

# FOR LEASE

## CHASE BANK BUILDING

601 W Main Avenue | Spokane, WA 99201



**ANDY BUTLER, CCIM**

509.385.9121

[andy.butler@kiemlehagood.com](mailto:andy.butler@kiemlehagood.com)

**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.

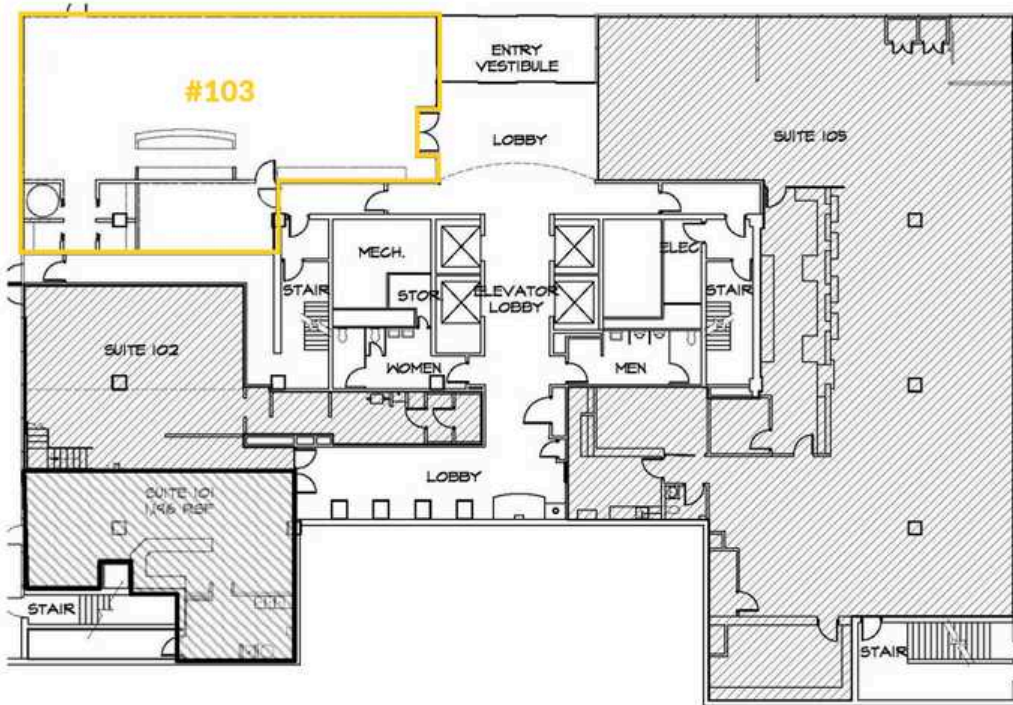


### PROPERTY HIGHLIGHTS

- 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**

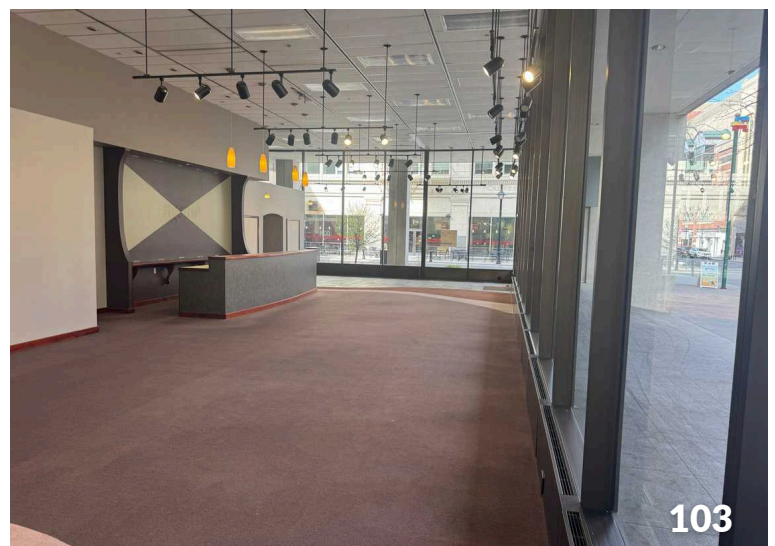
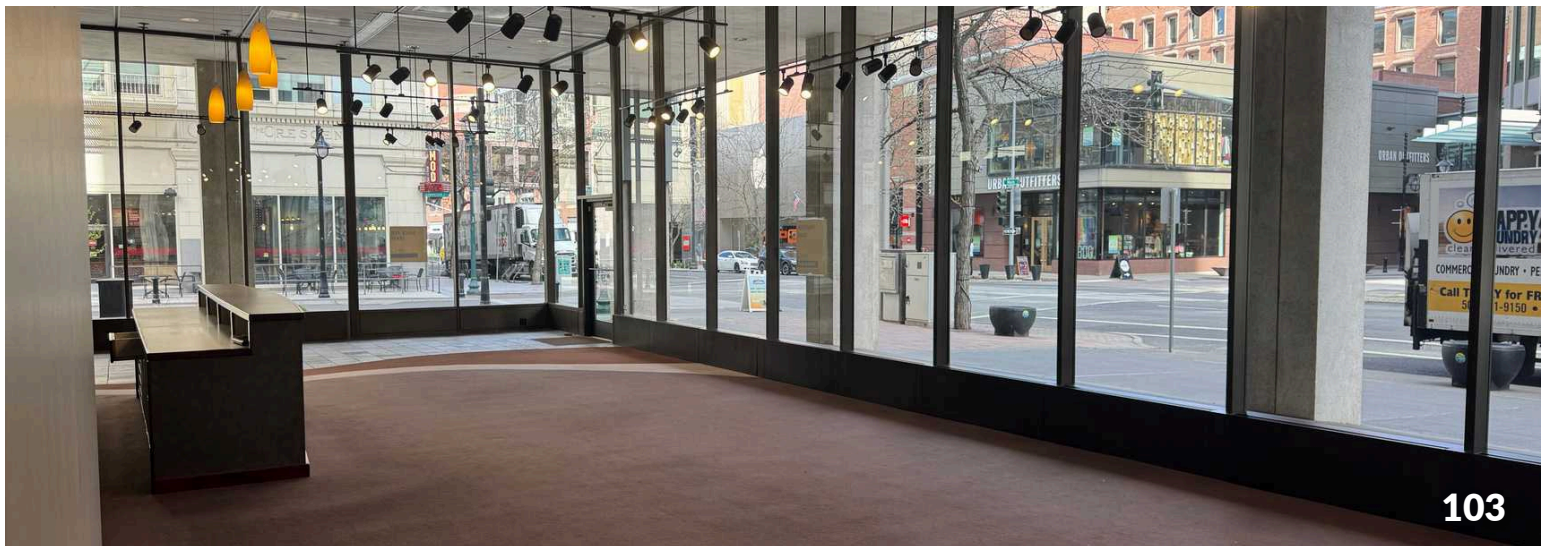
Suite 103 | RETAIL

