

FOR LEASE

CHASE BANK BUILDING

601 W Main Avenue | Spokane, WA 99201



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KIEMLEHAGOOD

PROPERTY OVERVIEW

CHASE BANK BUILDING FOR LEASE

One of Downtown Spokane's most recognizable addresses, the Chase Bank Building features Class A office layouts and high-visibility Main Avenue retail frontage available for lease. Located in the heart of Spokane's central business district with direct access to the Skywalk system and walkable proximity to shopping, dining, parks, and entertainment. Flexible suite configurations allow spaces to be tailored to a wide range of businesses. Tenant improvements, parking, building amenities, and negotiable lease terms are available now. Contact listing agent for a tour.

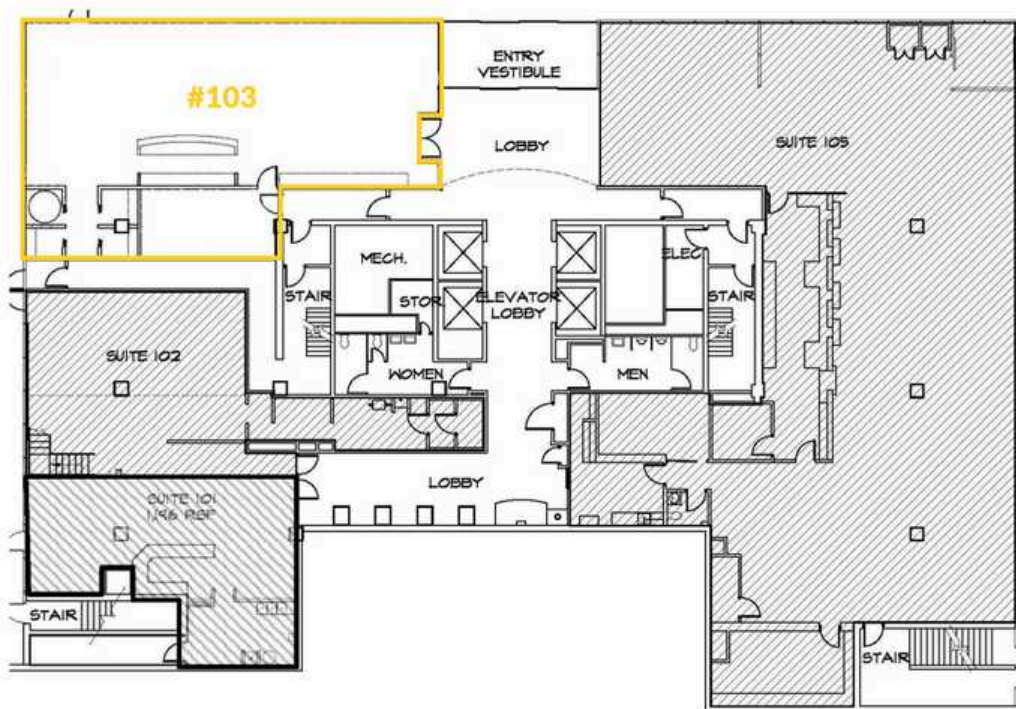


PROPERTY HIGHLIGHTS

- Secured access building common areas, floors & tenant suites
- Steps away from Riverpark Square, Riverfront Park, The Spokane Arena, The Podium, and One Spokane Stadium
- Connected via skywalk to covered parking (Parkade) with discounted monthly rates available
- Curbside access to the STA City Line, skywalk connection to STA Downtown Plaza
- Building conference rooms, fitness center and showers
- Onsite property management
- Jimmy John's and Thomas Hammer on street level
- Flexible office and retail opportunities with customizable build-outs
- Surrounded by restaurants, retail, and daily amenities

AVAILABLE SPACE

Location	Type	Rentable Square Feet
Lower Level	Office	± 4,899 RSF
Ground Floor	Retail	± 2,401 RSF
2nd Floor	Office / Retail	± 755 - ± 2,833 RSF
3rd Floor	Office (patio available)	± 1,500 - ± 4,800 RSF
5th Floor	Office	± 6,247 RSF
6th Floor	Office	± 1,200 - 4,500 RSF
7th Floor	Office	± 8,499 RSF
8th Floor	Office	± 3,519 RSF
9th Floor	Office	± 1,400 - 7,295 RSF
10th Floor	Office	± 1,459 - ± 11,520 RSF
13th Floor	Office	± 3,059 RSF



1st FLOOR

Suite 103 | RETAIL

Suite Size | $\pm 2,401$ RSF

Lease Rate | \$25 PSF /YR

Highlights |

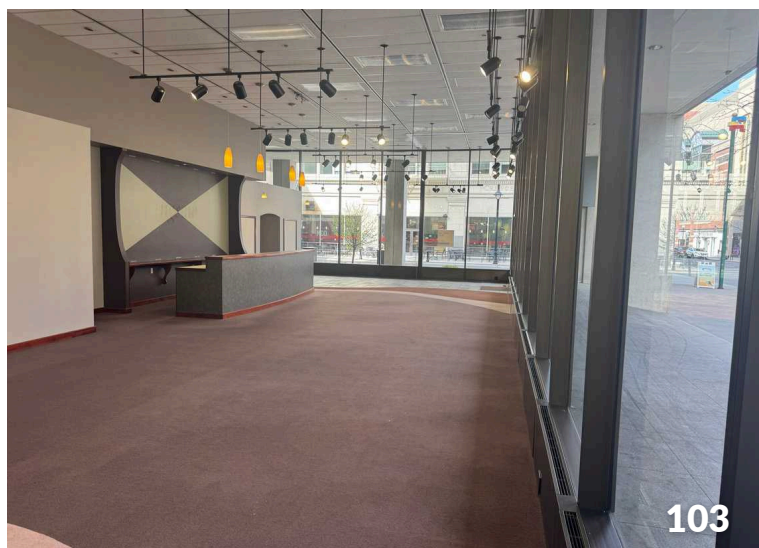
- Ground floor corner
- Incredible visibility along Main Avenue with prominent exterior building signage
- Well suited for restaurant or retail user
- Leasing incentives available
- Flexible lease terms



