



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                   | 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     | ±5,685 SF         |   |
| Floor 8                   | 820     | ±3,056 SF         |   |
| Floor 8                   | 810/820 | ±8,741 SF         |   |
| Floor 10                  | 1000    | ±15,846 SF        | Can be combined with Floor 11 with connected staircase. |
| Floor 11                  | 1100    | ±15,846 SF        | Can be combined with Floor 10 with connected staircase. |
| Floor 12                  | 1210    | ±6,171 SF         |   |
| Floor 15                  | 1500    | ±13,301 SF        |   |
| <b>TOTAL SF AVAILABLE</b> |         | <b>±88,606 SF</b> |   |

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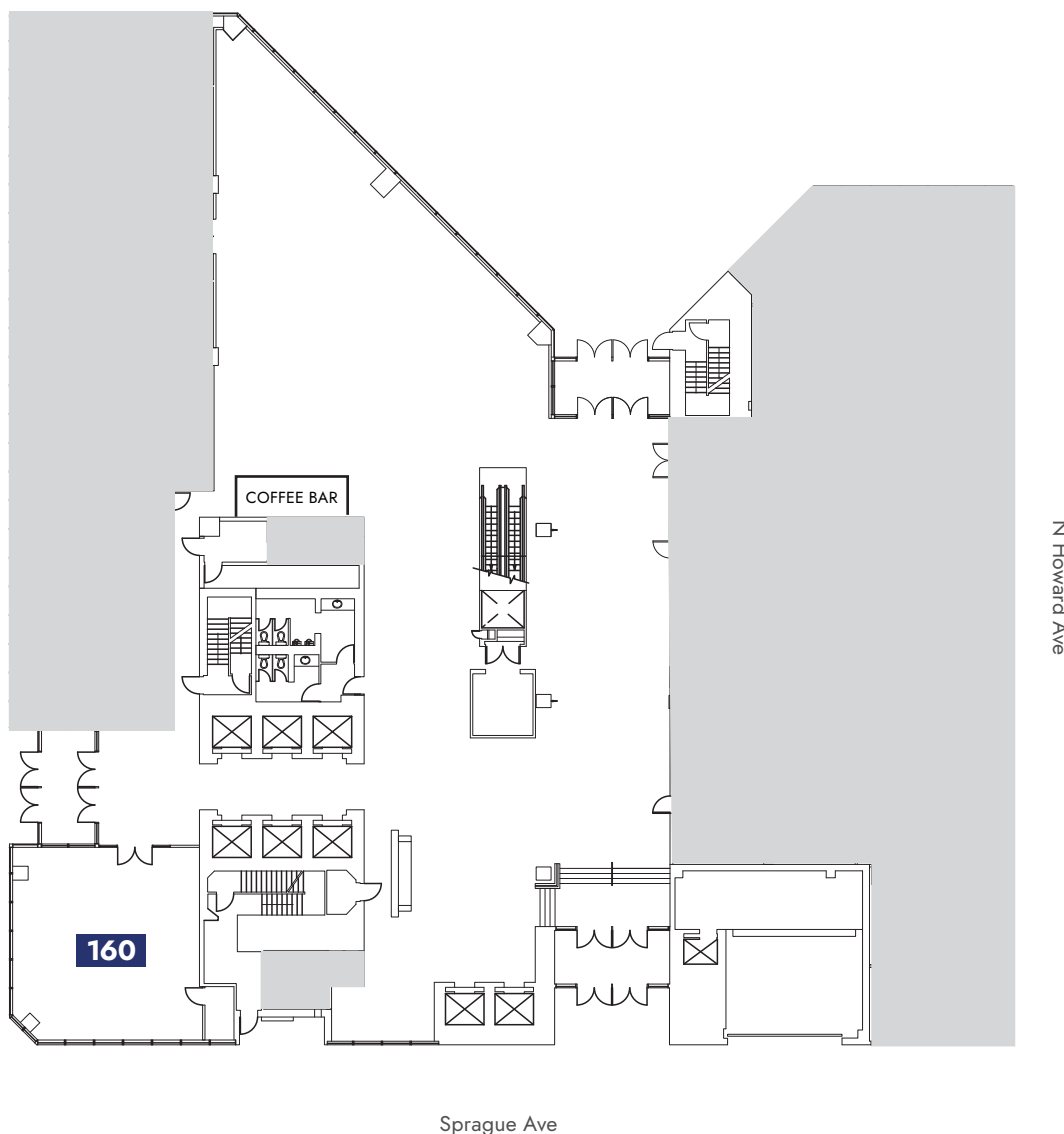


