

601 RIVERSIDE

REACH NEW HEIGHTS

WELLS FARGO



JONES LANG LASALLE BROKERAGE, INC. REAL ESTATE LICENSE #: 01856260



ELEVATED AMENITIES

601 W Riverside features accessibility to numerous amenities, including:



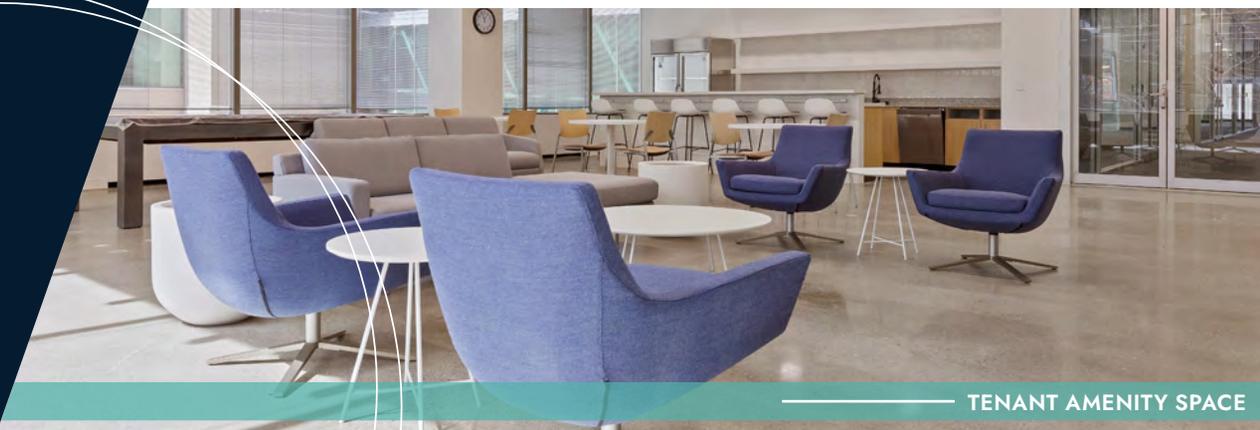
CONFERENCE ROOM



INDOOR RESTAURANT AND GOLF LOUNGE



COFFEE BAR



TENANT AMENITY SPACE



BUILDING CONFERENCE ROOM



TENANT AMENITY SPACE



COFFEE BAR
FIRST FLOOR LOBBY



INDOOR 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

EXCEPTIONAL ACCESS



1.5 / 1,000
PARKING RATIO



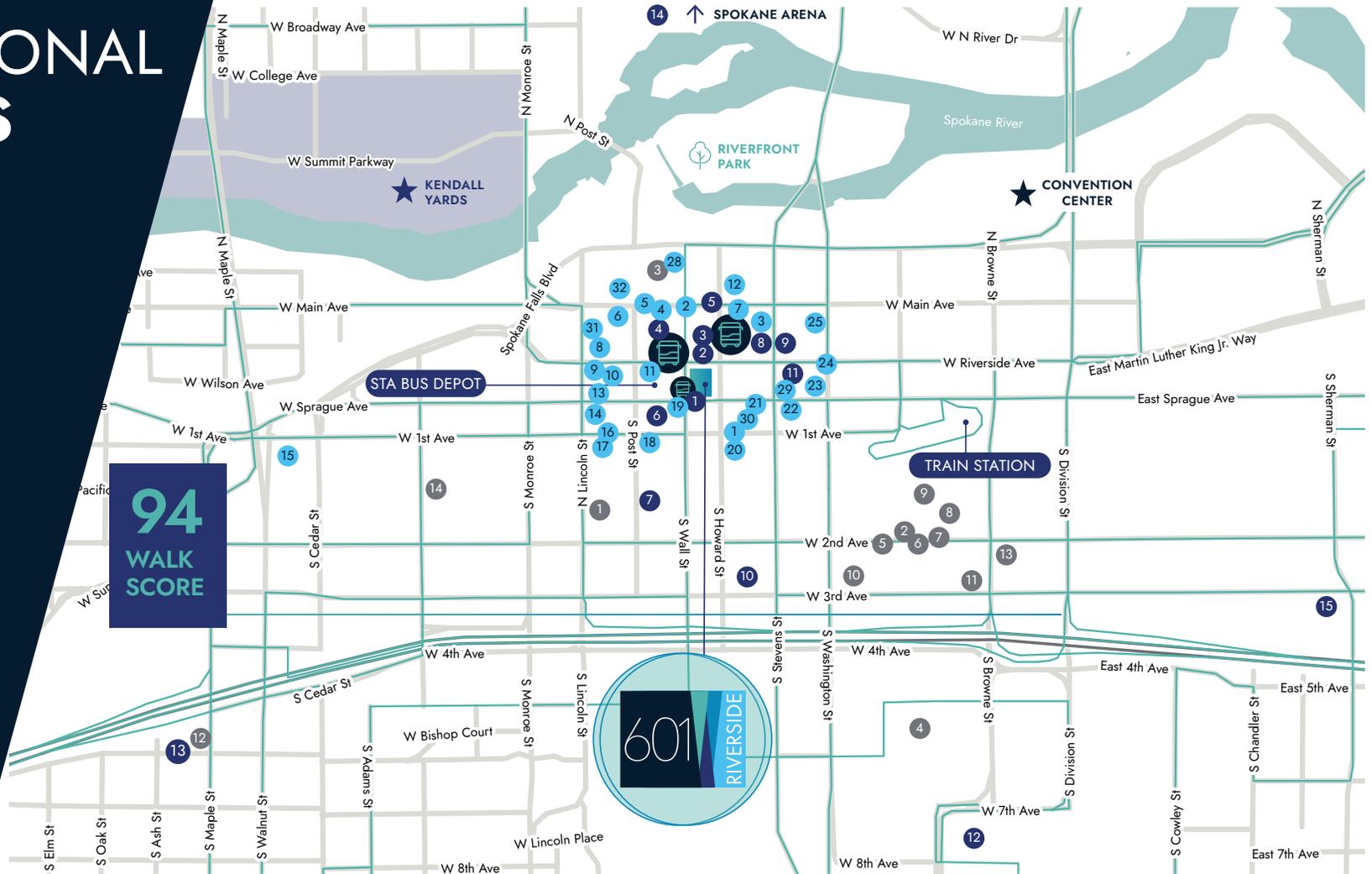
NEXT TO THE
STA BUS DEPOT



2 BLOCKS TO
TRAIN STATION



10 MINUTES FROM
SPOKANE AIRPORT



BANKING

1. Bank of America
2. Intermountain Community Bank
3. Chase Bank
4. Umpqua Bank
5. Wheatland Bank
6. Washington Trust Bank
7. Washington Trust Bank
8. Numerica Credit Union
9. U.S. Bank
10. Banner Bank
11. First Interstate Bank
12. Horizon Credit Union
13. Global Credit Union
14. Canopy Credit Union
15. PrimeSource Credit Union

FITNESS

1. The Pilates Ritual
2. Precision Pilates of Spokane
3. Body by Michelle
4. Bend & Stretch Pilates Physical Therapy
5. Hit Fitness Spokane