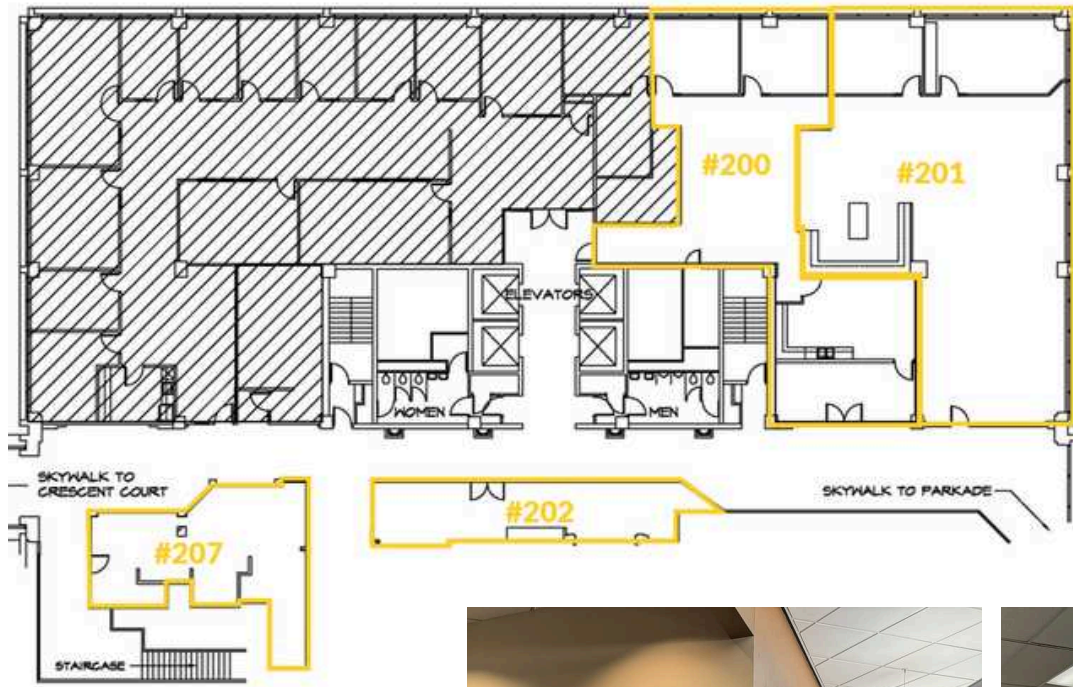
Suite Size | ±2,401 RSF

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





## 2nd FLOOR

**Suite 200** | Retail/Office  
**Suite Size** | ±1,881 RSF  
 (Contiguous up to ±4,714 RSF)  
**Lease Rate** | \$19.00 PSF /YR

**Suite 201** | Retail/Office  
**Suite Size** | ±2,883 RSF  
 (Contiguous up to ±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