W Riverside Ave

# FLOOR 1

## ±1,361 SF

| Suite | SF Available |
|-------|--------------|
| 160   | ±1,361 SF    |



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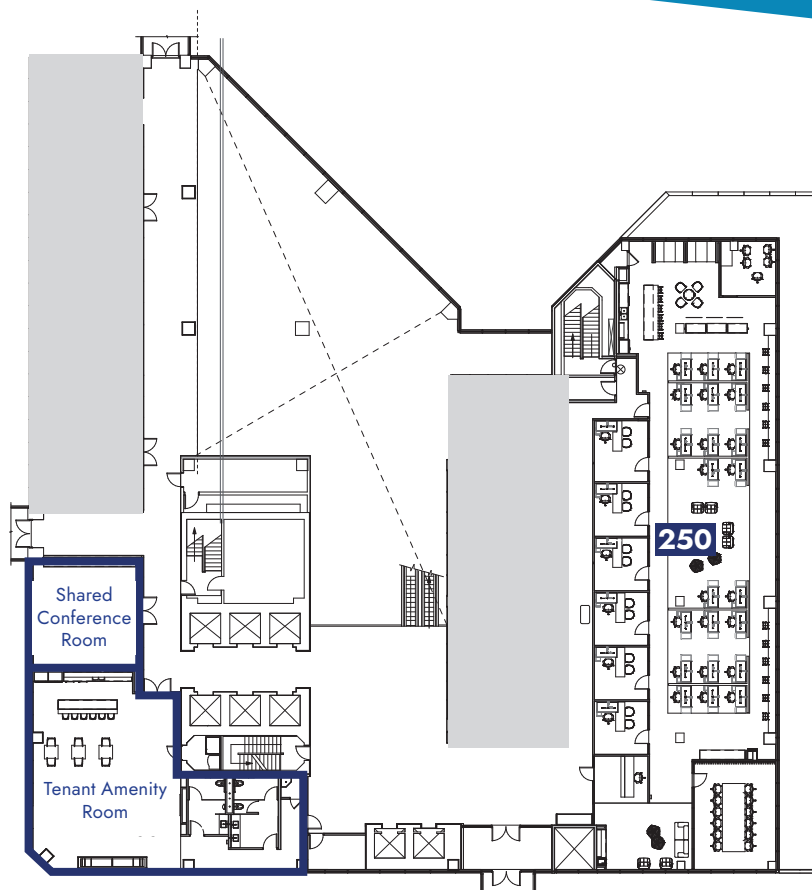


## FLOOR 2

±7,215 SF

| Suite | SF Available |
|-------|--------------|
| 250*  | ±6,317 SF    |

\*±1,570 SF roof top patio opportunity



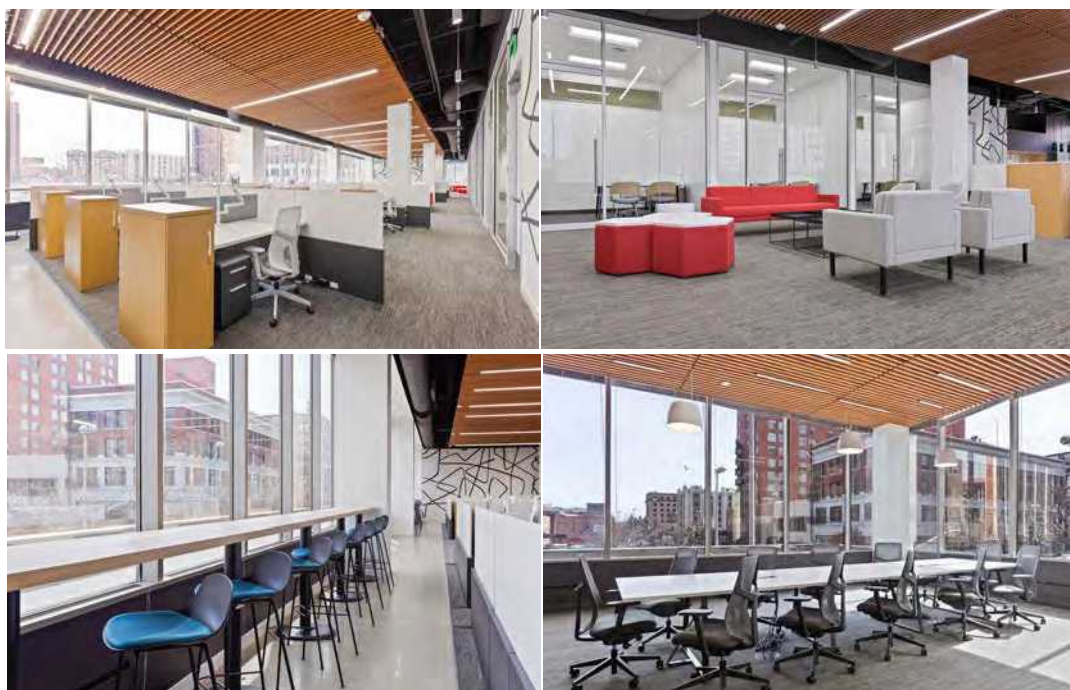
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## FLOOR 4