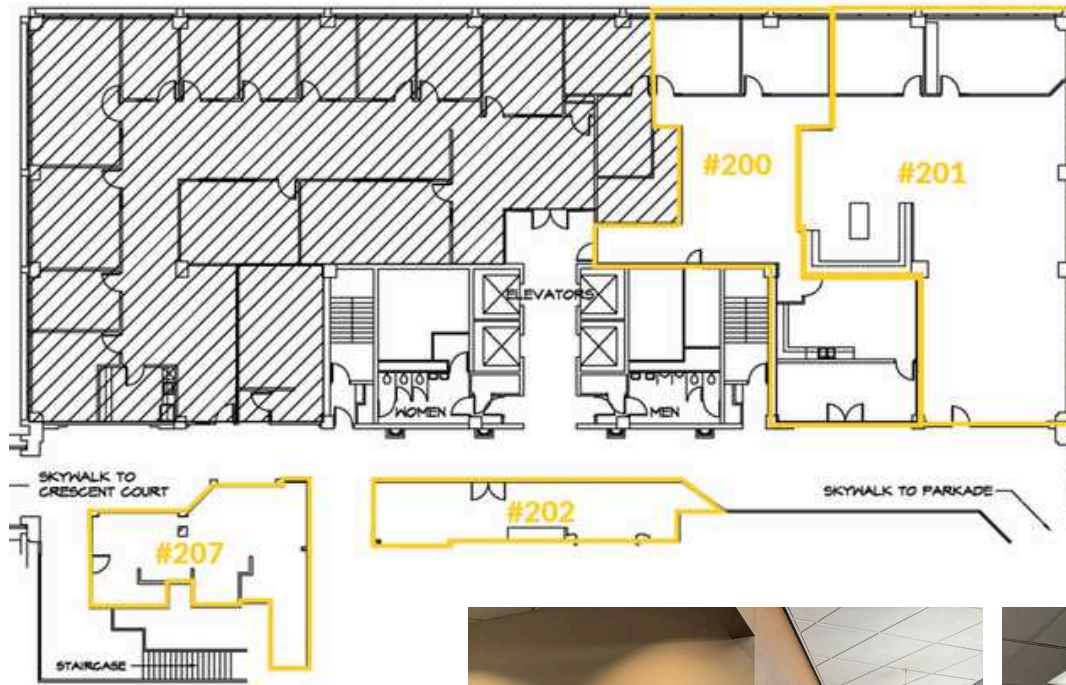
103



103



103



2nd FLOOR

Suite 200 | Retail/Office

Suite Size | $\pm 1,881$ RSF
(Contiguous up to $\pm 4,714$ RSF)

Lease Rate | \$19.00 PSF /YR

Suite 201 | Retail/Office

Suite Size | $\pm 2,883$ RSF
(Contiguous up to $\pm 4,714$ RSF)

Lease Rate | \$19.00 PSF /YR

Suite 202 | Retail

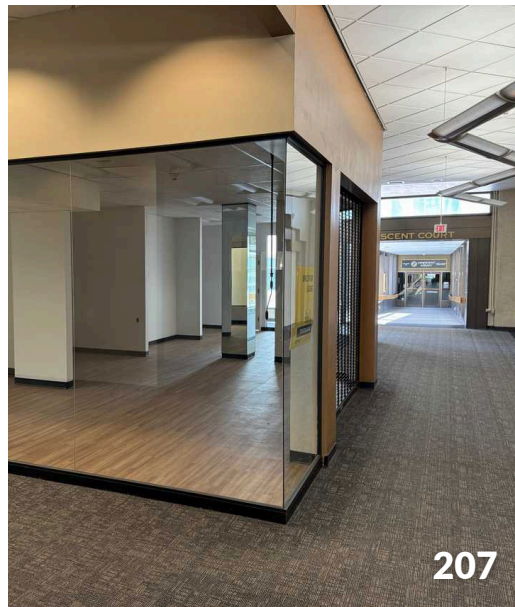
Suite Size | ± 605 RSF
Lease Rate | Negotiable