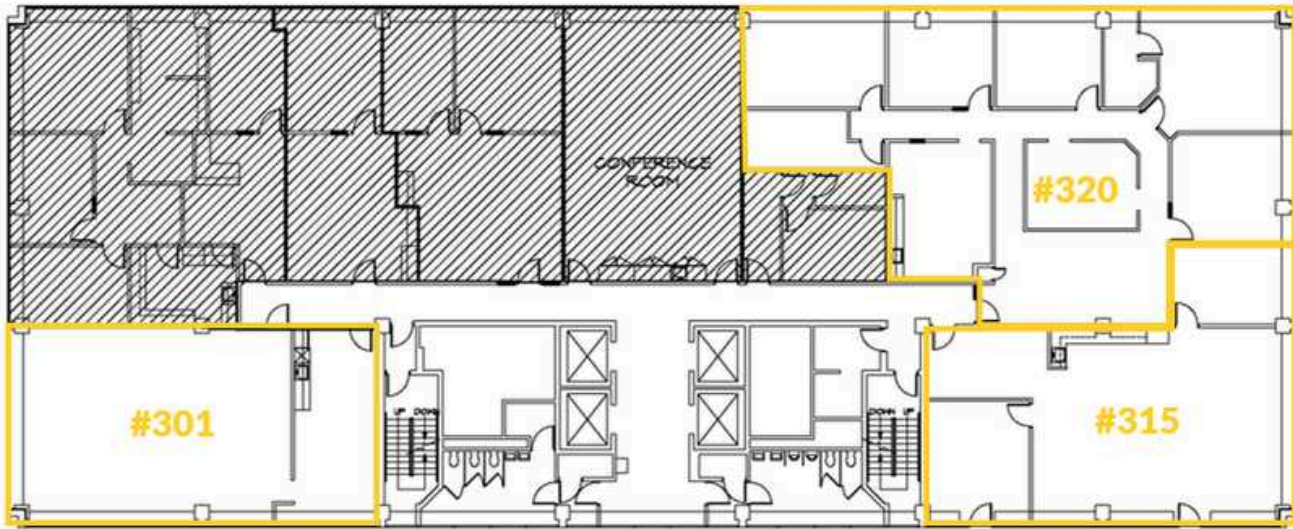
207



201



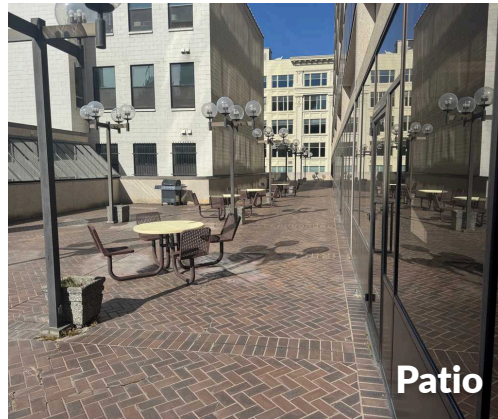
201



**3rd FLOOR**



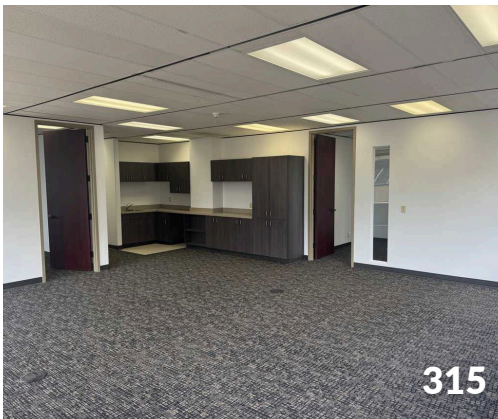
315



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



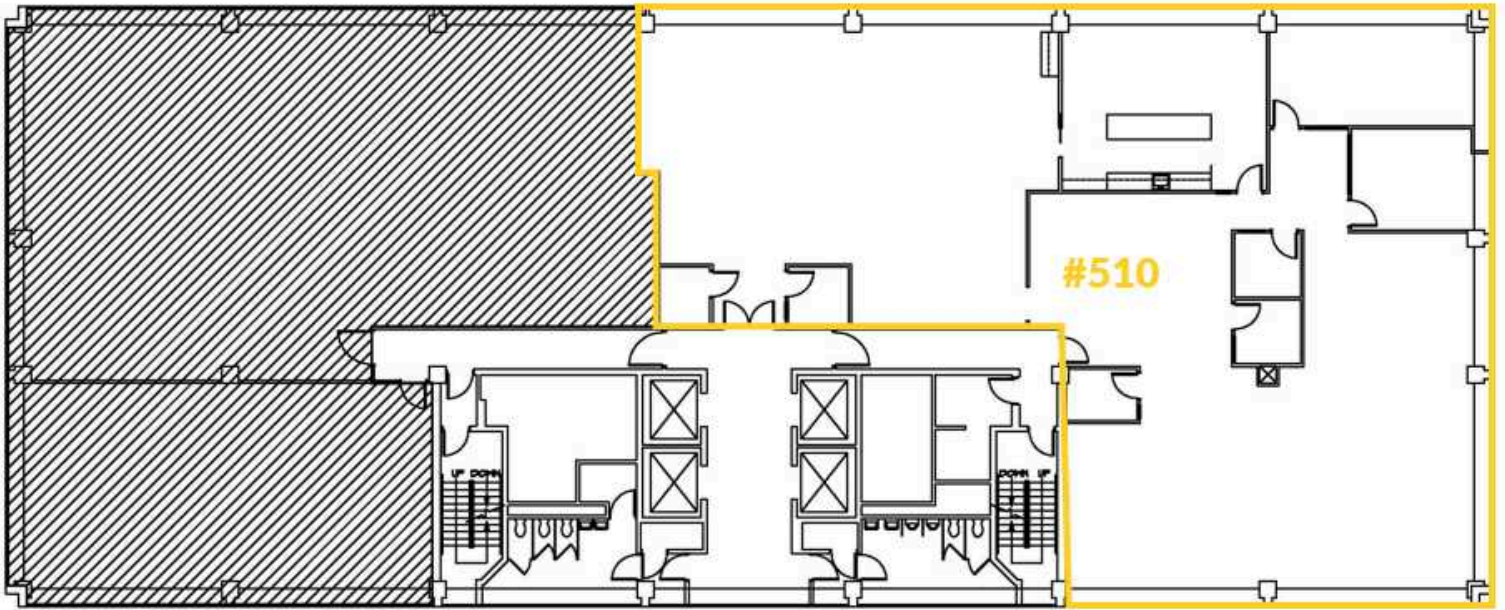
Common Conference Room

**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

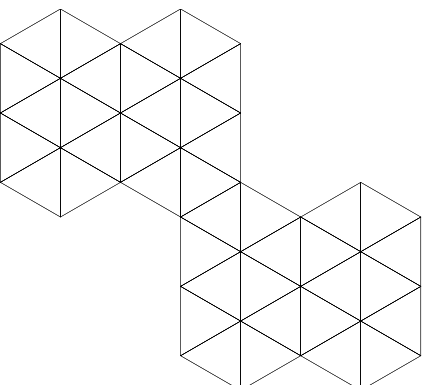
Suite Size | ±6,247 RSF

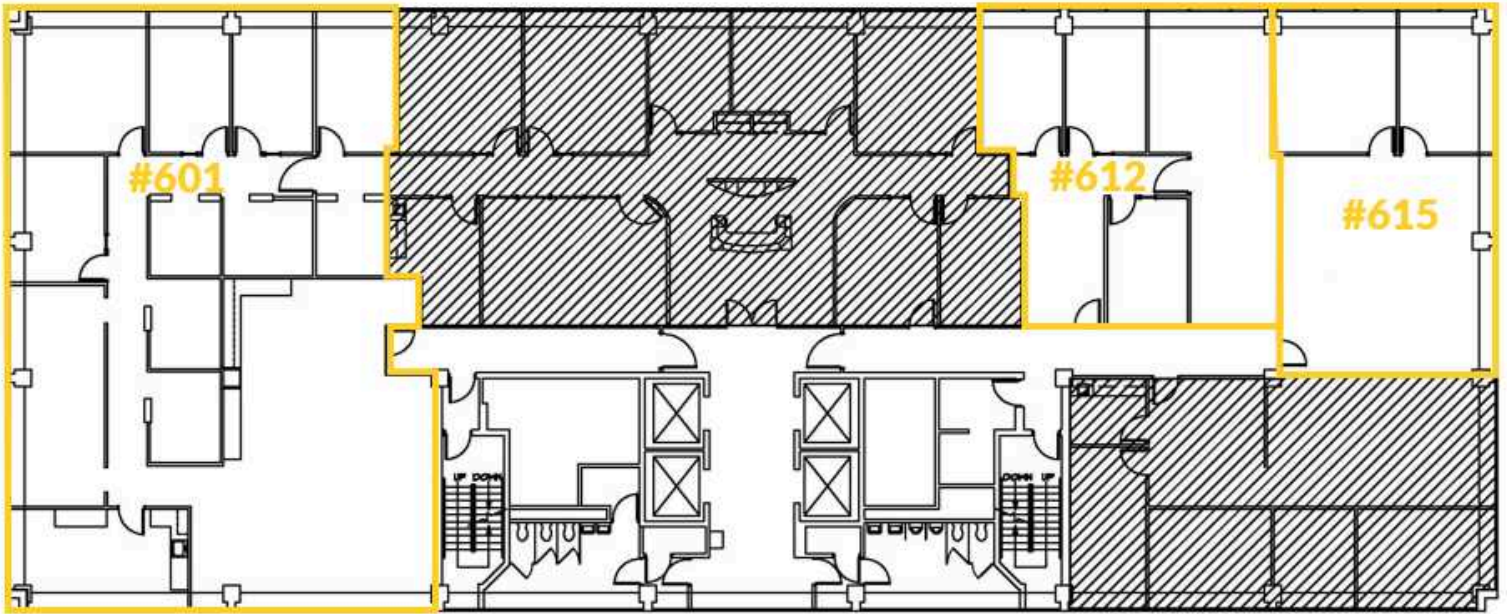