±1,498 SF

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

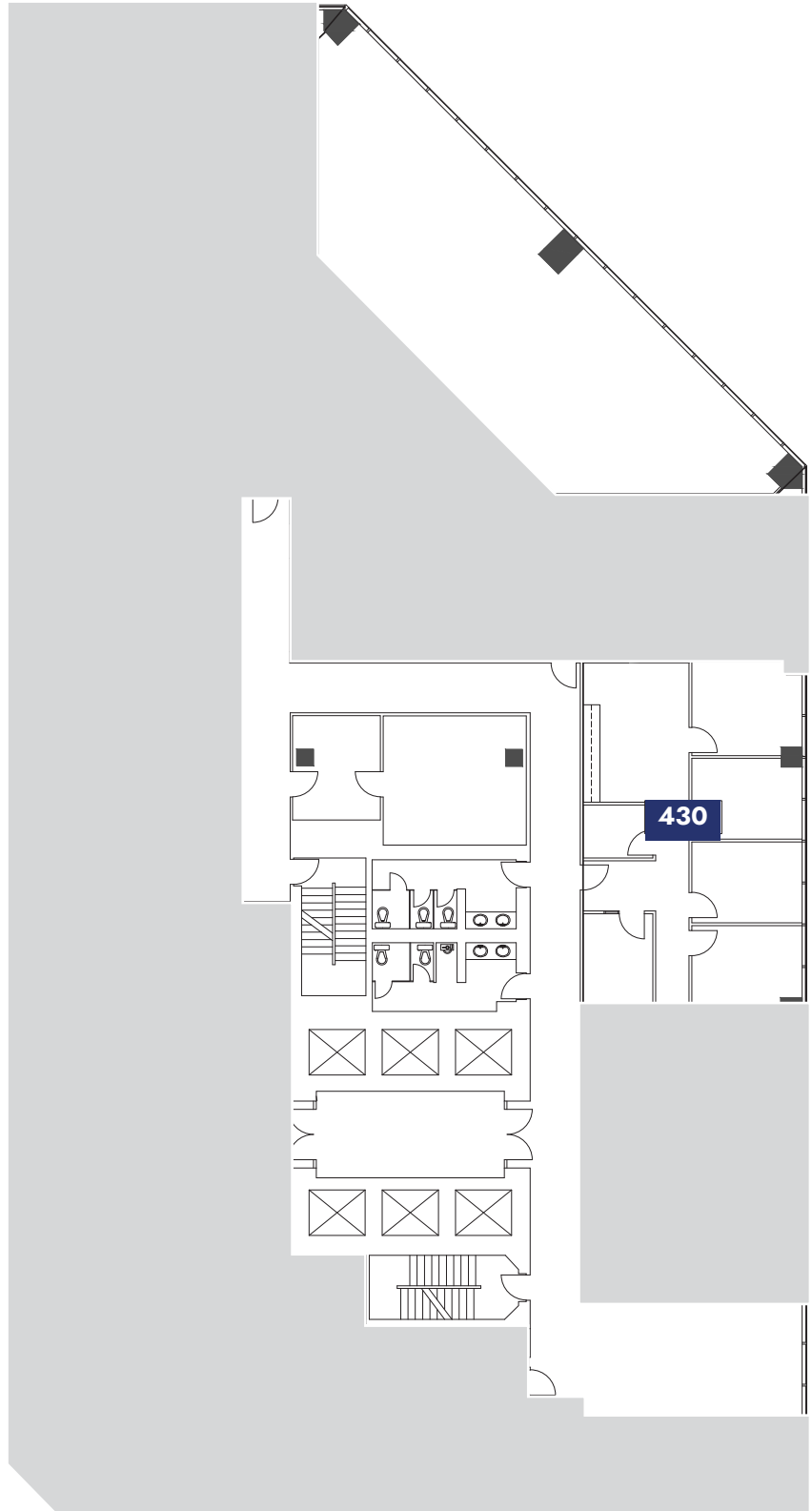
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## FLOOR 6

