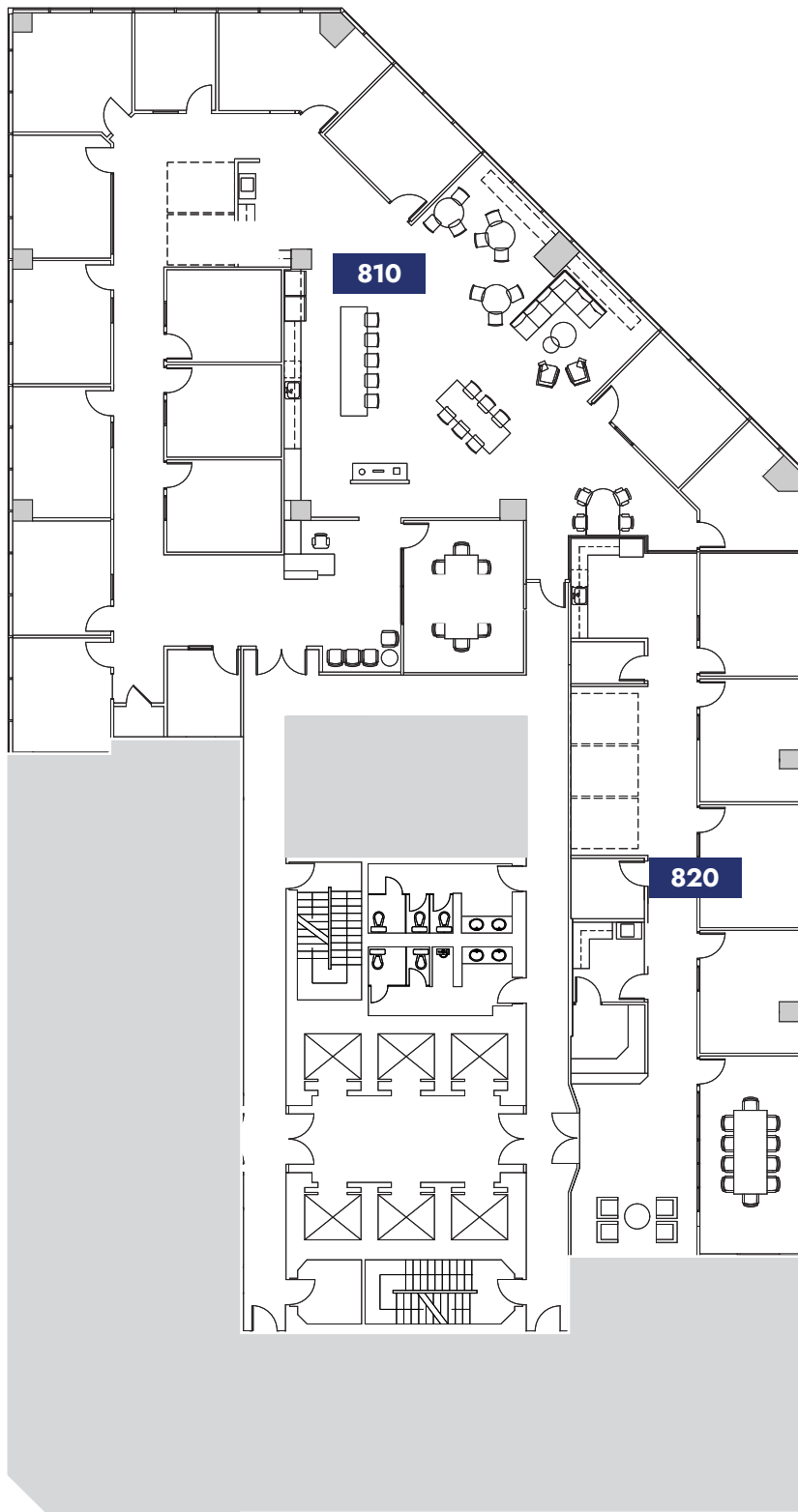




FLOOR 8

±10,439 SF

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



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285



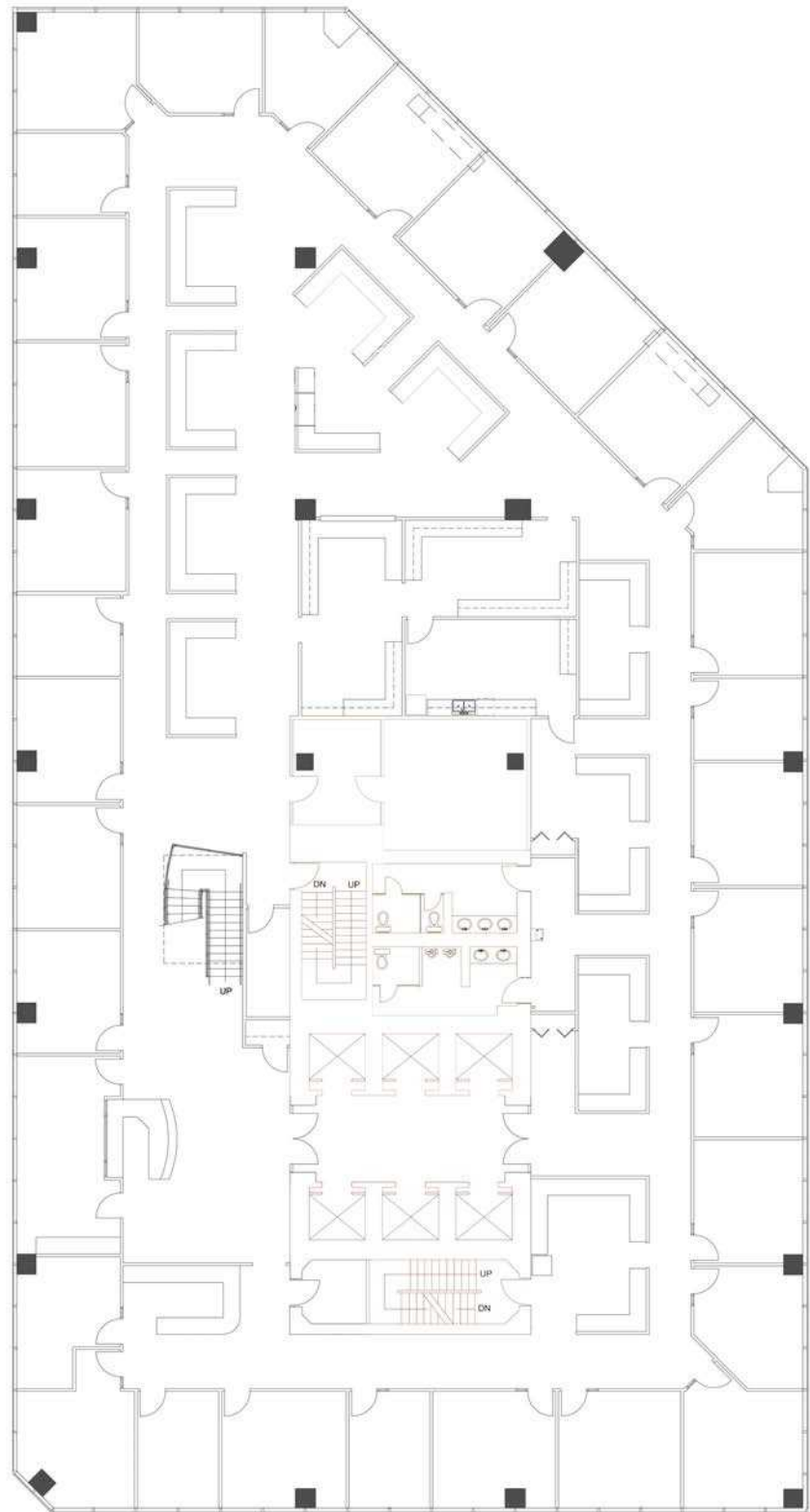


FLOOR 10

±15,846 SF