\*Suite divisible to ±3,000 RSF

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 | ±4,452 RSF

Lease Rate | \$17.00 PSF /YR

Suite 612 | Office

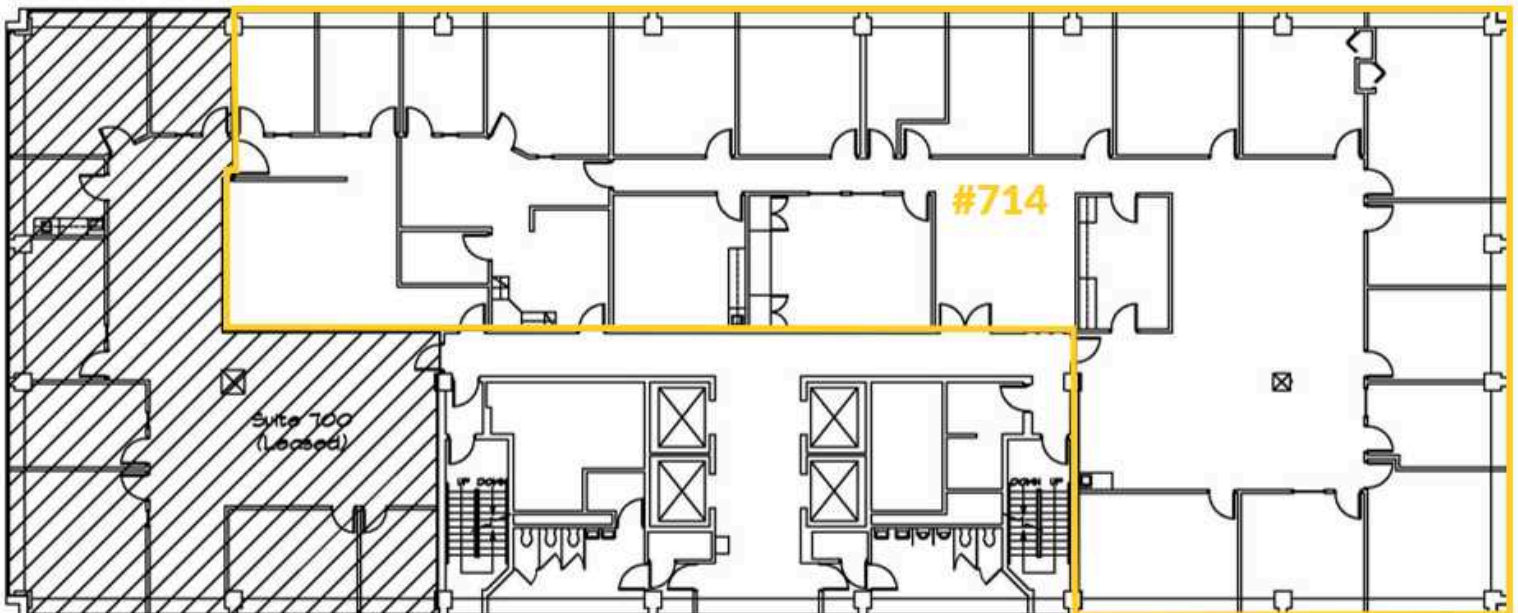
Suite Size | ±1,390 RSF

Lease Rate | \$17.00 PSF /YR

Suite 615 | Office

Suite Size | ±1,281 RSF

Lease Rate | \$17.00 PSF /YR



## 7th FLOOR

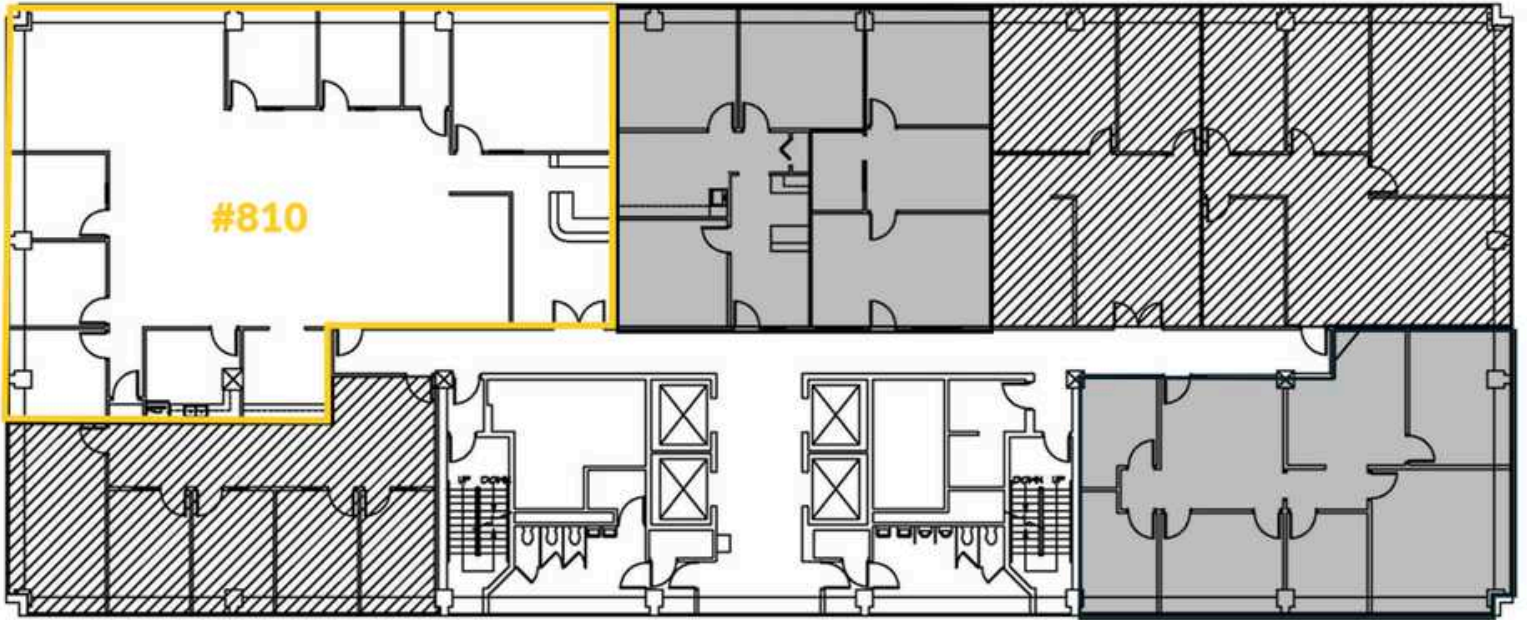
Suite 714 | Office

Suite Size | ±8,499 RSF

Lease Rate | \$17.00 PSF /YR