±7,660 SF

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

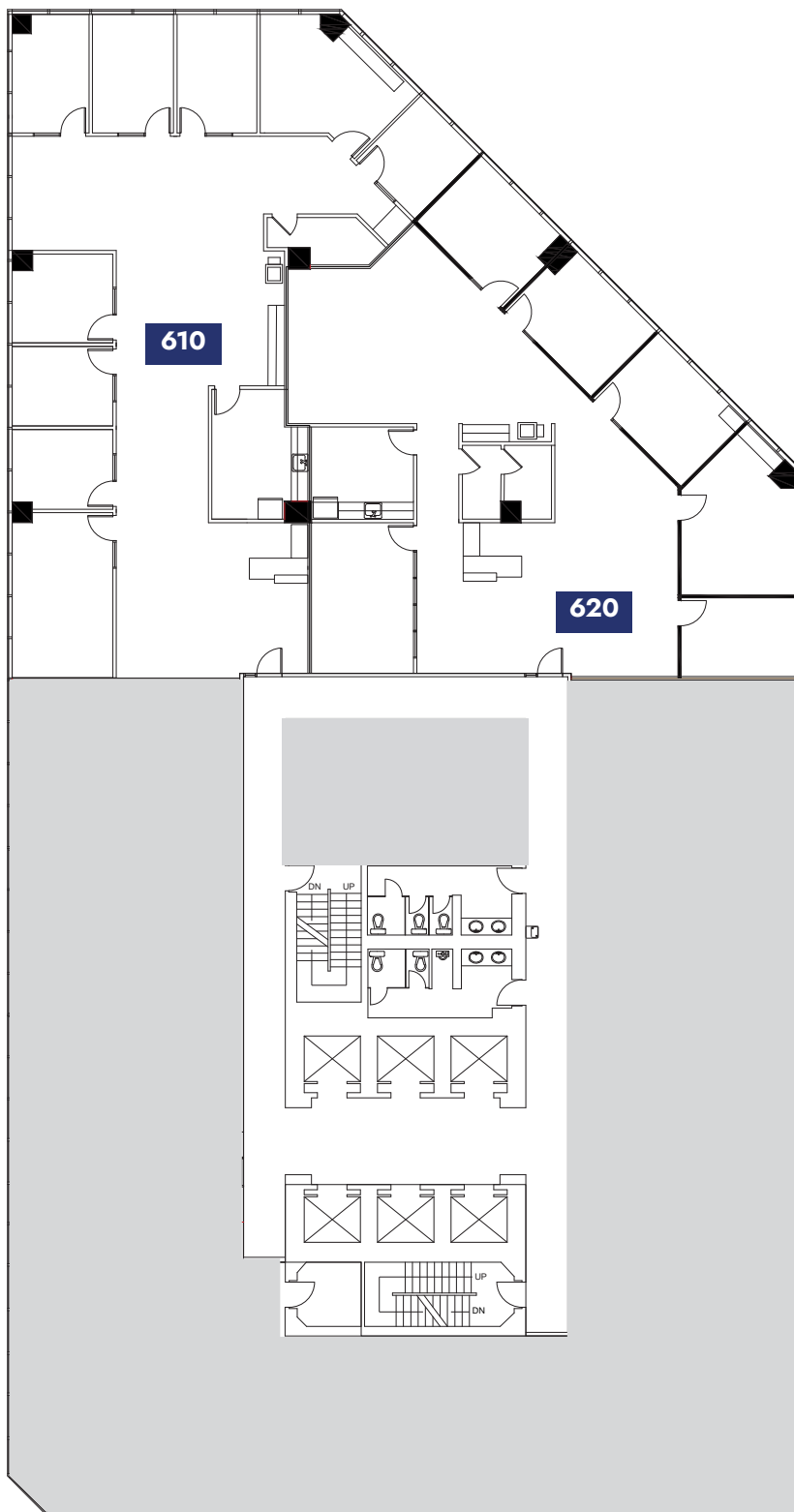
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## FLOOR 7

±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     |

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## FLOOR 8

±8,741 SF

| Suite | SF Available |
|-------|--------------|
| 810   | ±5,685 SF    |
| 820   | ±3,056 SF    |

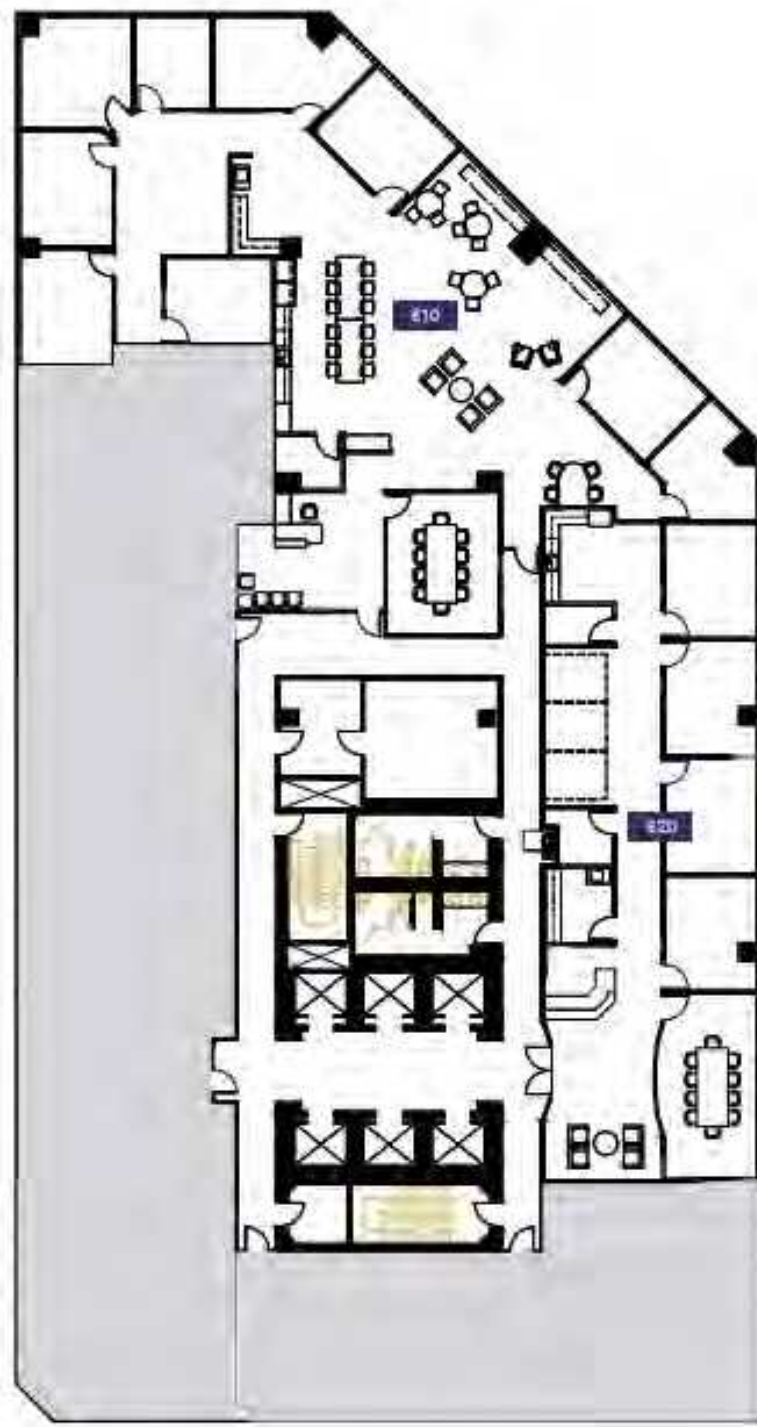
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## FLOOR 10