Suite 207 | Retail

Suite Size | ± 755 RSF
Lease Rate | Negotiable

Highlights |

- Leasing incentives and tenant improvements available
- Flexible lease terms



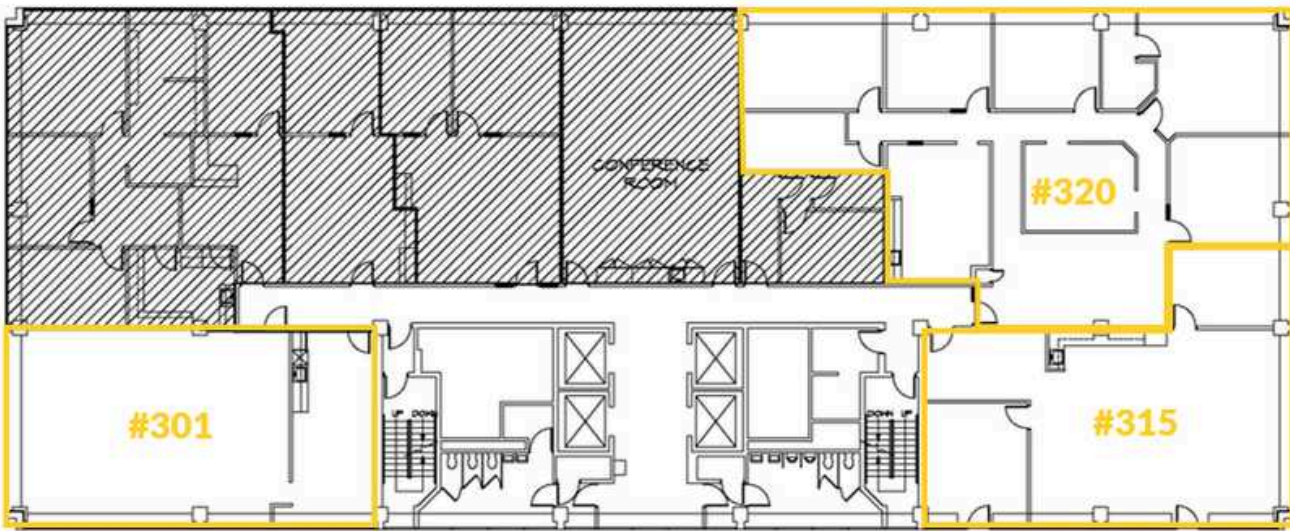
207



201



201



3rd FLOOR



315



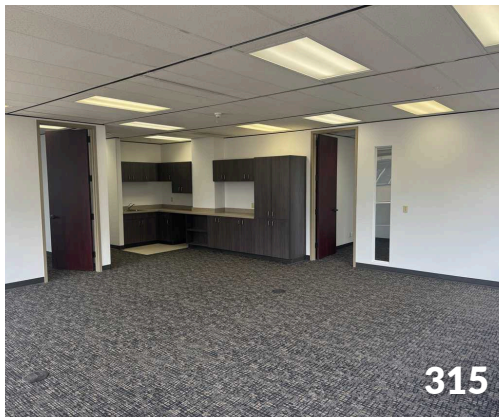
Patio

Suite 301 | Office

Suite Size | ±1,561 RSF

Lease Rate | \$17.00 PSF /YR

- 4 offices, conference room, reception & break areas



315



301

Suite 315 | Office

Suite Size | ±1,851 RSF

(Contiguous up to ±4,845 RSF)

Lease Rate | \$19.00 PSF /YR

- Patio space, open work areas, office, conference, reception & break areas



320



Common Conference Room

Suite 320 | Office

Suite Size | ±2,994 RSF

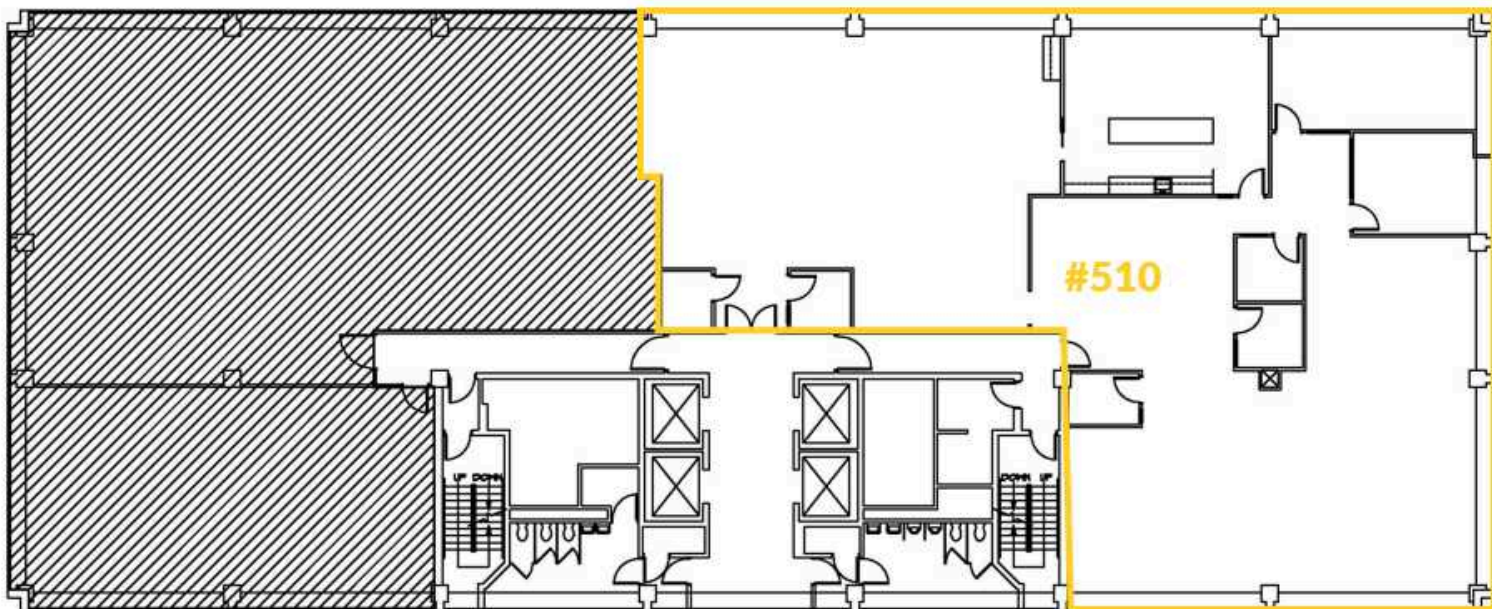
(Contiguous up to ±4,845 RSF)