### Highlights |

- Tenant improvements available
- Rate negotiable



## 8th FLOOR

Suite 810 | Office

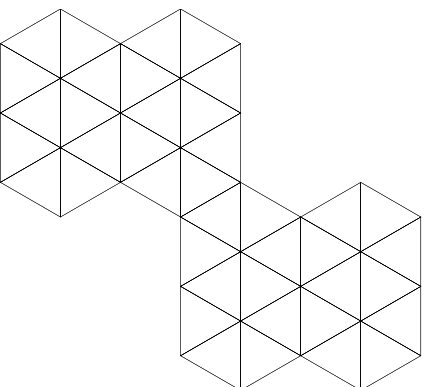
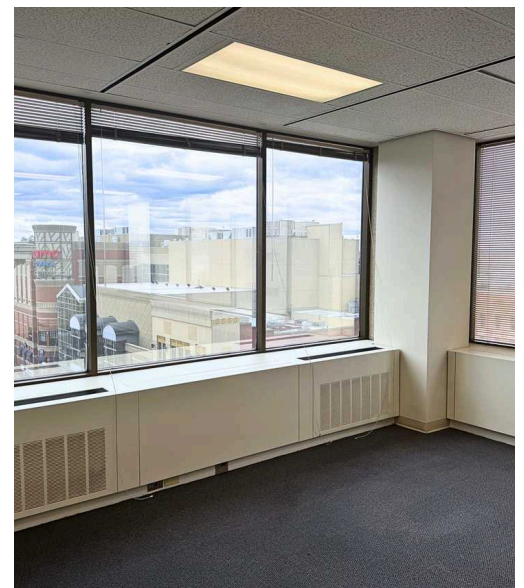
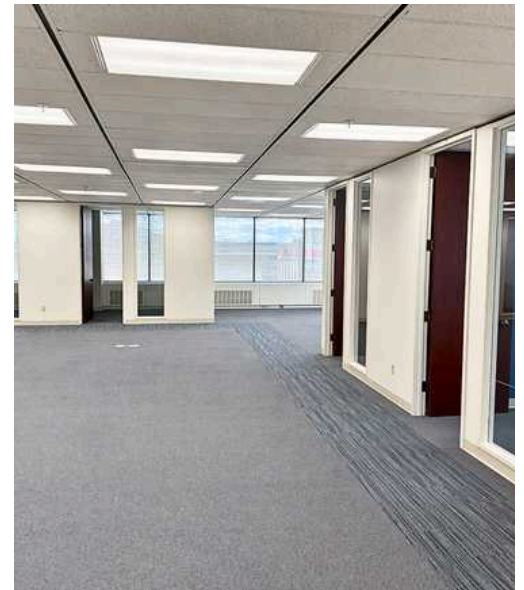
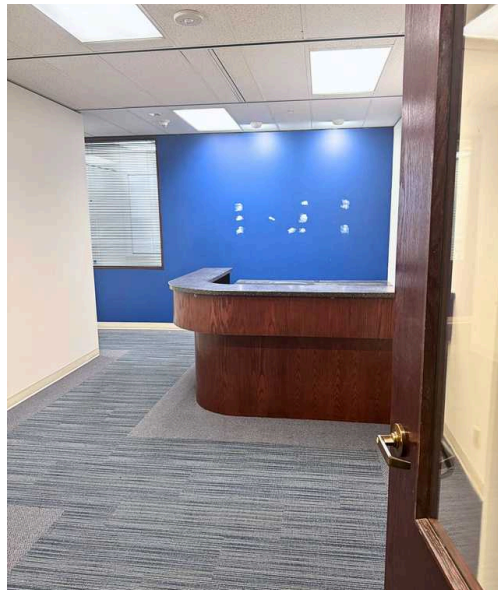
Suite Size | ±3,519 RSF

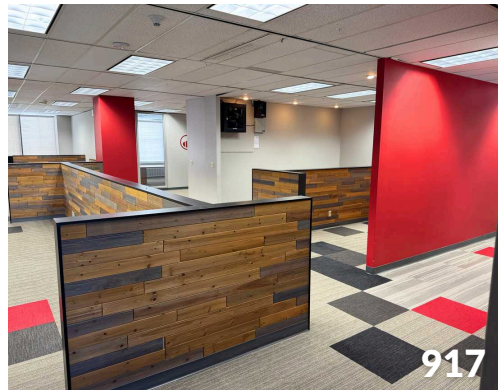
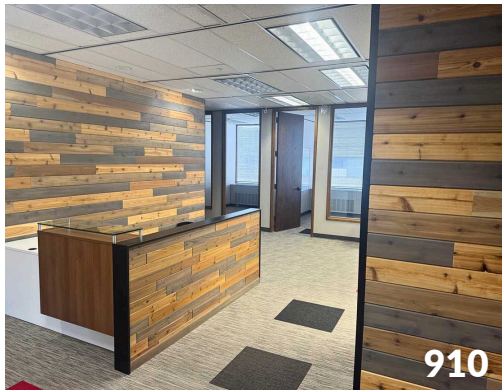
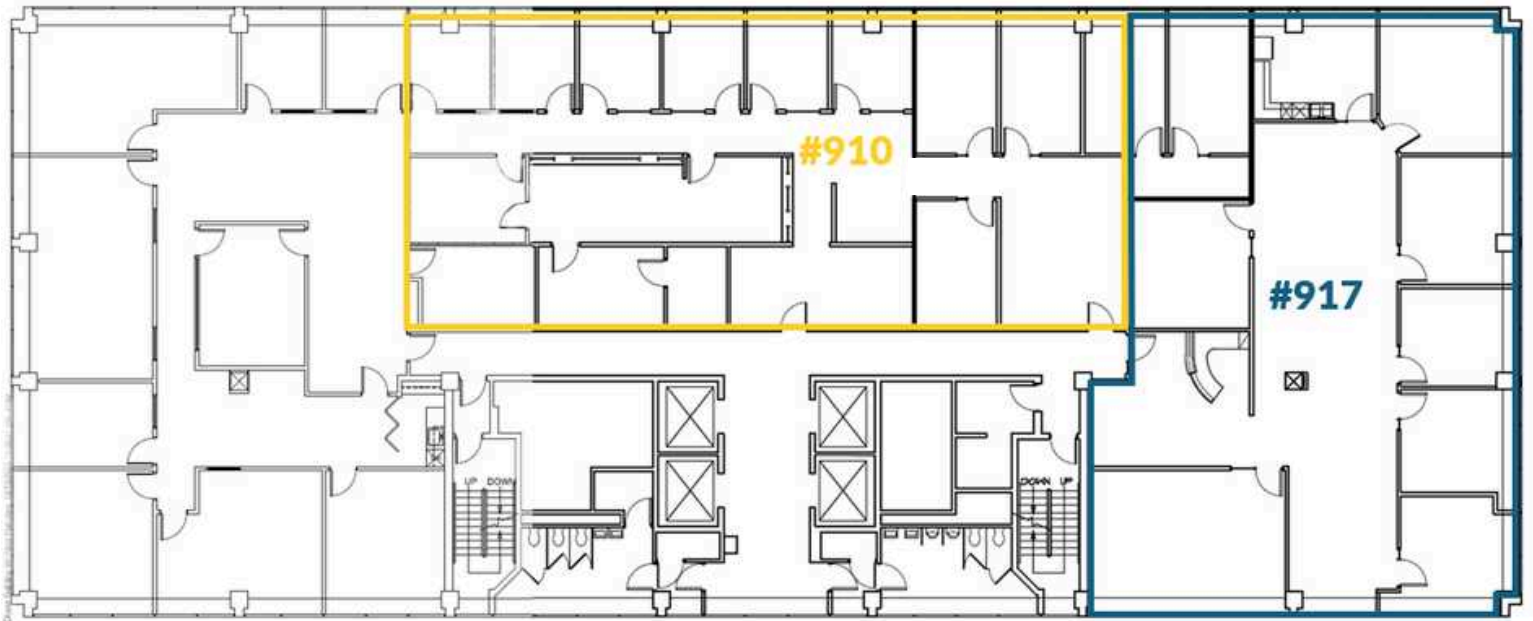
Lease Rate | \$22.00 PSF /YR