±15,846 SF

| Suite | SF Available |
|-------|--------------|
| 1000  | ±15,846 SF   |

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

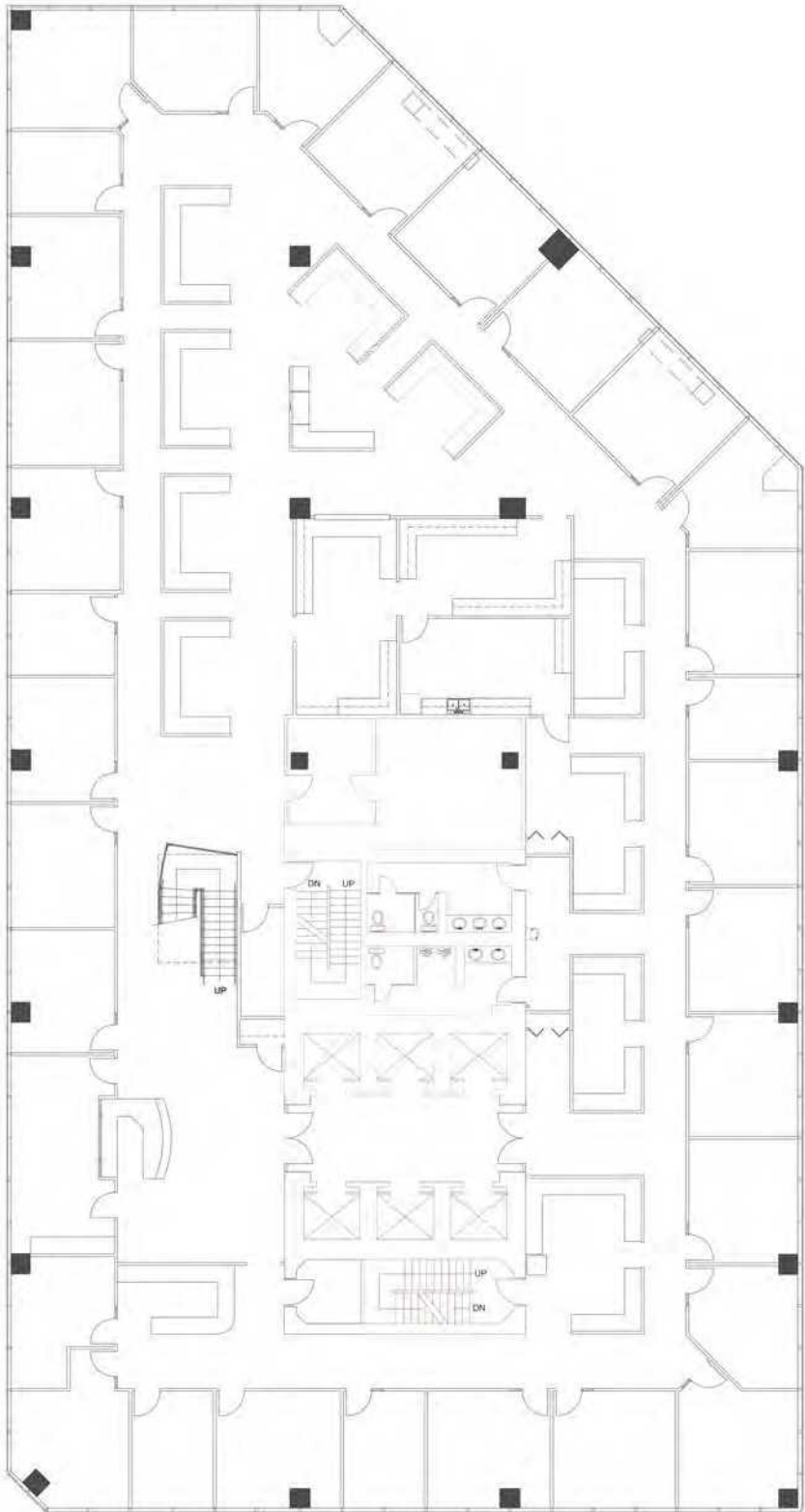
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## FLOOR 11