Lease Rate | \$19.00 PSF /YR

- 5 offices, conference room, reception, storage & break areas

Highlights |

- Leasing incentives and tenant improvements available
- Flexible lease terms



5th FLOOR

Suite 510 | Office

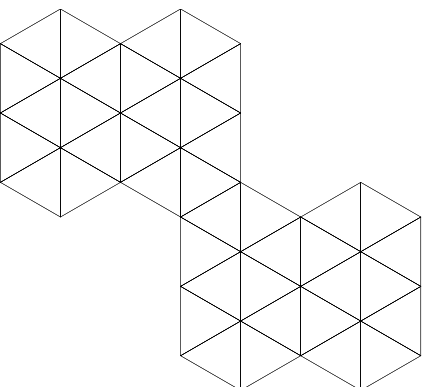
Suite Size | $\pm 6,247$ RSF

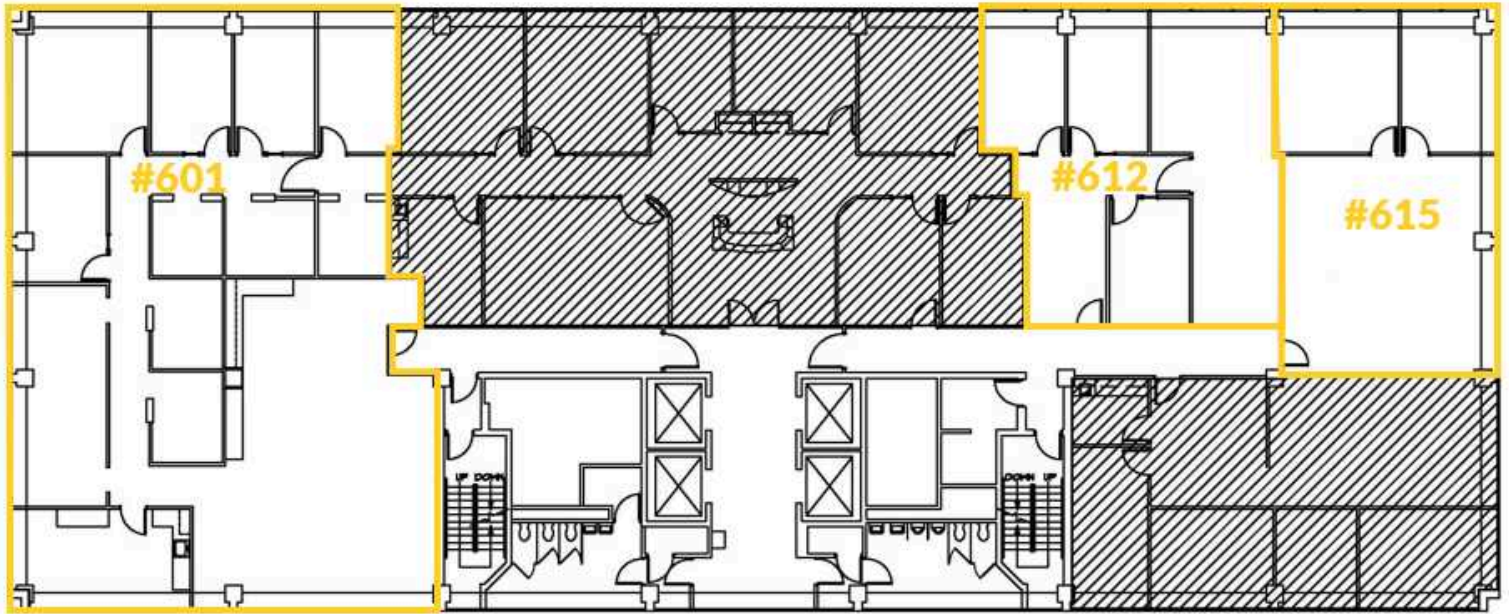
*Suite divisible to $\pm 3,000$ RSF

Lease Rate | \$19.00 PSF /YR

Highlights |

- Leasing incentives and tenant improvements available
- Flexible lease terms
- Open floor plan