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

### Highlights |

- Leasing incentives and tenant improvements available
- Flexible lease terms



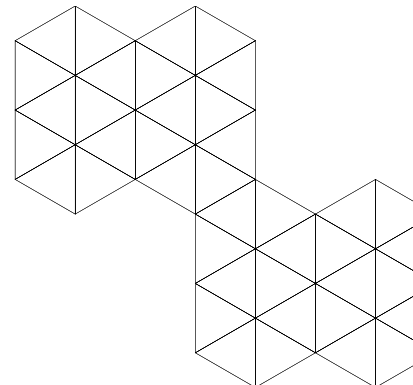
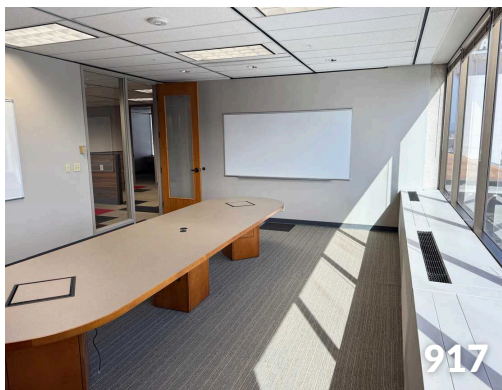


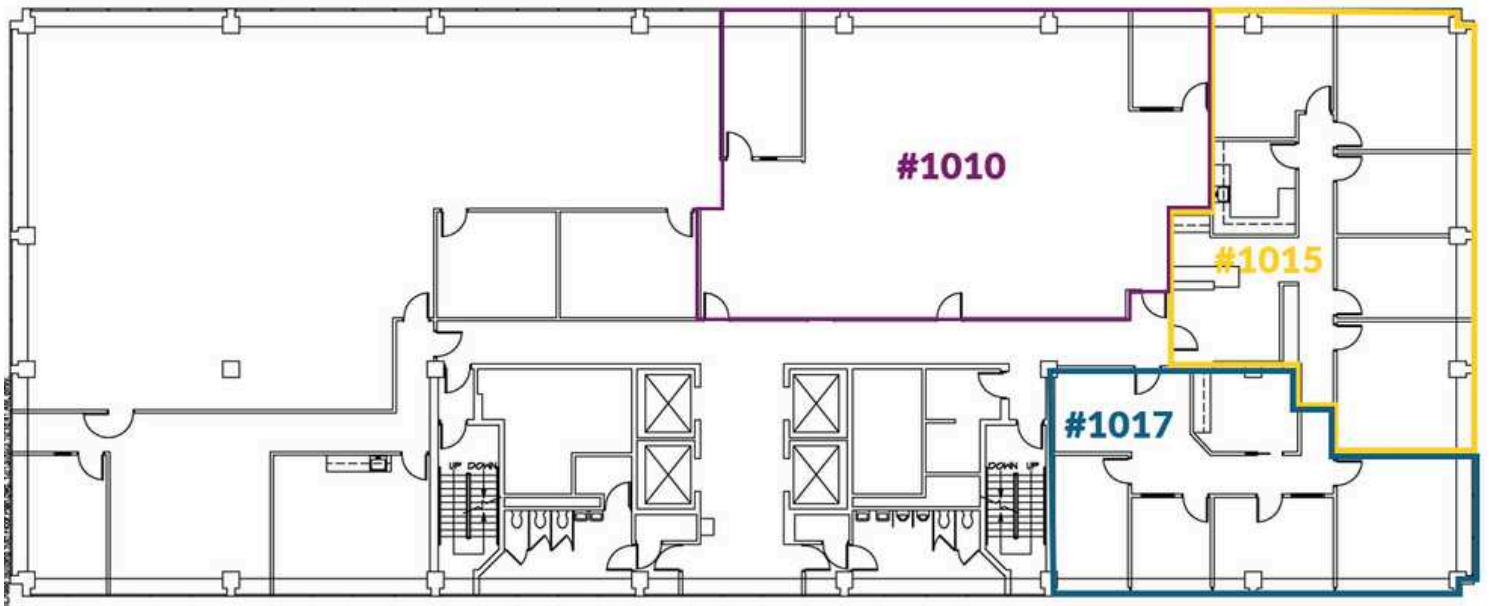
**9th FLOOR**

**Suite 910 | Office**  
**Suite Size | ±3,801 RSF**  
 (Contiguous up to ±7,295 RSF)  
**Lease Rate | \$22.00 PSF /YR**

**Suite 917 | Office**  
**Suite Size | ±3,494 RSF**  
 (Contiguous up to ±7,295 RSF)  
**Lease Rate | \$22.00 PSF /YR**

- Highlights |**
- Leasing incentives and tenant improvements available
  - Flexible lease terms





