

SPACE FOR LEASE

Class A Office Space Available in the Core of Downtown Spokane



WASHINGTON TRUST BANK TOWER EAST

601 West 1st Avenue | Spokane, Washington

LEASING INQUIRIES

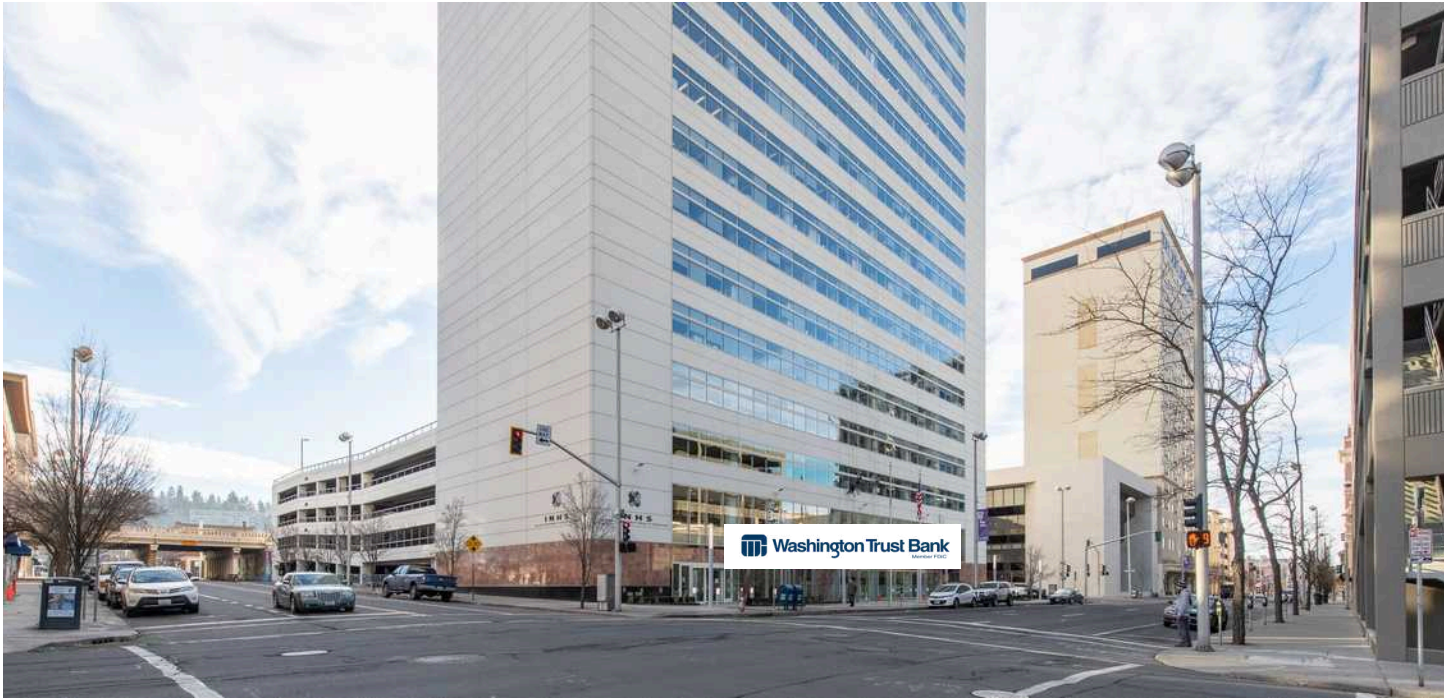
CARL GUENZEL

509.755.7543 | carlg@kiemlehagood.com

**KIEMLE
HAGOOD**

WASHINGTON TRUST BANK TOWER EAST

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PROPERTY HIGHLIGHTS

- New long-term ownership committed to capital projects
- Adaptable floor layouts
- New fitness center with showers and lockers
- City views with abundant natural light
- Efficient core design with an updated lobby
- On-site property management
- Efficient building systems with private office thermostats
- Shared conference rooms available for reservation
- Close to dozens of top tier retail and dining options
- Commuter-friendly proximity to I-90 and STA bus lines
- Prime location on 1st Avenue
- Parking: 1 stall per 1,000 SF