6th FLOOR

Suite 601 | Office

Suite Size | $\pm 4,452$ RSF

Lease Rate | \$17.00 PSF /YR

Suite 612 | Office

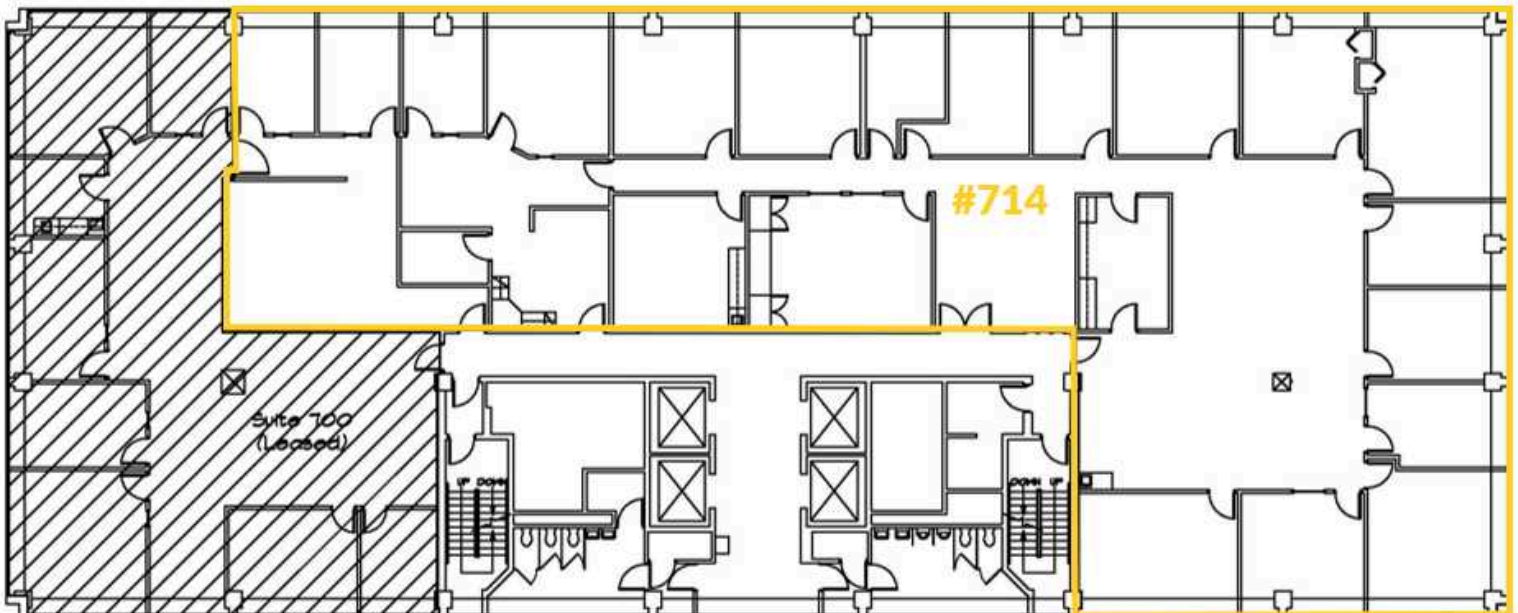
Suite Size | $\pm 1,390$ RSF

Lease Rate | \$17.00 PSF /YR

Suite 615 | Office

Suite Size | $\pm 1,281$ RSF

Lease Rate | \$17.00 PSF /YR



7th FLOOR

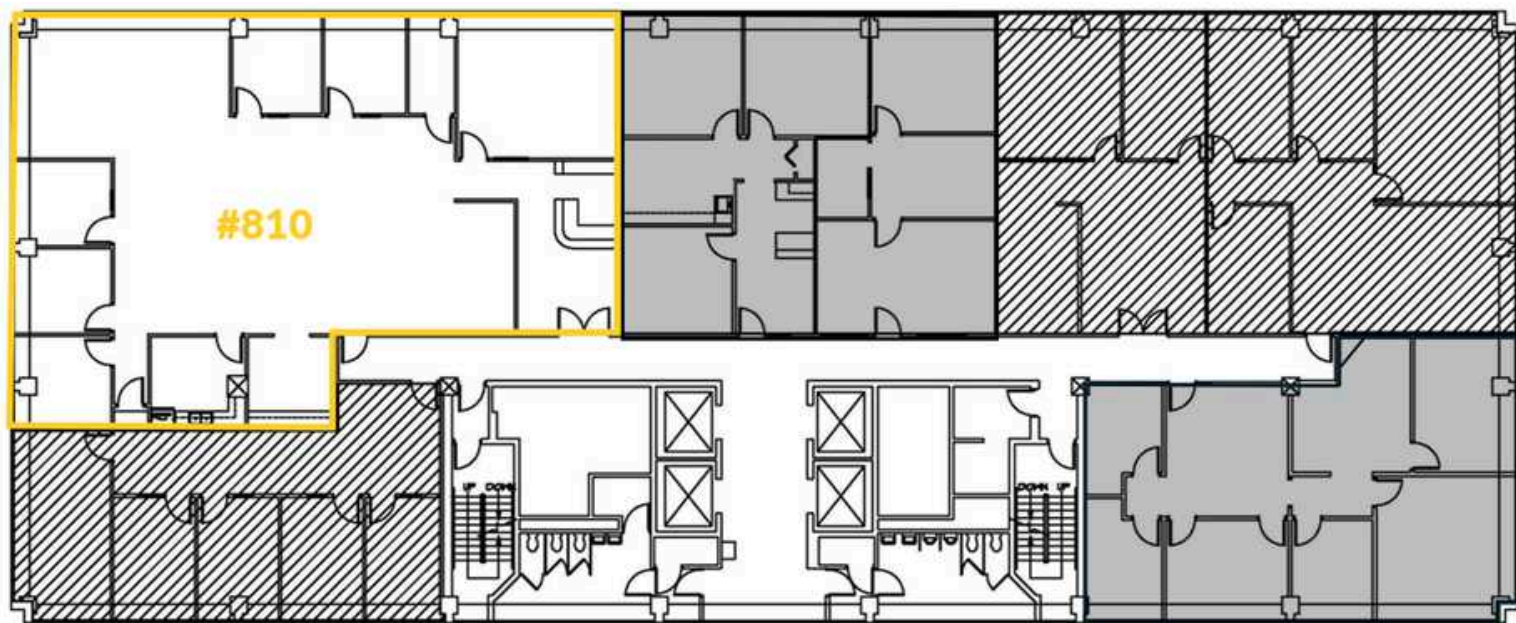
Suite 714 | Office

Suite Size | $\pm 8,499$ RSF

Lease Rate | \$17.00 PSF /YR

Highlights |

- Tenant improvements available
- Rate negotiable



8th FLOOR

Suite 810 | Office

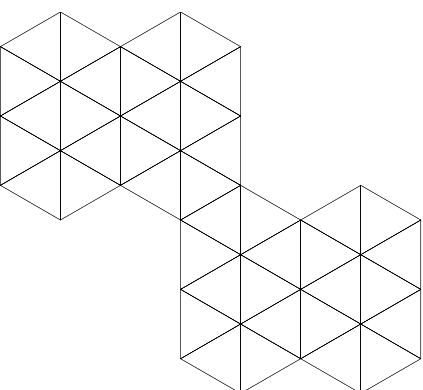
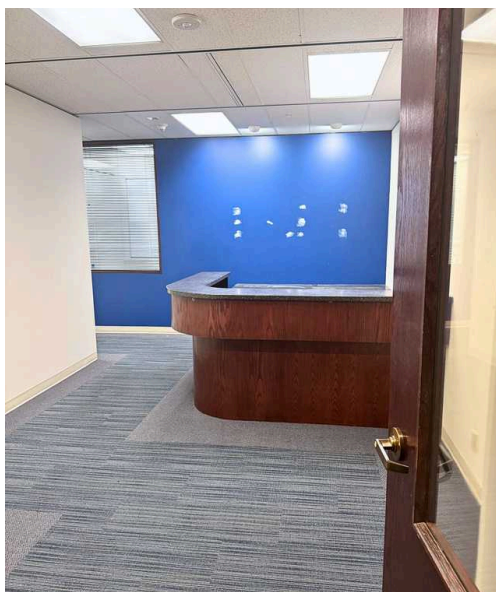
Suite Size | ±3,519 RSF