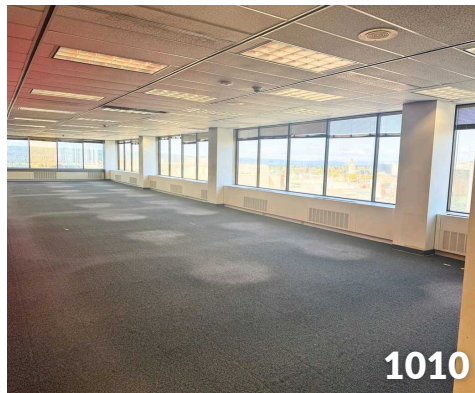
**10th FLOOR**

**Suite 1010 | Office**

**Suite Size | ±8,198 RSF**

(Contiguous up to ±11,520 RSF,  
Full Floor Available)

**Lease Rate | \$22.00 PSF /YR**



1010



1010

**Suite 1015 | Office**

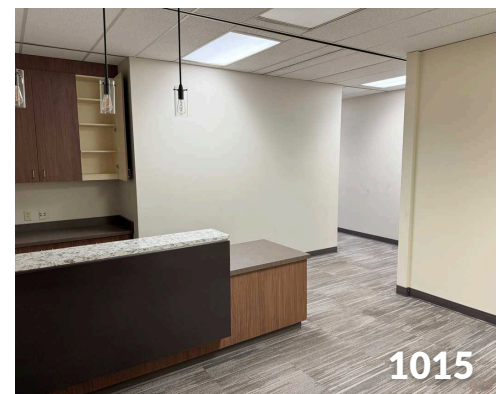
**Suite Size | ±1,863 RSF**

**Lease Rate | \$22.00 PSF /YR**

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



1015



1015

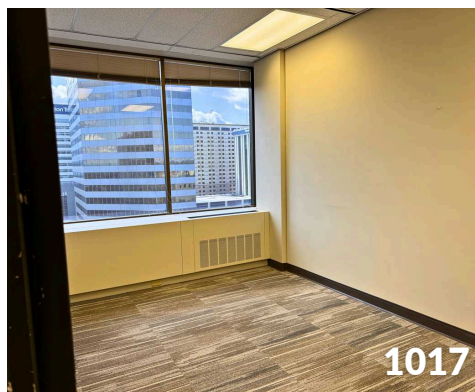
**Suite 1017 | Office**

**Suite Size | ±1,459 RSF**

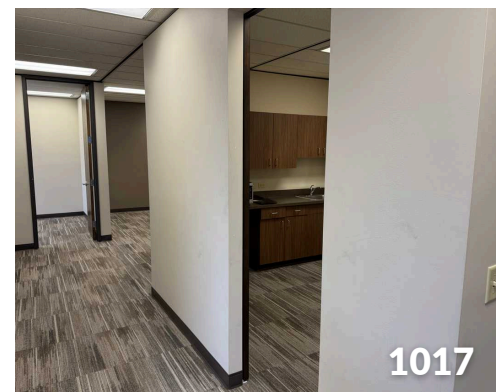
(Contiguous up to ±4,845 RSF)