±15,846 SF

| Suite | SF Available |
|-------|--------------|
| 1100  | ±15,846 SF   |

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

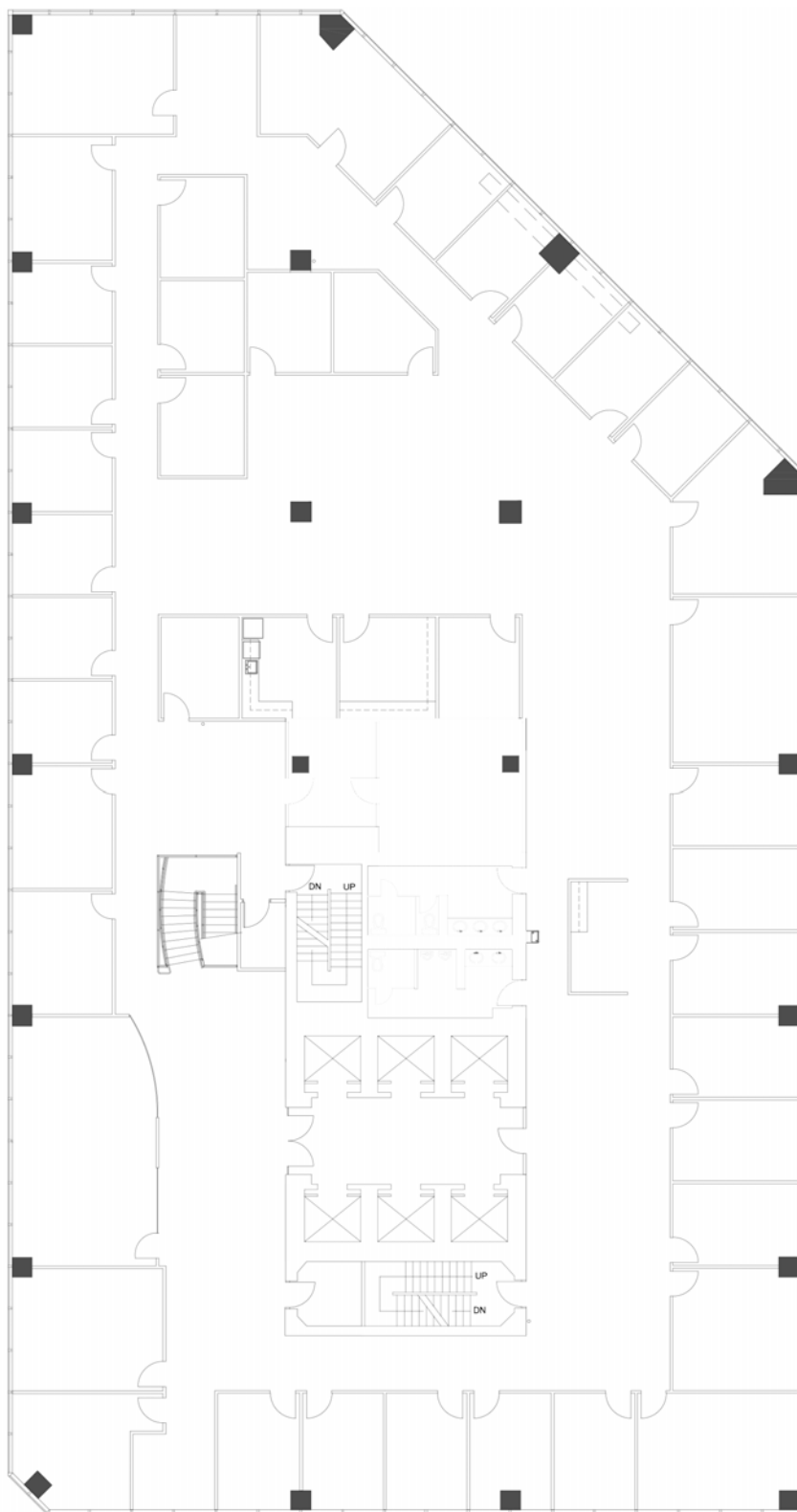
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## FLOOR 12