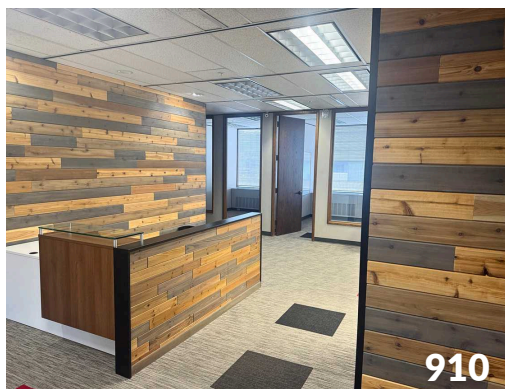
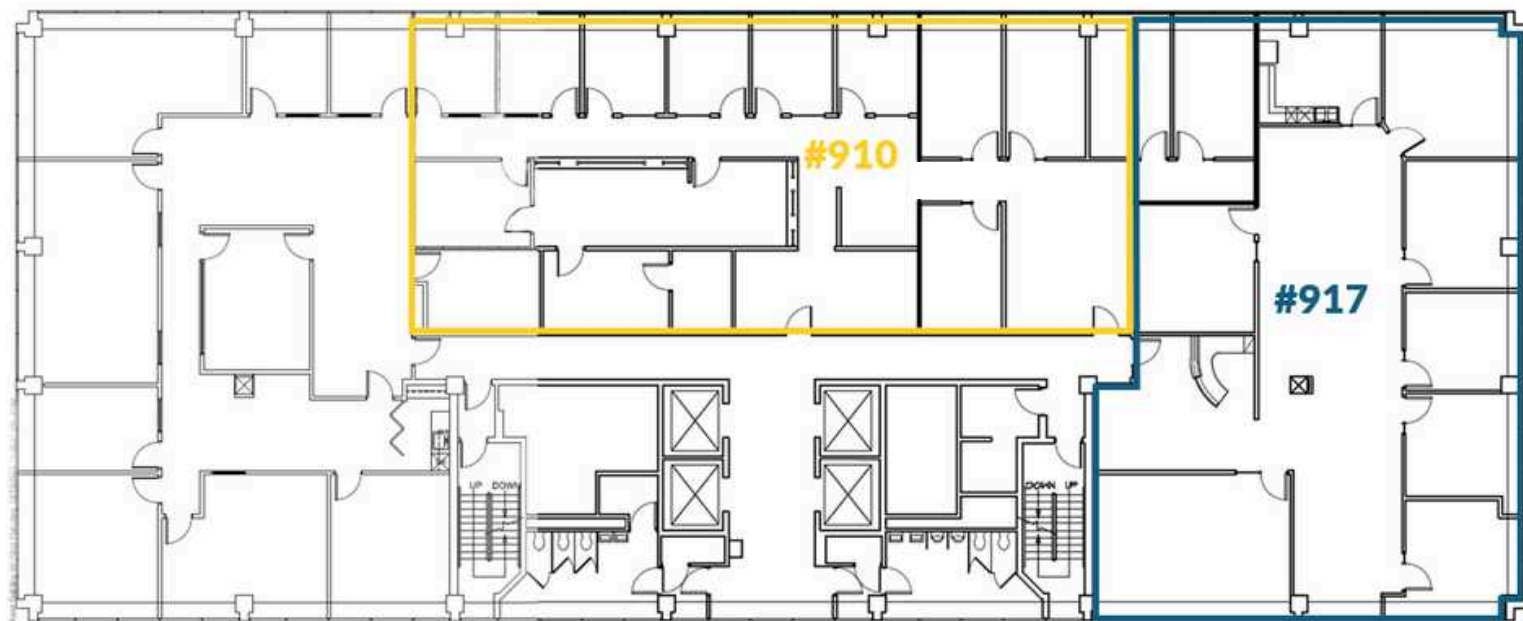
Lease Rate | \$22.00 PSF /YR

- 5 offices, reception area, break room, conference room, open work area

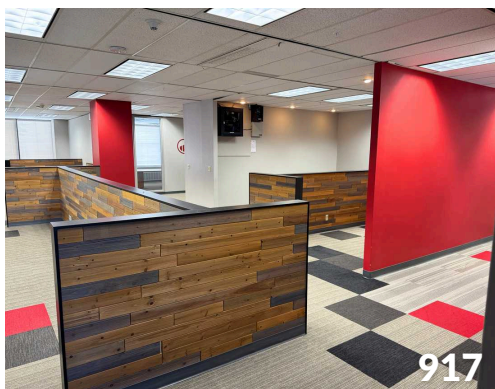
Highlights |

- Leasing incentives and tenant improvements available
- Flexible lease terms





910



917

9th FLOOR

Suite 910 | Office

Suite Size | $\pm 3,801$ RSF

(Contiguous up to $\pm 7,295$ RSF)

Lease Rate | \$22.00 PSF /YR

Suite 917 | Office

Suite Size | $\pm 3,494$ RSF

(Contiguous up to $\pm 7,295$ RSF)

Lease Rate | \$22.00 PSF /YR

Highlights |

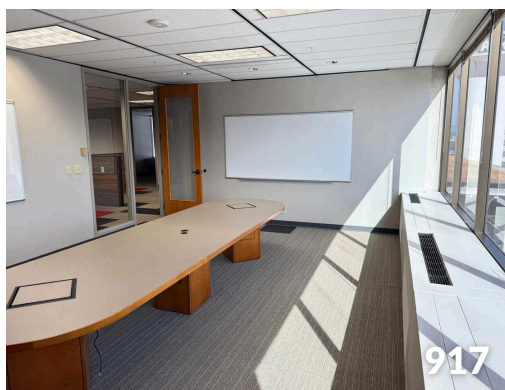
- Leasing incentives and tenant improvements available
- Flexible lease terms