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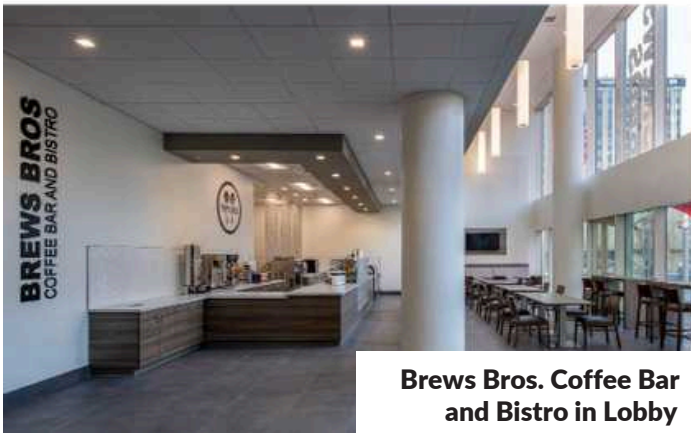
East Lobby



Conference Facilities



Parking Garage



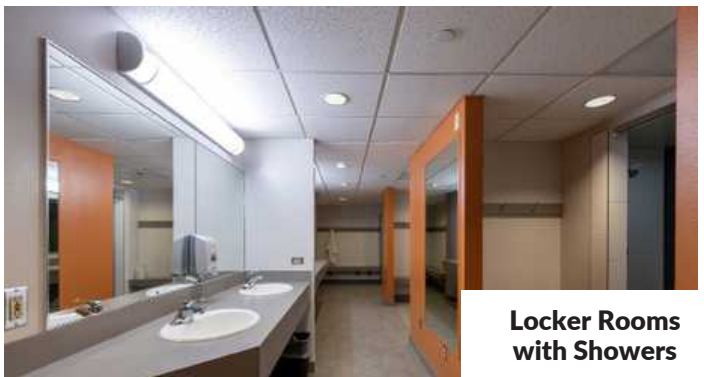
Brews Bros. Coffee Bar and Bistro in Lobby



Workout Facilities



Common Area



Locker Rooms with Showers

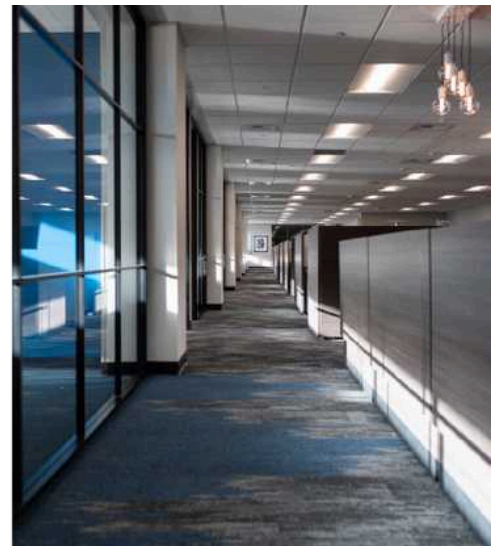
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| | | | |
|----|--|----|---|
| 18 | | 18 | Mechanical |
| 17 | | 17 | ±12,066 Rentable SF - Available |
| 16 | | 16 | Potlatch |
| 15 | | 15 | Potlatch |
| 14 | | 14 | Regus |
| 13 | | 13 | MW Consulting |
| 12 | | 12 | Washington Trust Bank |
| 11 | | 11 | Washington Trust Bank |
| 10 | | 10 | HMA CPA, PS |
| 9 | | 9 | Kimley-Horn and Associates, Inc |
| 8 | | 8 | Randall Danskin, PS |
| 7 | | 7 | ±11,737 Rentable SF - Available |
| 6 | | 6 | ±11,737 Rentable SF - Available |
| 5 | | 5 | Engage |
| 4 | | 4 | Engage |
| 3 | | 3 | Washington Trust Bank |
| 2 | | 2 | Washington Trust Bank |
| 1 | | 1 | Building Lobby, Washington Trust Bank and Brews Bros. |
| B1 | | B1 | Conference Center and Meeting Rooms |
| B2 | | B2 | Workout Facilities, Locker Rooms and Building Storage |