±6,171 SF

| Suite | SF Available |
|-------|--------------|
| 1210  | ±6,171 SF    |

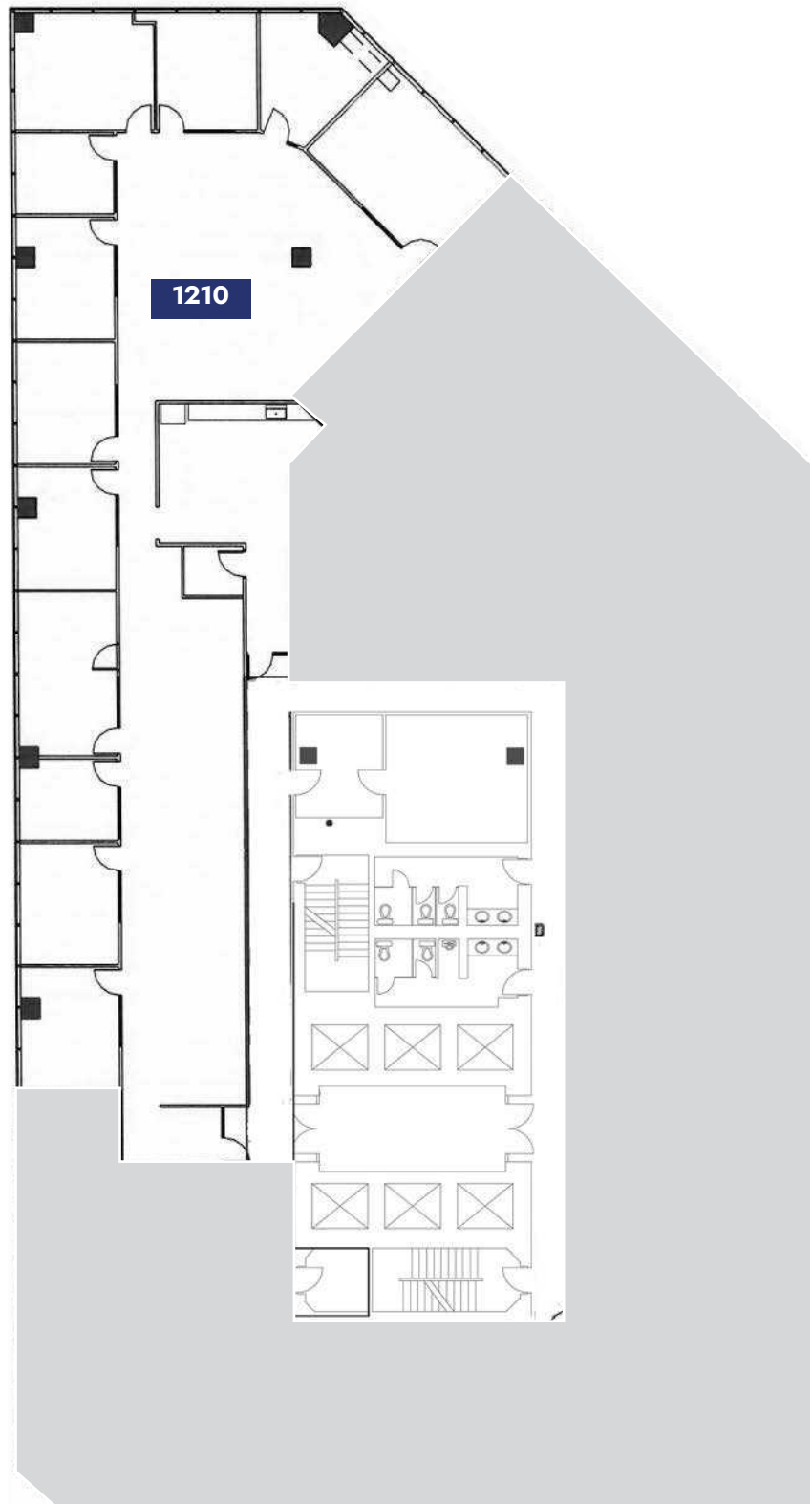
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# FLOOR 15

±13,301 SF

| Suite | SF Available |
|-------|--------------|
| 1500  | ±13,301 SF   |

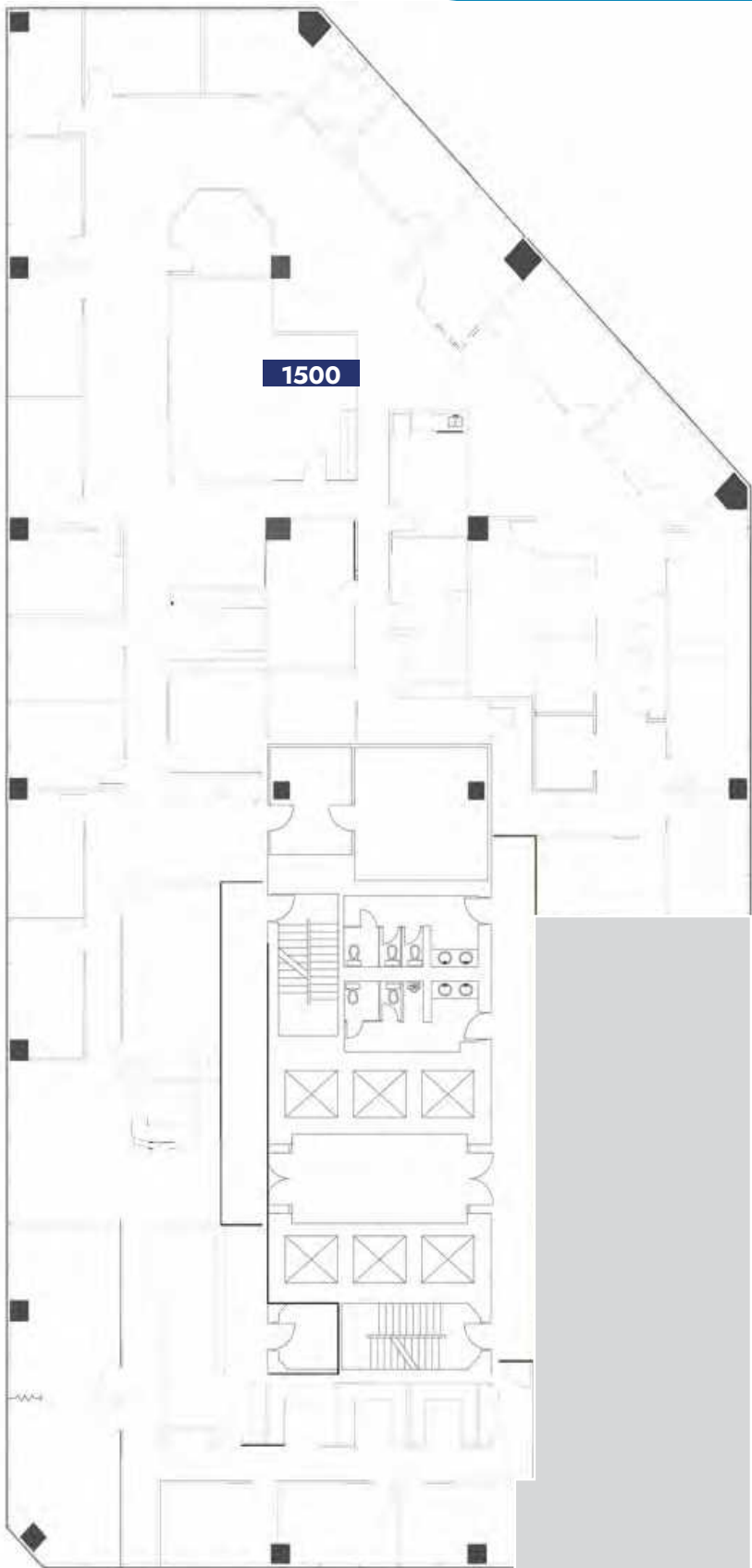
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# ACCESS GRANTED