910



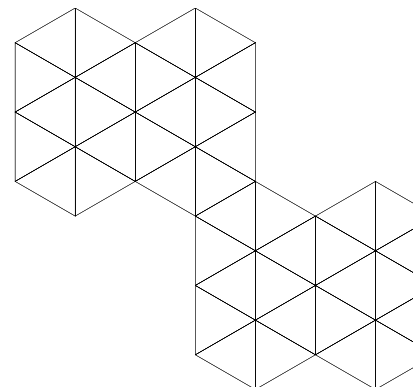
917

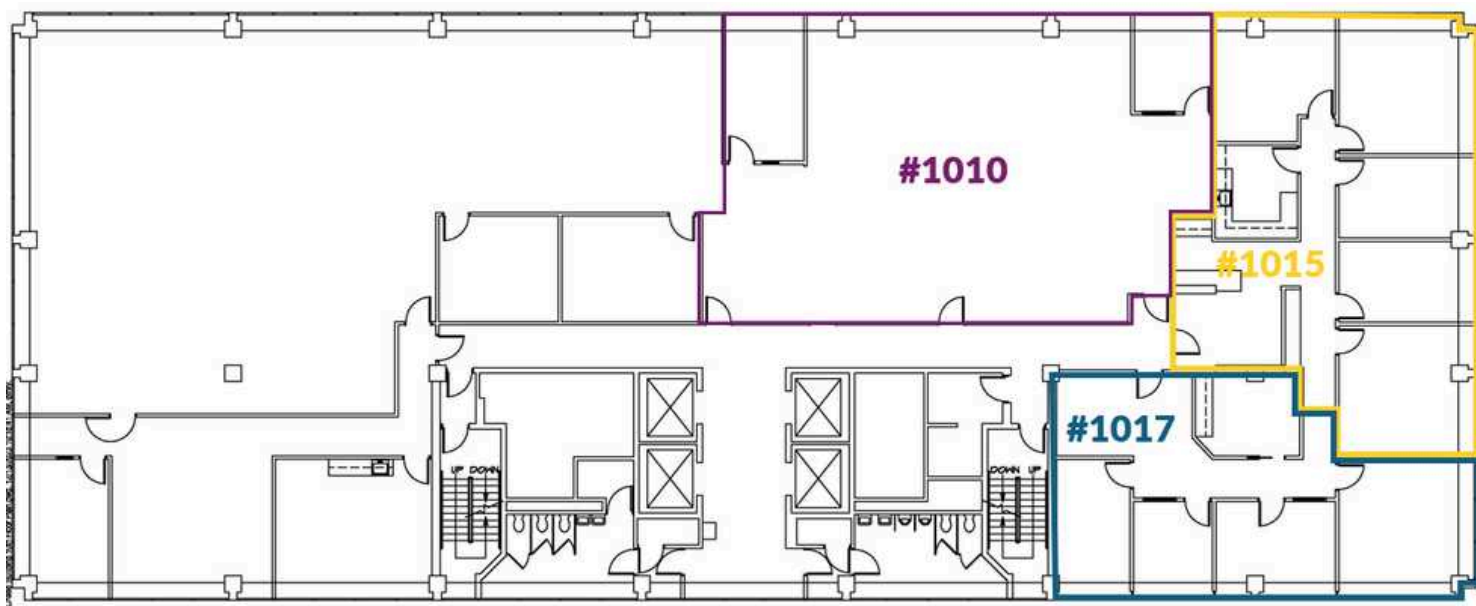


917



917





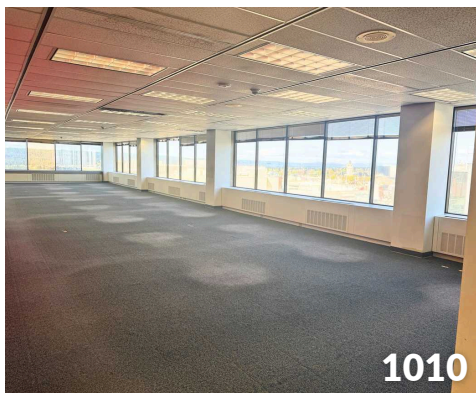
10th FLOOR

Suite 1010 | Office

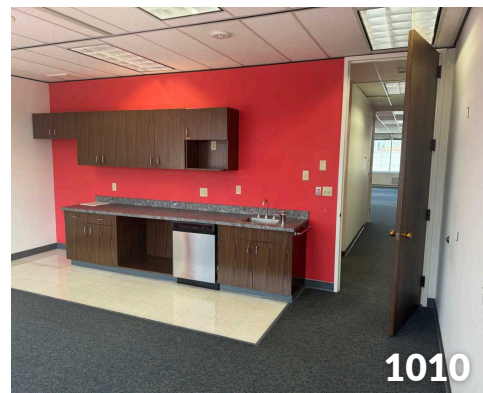
Suite Size | $\pm 8,198$ RSF

(Contiguous up to $\pm 11,520$ RSF,
Full Floor Available)

Lease Rate | \$22.00 PSF /YR



1010



1010

Suite 1015 | Office

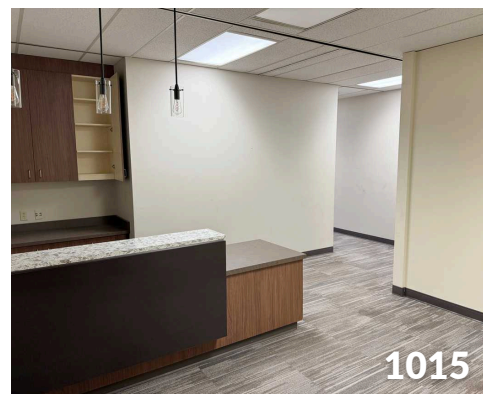
Suite Size | $\pm 1,863$ RSF

Lease Rate | \$22.00 PSF /YR

- Reception, lobby, 4 private offices, conference & break rooms



1015



1015

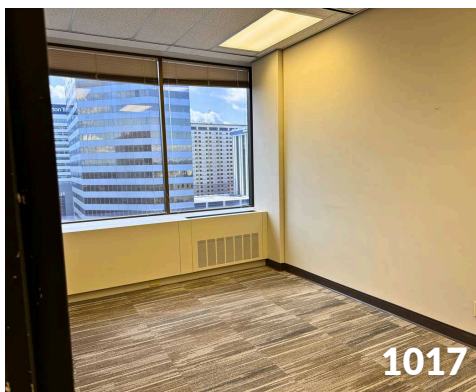
Suite 1017 | Office

Suite Size | $\pm 1,459$ RSF

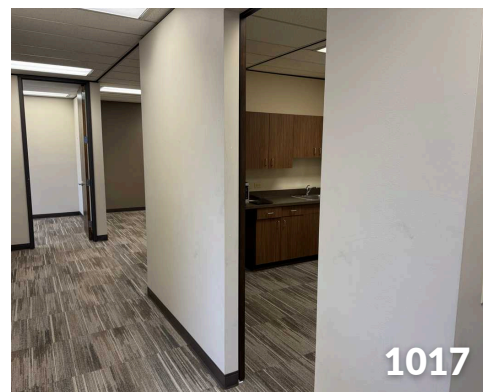
(Contiguous up to $\pm 4,845$ RSF)