Ground Level →

**Image not to scale and for marketing purposes only.*



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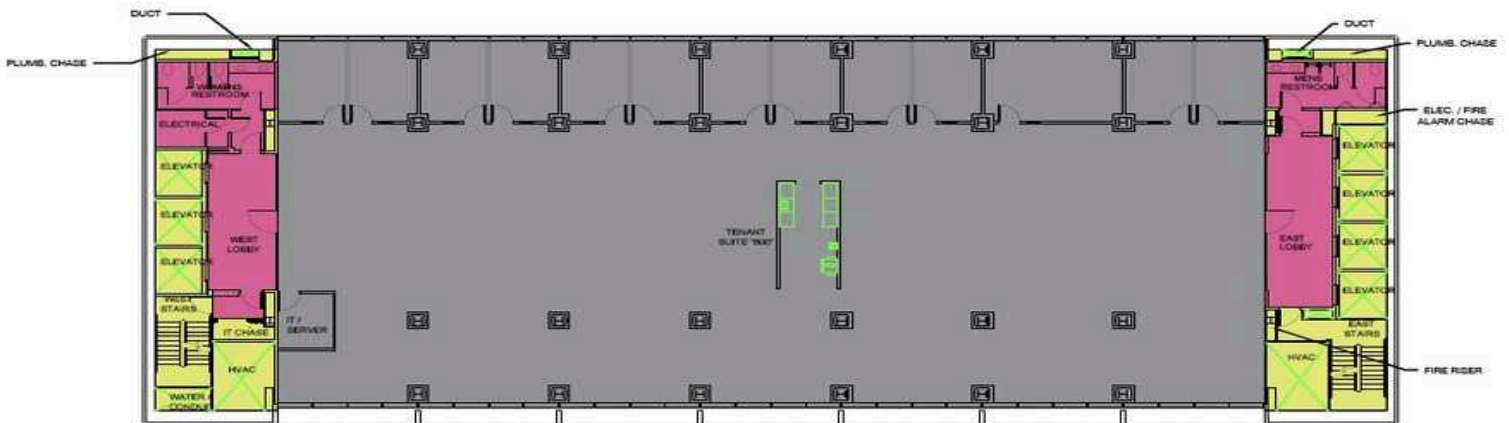
601 West 1st Avenue | Spokane, Washington