Suite	SF Available
1000	±15,846 SF

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



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285





FLOOR 11

±15,846 SF

Suite	SF Available
1100	±15,846 SF

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

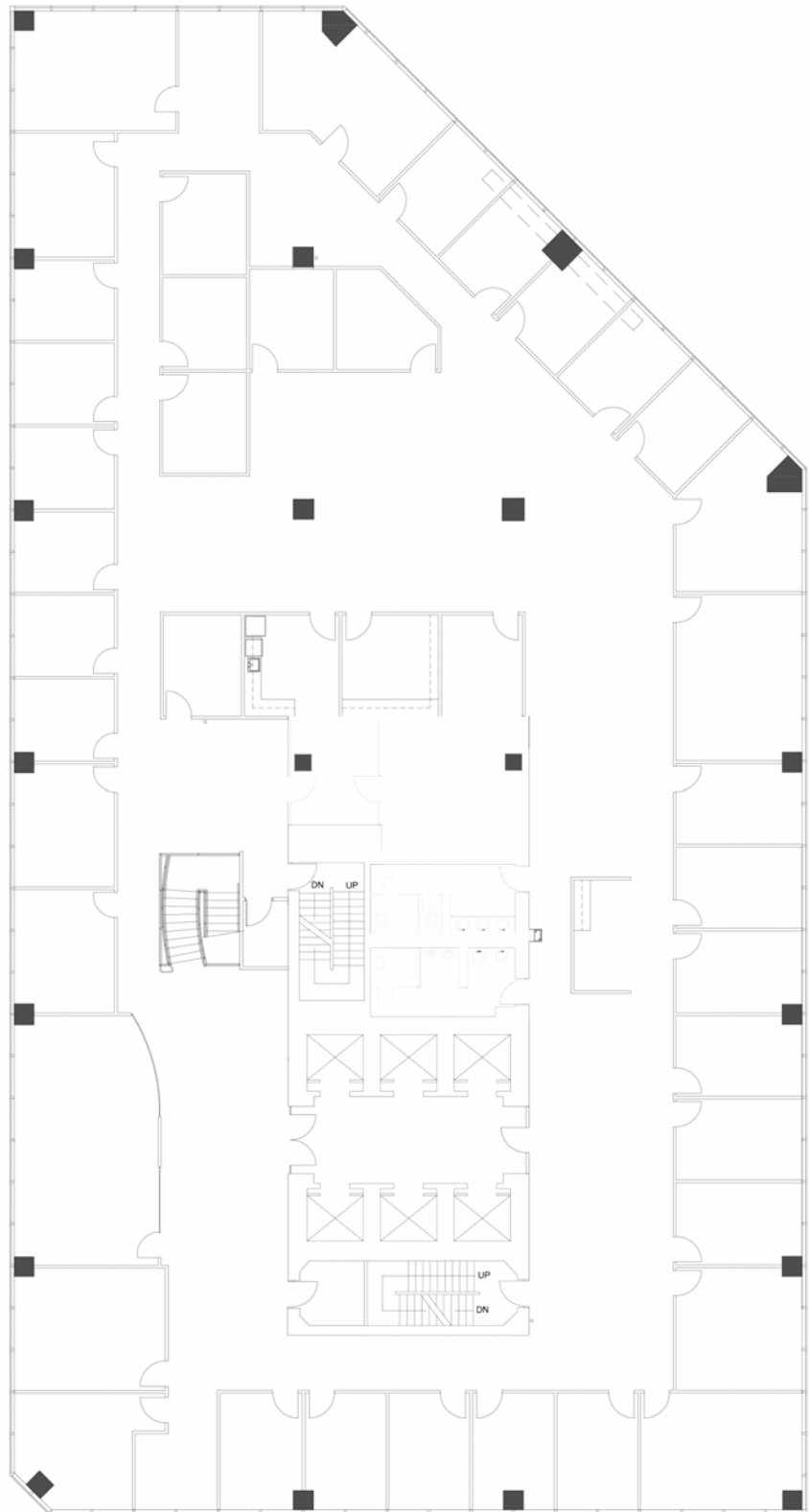
CONTACT

Michael Sharapata
Senior Managing Director
+1 509 822 0088
michael.sharapata@jll.com
Broker License #26565

Jared Smith
Vice President
+1 509 505 7459
j.smith@jll.com
Broker License #20118285



© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc. RE Lic.# 01856260



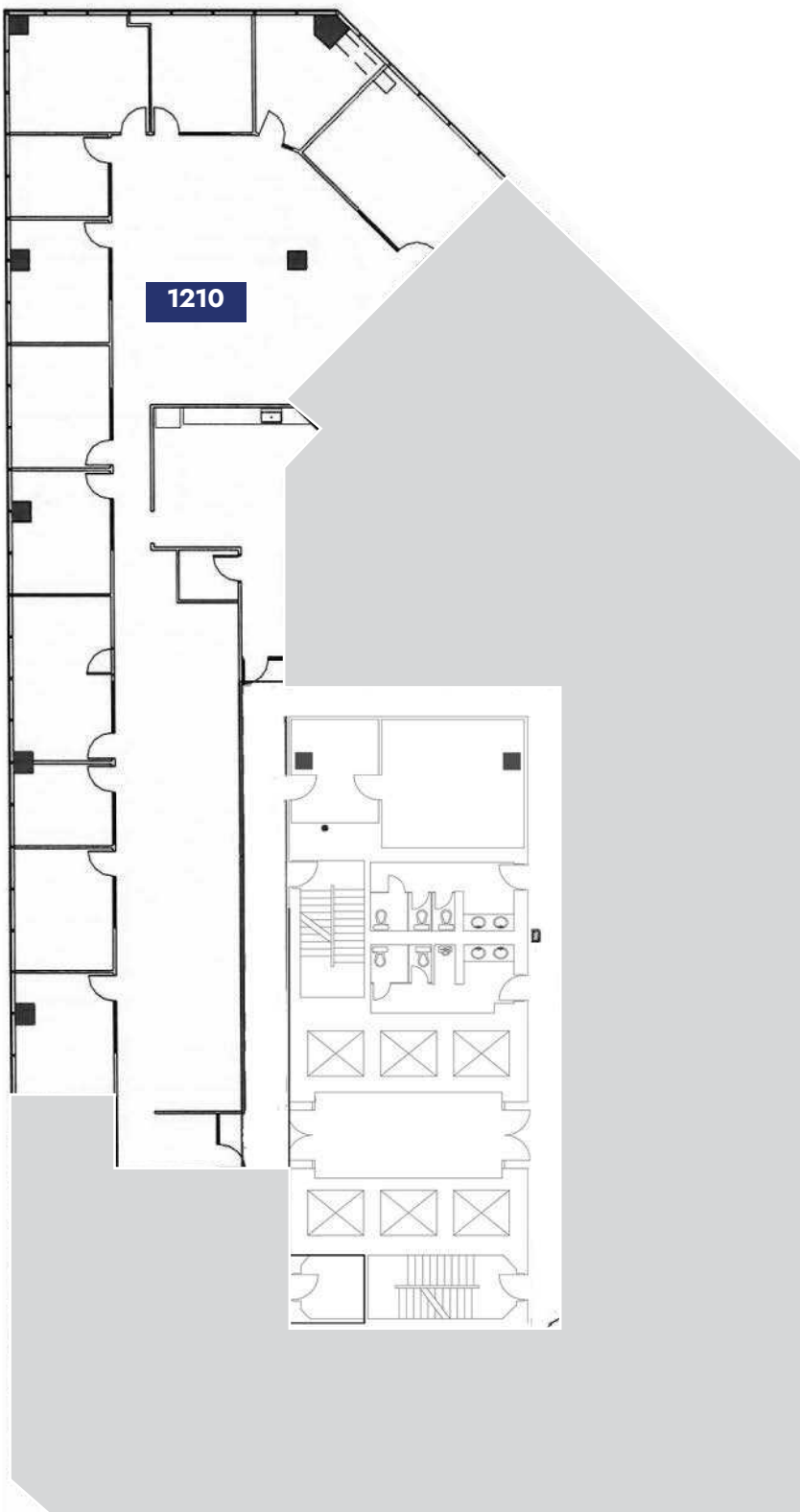


FLOOR 12

±6,171 SF

Suite	SF Available
-------	--------------

1210	±6,171 SF
------	-----------



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285



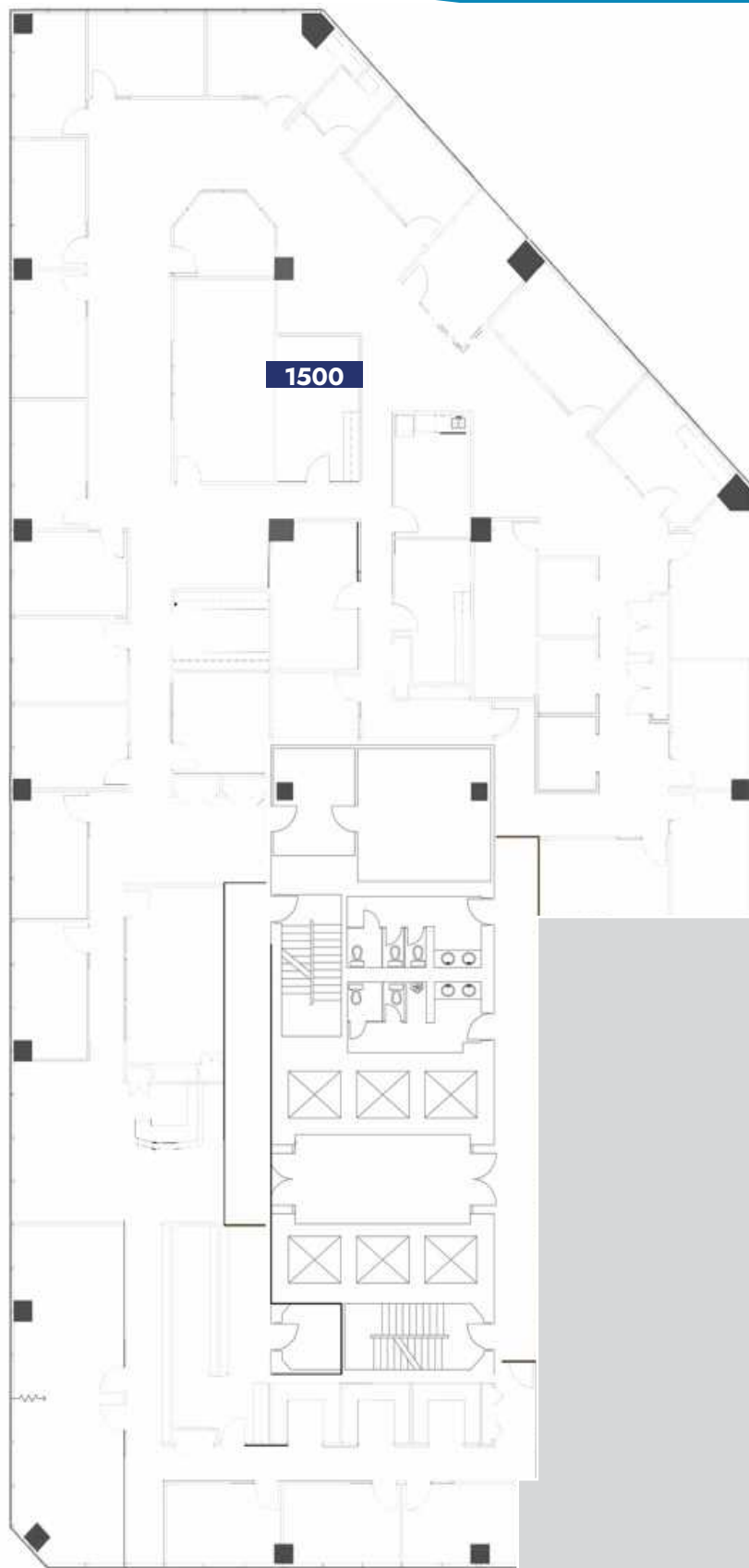
© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc. RE Lic.# 01856260



FLOOR 15

±13,301 SF

Suite	SF Available
1500	±13,301 SF



CONTACT

Michael Sharapata
 Senior Managing Director
 +1 509 822 0088
 michael.sharapata@jll.com
 Broker License #26565

Jared Smith
 Vice President
 +1 509 505 7459
 j.smith@jll.com
 Broker License #20118285



© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc. RE Lic.# 01856260



FLOOR 16

±2,907 SF

Suite	SF Available
-------	--------------

1620	±2,907 SF
------	-----------

CONTACT

Michael Sharapata
Senior Managing Director
+1 509 822 0088
michael.sharapata@jll.com
Broker License #26565

Jared Smith
Vice President
+1 509 505 7459
j.smith@jll.com
Broker License #20118285



© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc. RE Lic.# 01856260



ACCESS GRANTED



1.5 / 1,000
PARKING RATIO



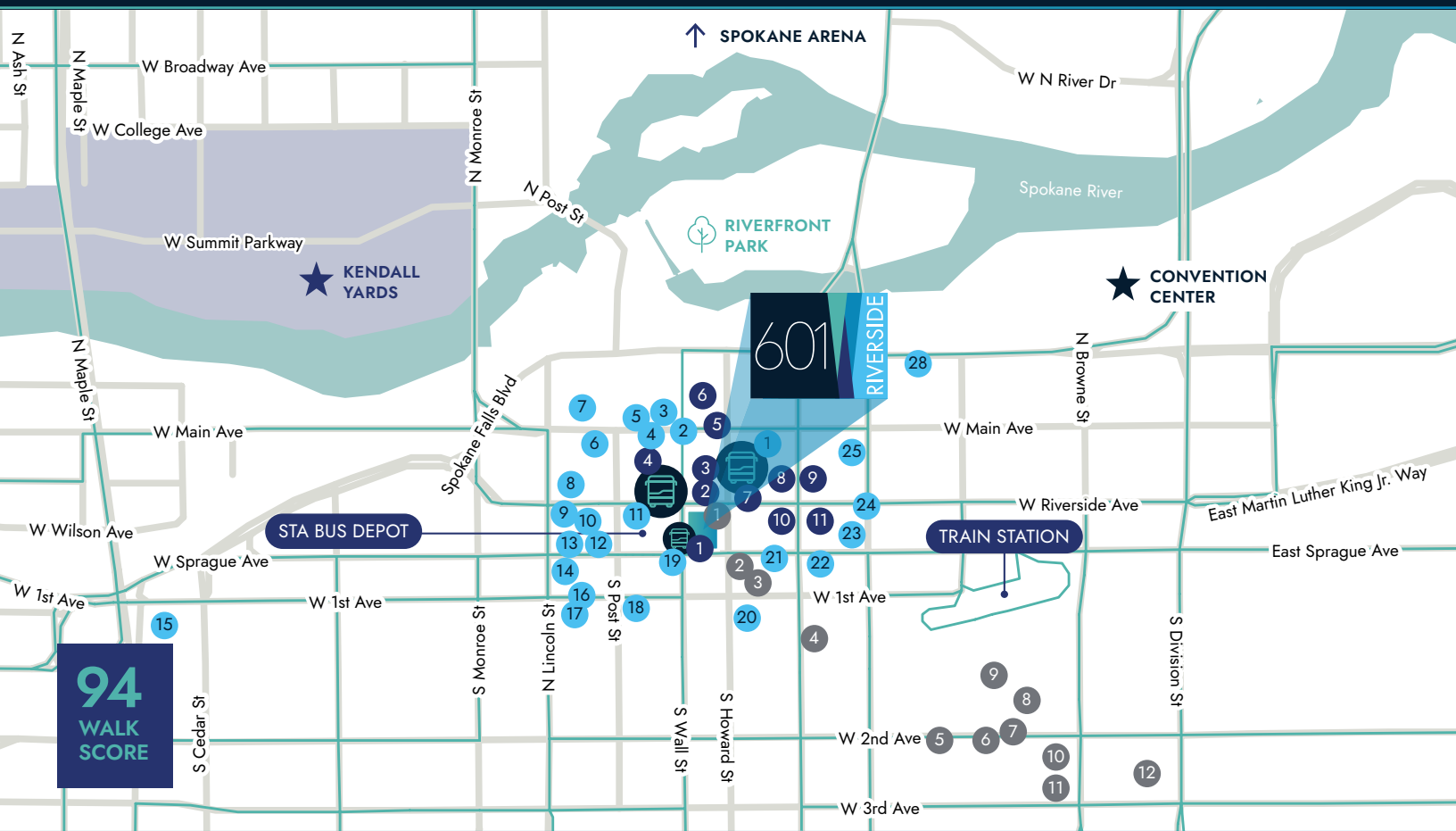
NEXT TO THE
STA BUS DEPOT



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

CONTACT

Michael Sharapata
Senior Managing Director
+1 509 822 0088
michael.sharapata@jll.com
Broker License #26565

Jared Smith
Senior Associate
+1 509 505 7459
j.smith@jll.com
Broker License #20118285



© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc. RE Lic.# 01856260