Lease Rate | \$22.00 PSF /YR

- Reception, lobby, 4 private offices & break room



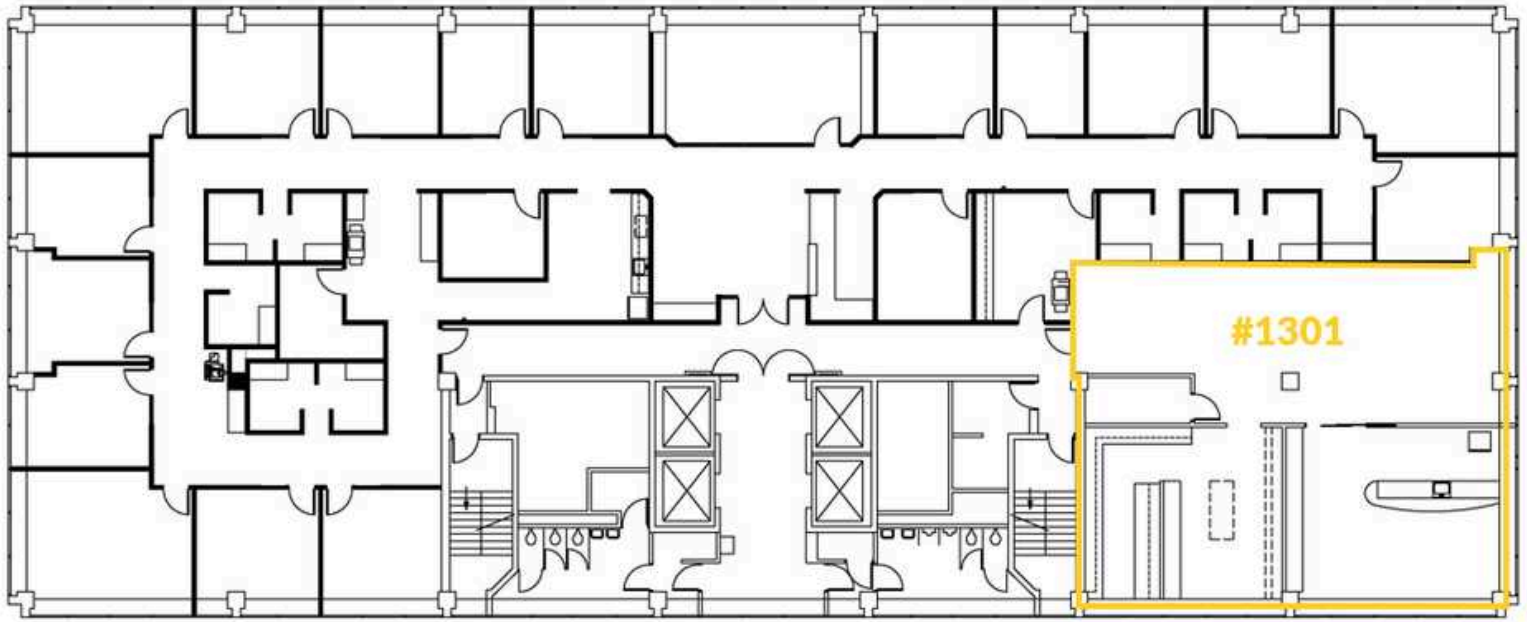
1017



1017

Highlights

- Tenant improvements available
- Flexible lease terms



13th FLOOR

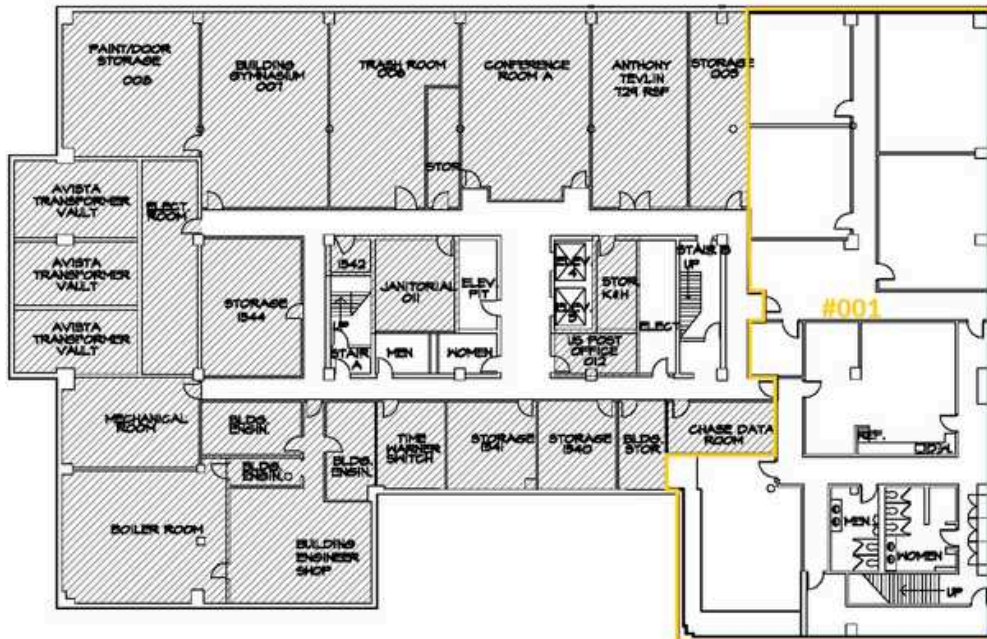
Suite 1301 | Office

Suite Size | ±3,059 RSF

Lease Rate | \$22.00 PSF /YR

Highlights |

- Leasing incentives and tenant improvements available
- Flexible lease terms



LOWER LEVEL

Suite 001 | Office

Suite Size | ±4,899 RSF

Lease Rate | Negotiable

- Multiple offices, 3 private offices, open floor plan, break room

Highlights |

- Conference Room
- Fitness Room
- Leasing incentives and tenant improvements available
- Flexible lease terms

[VIEW LOCATION](#)



CHASE BANK BUILDING **FOR LEASE**



Riverfront Park | Gesa Pavilion

CHASE BANK BUILDING

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OFFICE LOCATIONS

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SPOKANE WA 99201