FLOOR 6

\$24.00 PSF, Full Service

±11,737 RSF

EXISTING FLOOR PLAN



LEASING INQUIRIES

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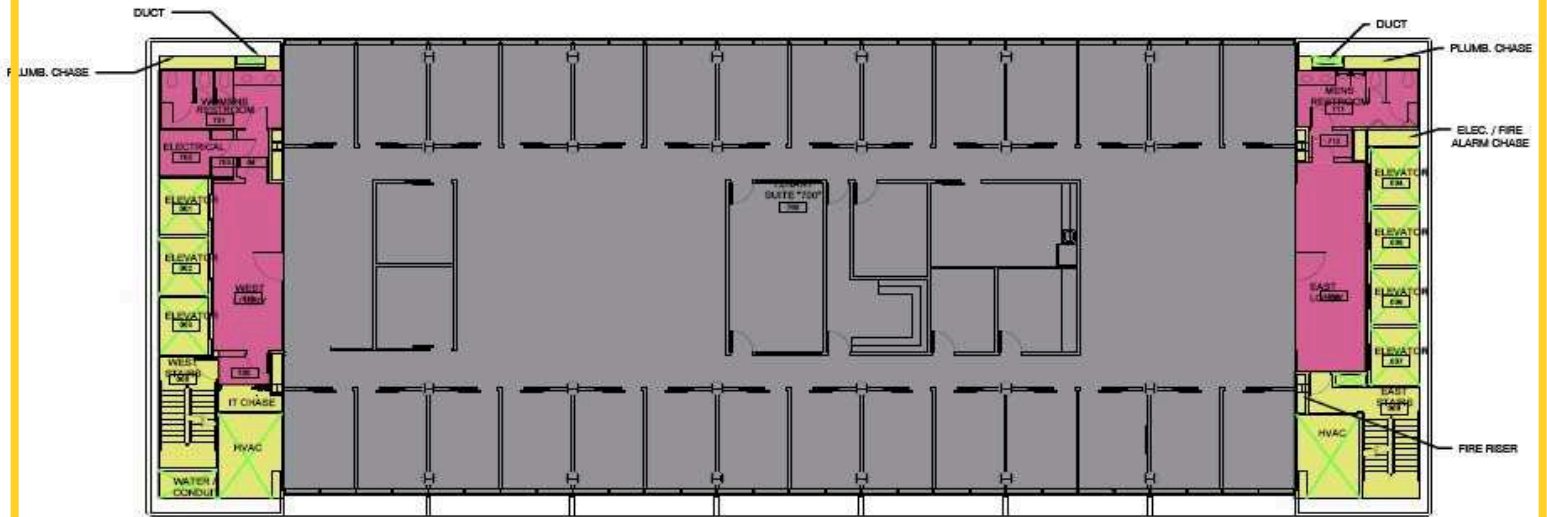
601 West 1st Avenue | Spokane, Washington