**Lease Rate | \$22.00 PSF /YR**

- Reception, lobby, 4 private offices & break room



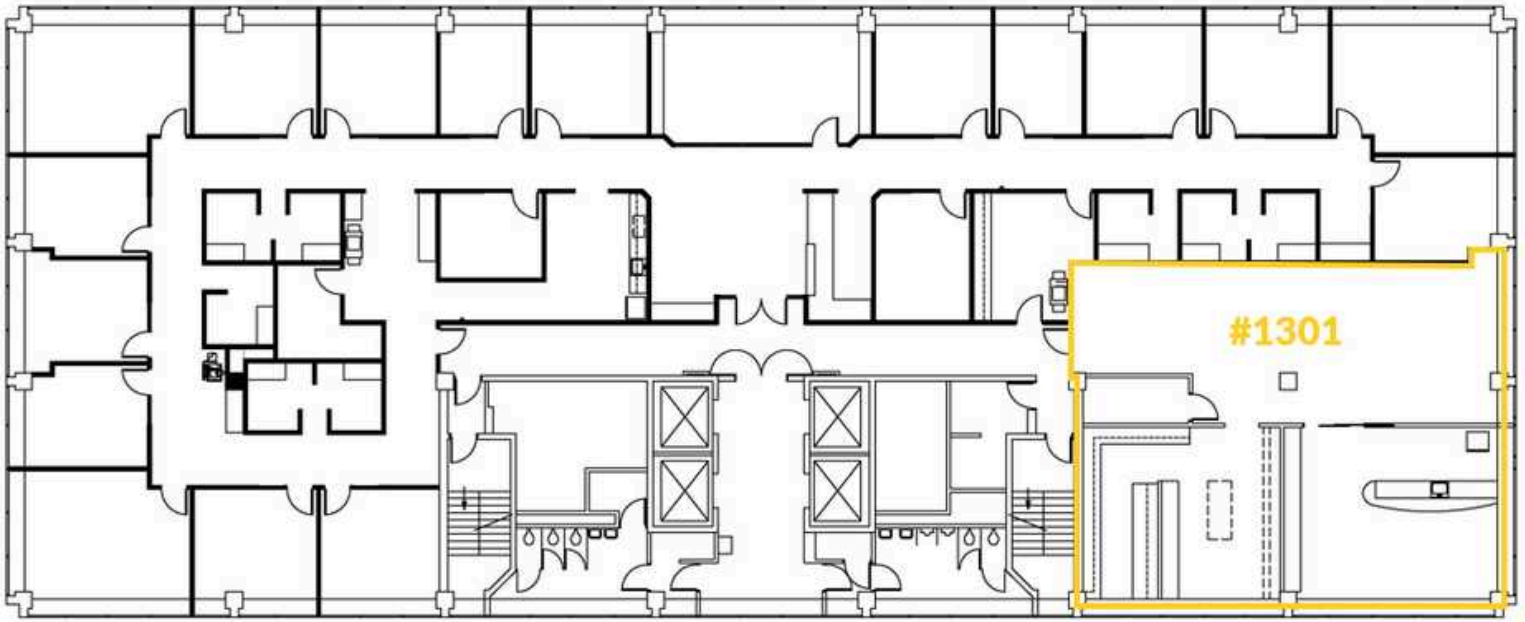
1017



1017

**Highlights |**

- Tenant improvements available
- Flexible lease terms



**13th FLOOR**

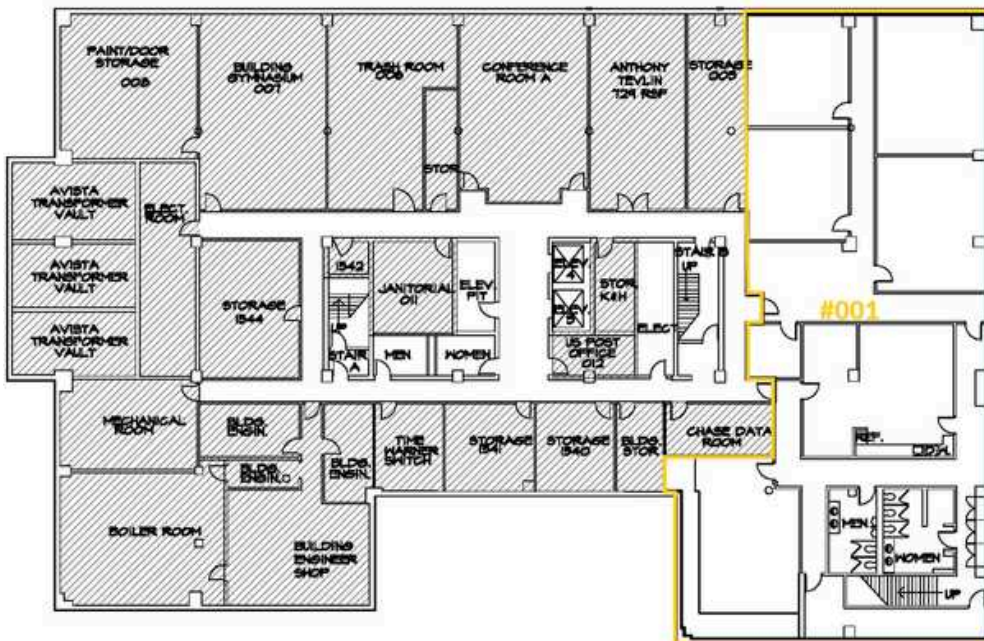
Suite 1301 | Office

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

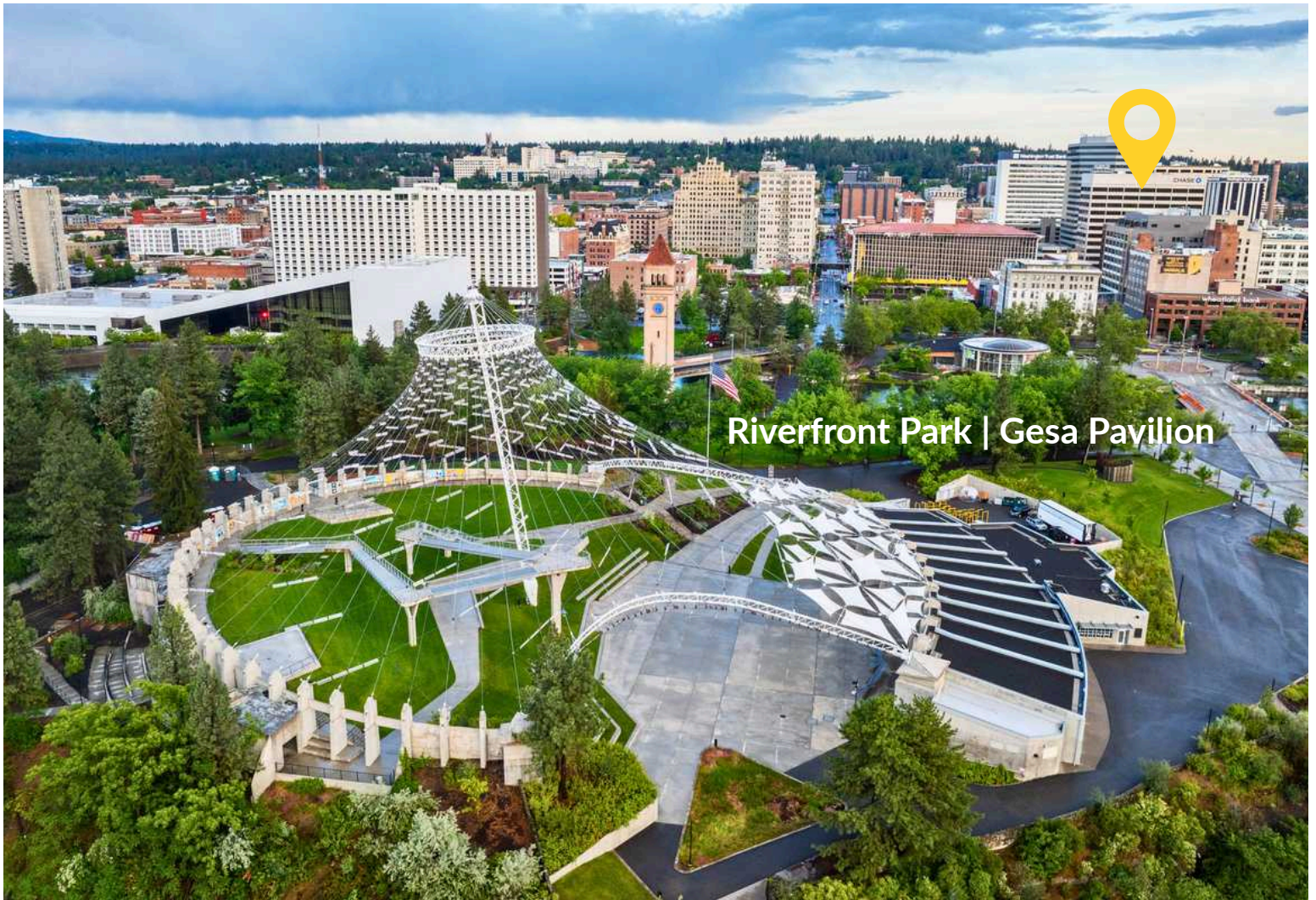
**Highlights |**

- 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

601 W Main Avenue | Spokane, WA 99201

**ANDY BUTLER, CCIM**  
509.385.9121  
andy.butler@kiemlehagood.com



# KIEMLEHAGOOD

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed, and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201