**1.5 / 1,000**  
PARKING RATIO



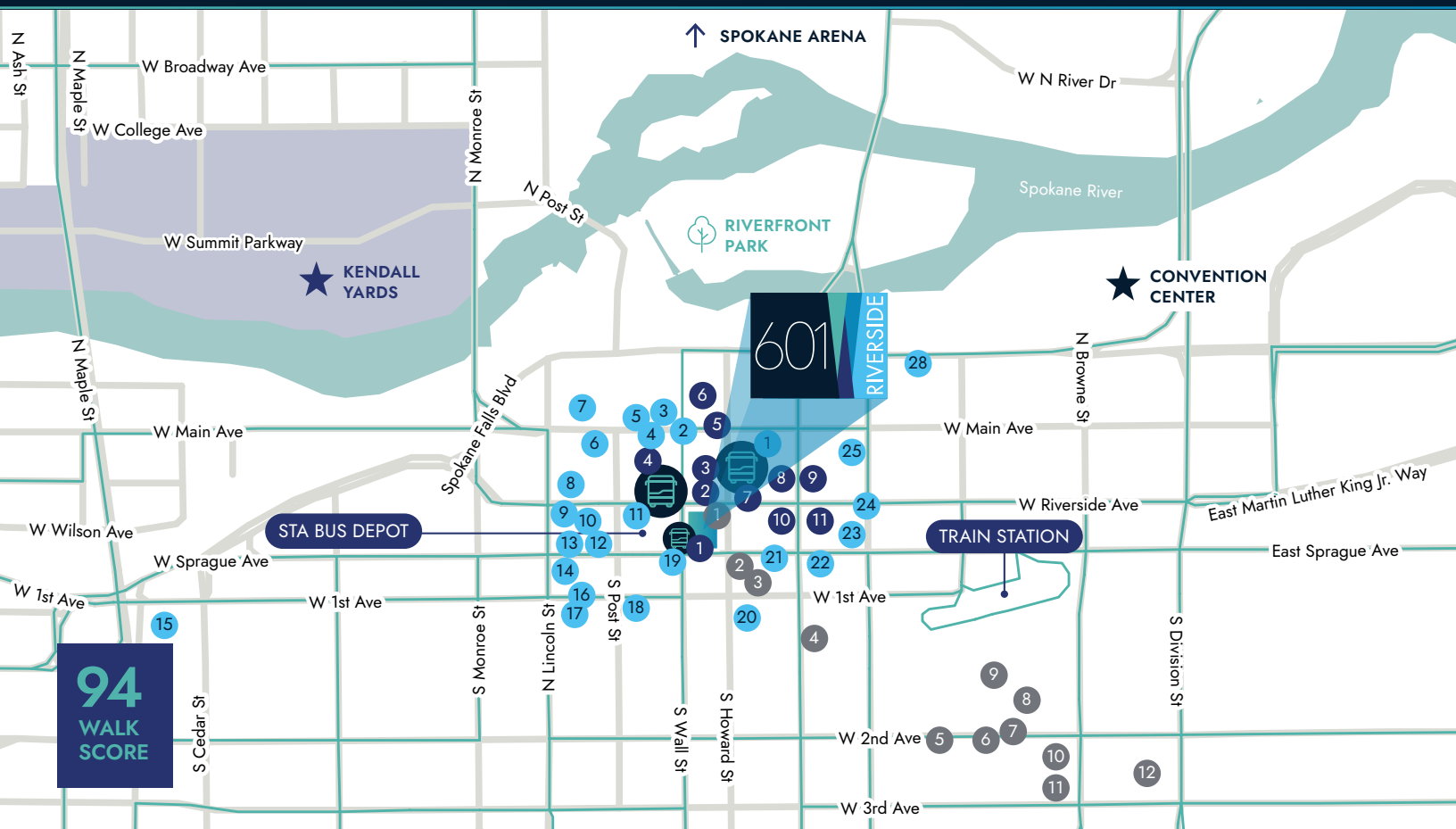
**NEXT TO THE**  
STA BUS DEPOT



**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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