FLOOR 7

\$24.00 PSF, Full Service

±11,737 RSF

EXISTING FLOOR PLAN



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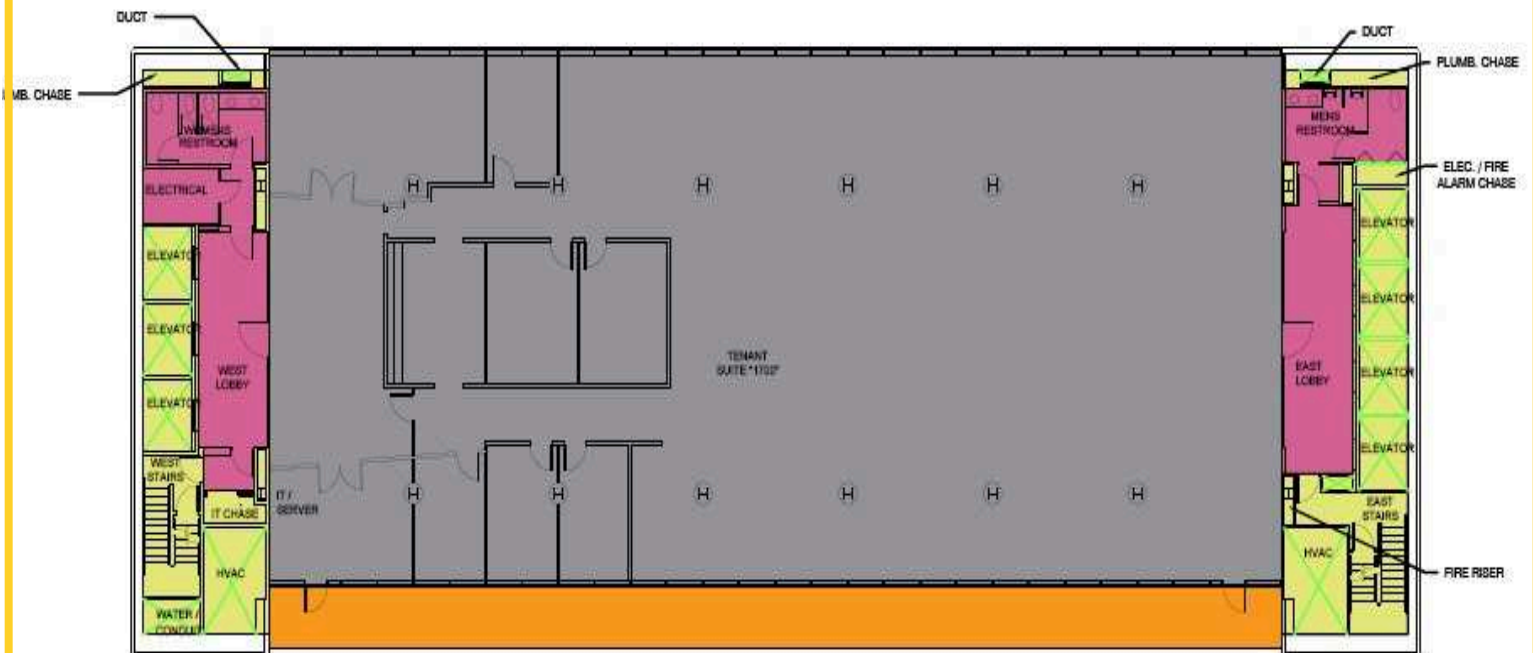
601 West 1st Avenue | Spokane, Washington

FLOOR 17

\$28.00 PSF, Full Service

±12,066 RSF

EXISTING FLOOR PLAN



LEASING INQUIRIES

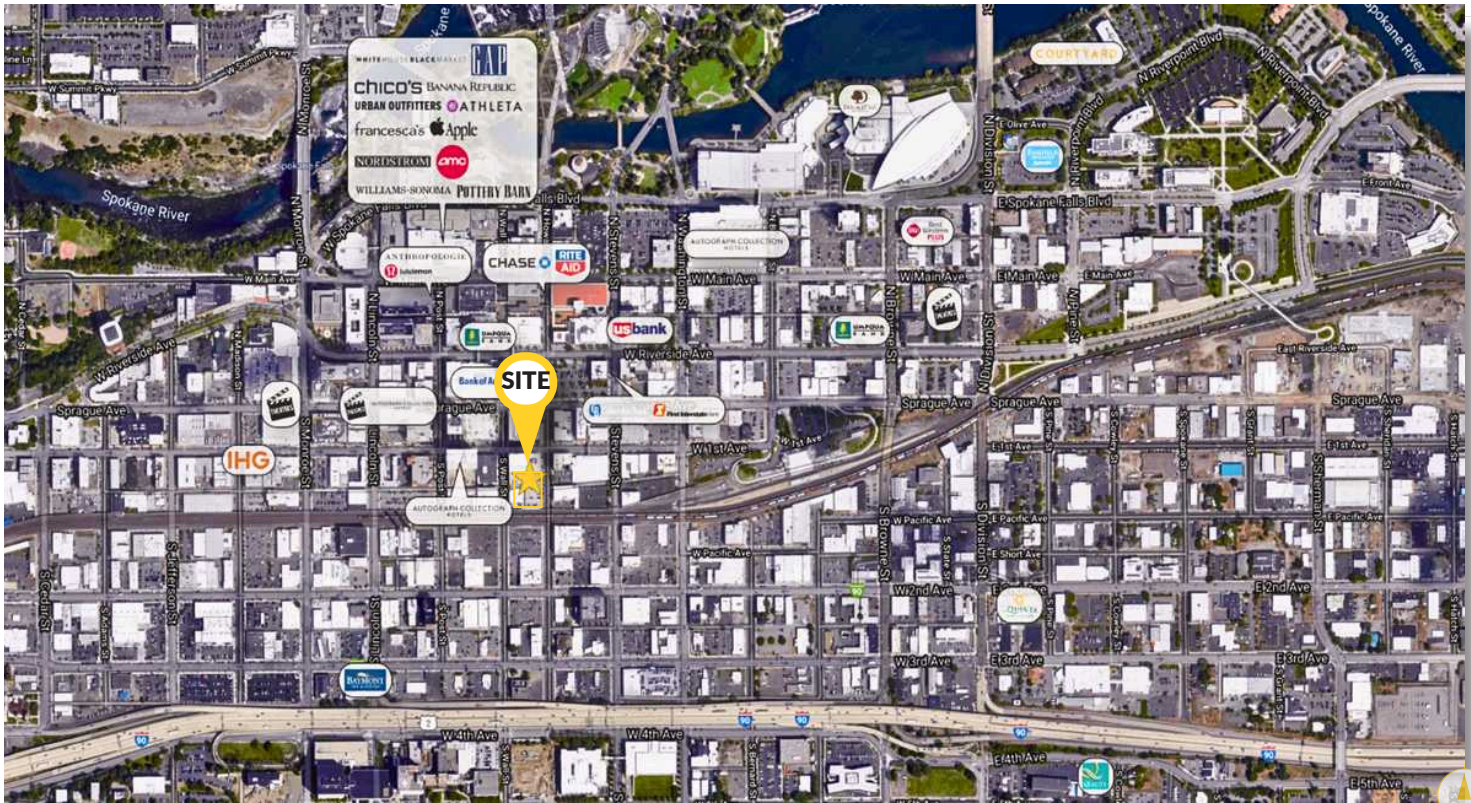
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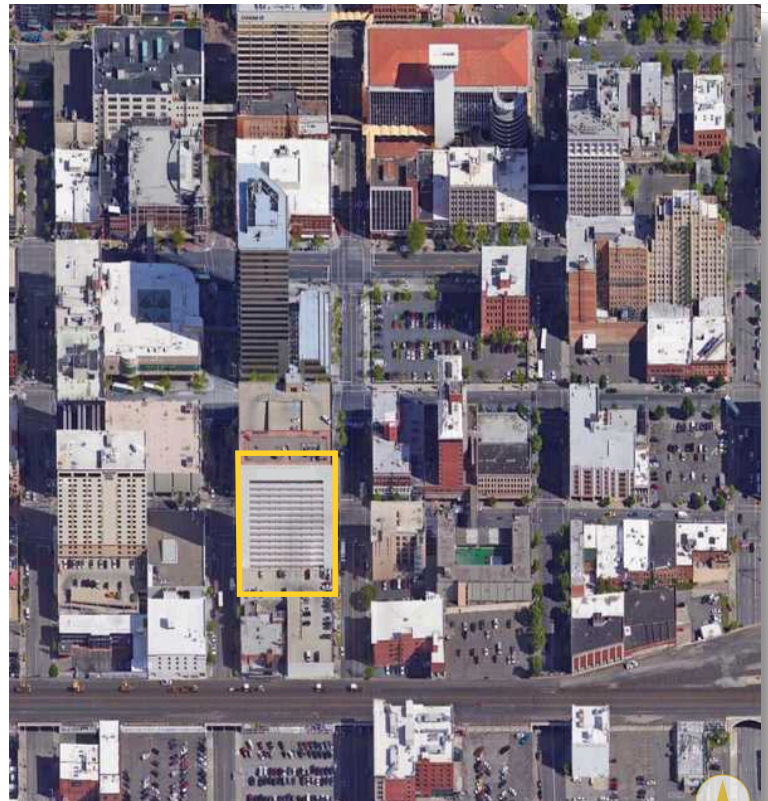
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OUTSTANDING
DOWNTOWN
LOCATION



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