6. Precision Pilates of Spokane
7. PTA Performance
8. Wild Walls Climbing Gym
9. Lotus Martial Arts Academy
10. Yogamore
11. SCE Fitness
12. Harmony Yoga
13. Lilac City Boxing Club
14. Spokane Boxing Gym

RESTAURANTS

1. Wave Sushi Island Grill
2. MOD Pizza
3. The Mango Tree
4. The Melting Pot
5. Red Robin Gourmet Burgers
6. P.F. Chang's
7. Madeleine's Cafe & Patisserie
8. Sushi Sakai
9. 24 Taps Burgers & Brews
10. Wooden City Spokane
11. Cochinito
12. Sushi.Com
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. Tavalòta
29. Chicken N More
30. People's Waffle
31. House of Brunch
32. Twigs Bistro and Martini Bar

AVAILABLE SUITES



	Floor	Suite	SF Available	Notes
	Floor 1	160	±1,361 SF	
	Floor 1	120	±2,420 SF	
	Floor 2	250	±6,317 SF	±1,570 SF roof top patio opportunity Walkthrough Video
	Floor 4	431	±2,202 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	720	±2,863 SF	
	Floor 7	740	±3,286 SF	
	Floor 8	820	±3,056 SF	
	Floor 10	1000	±15,846 SF	Can be combined with Floor 11 with a connected staircase. 3D Tour
	Floor 11	1100	±15,846 SF	Can be combined with Floor 10 with a connected staircase. 3D Tour
	Floor 12	1210	±6,171 SF	
	Floor 15	1500	±13,301 SF	
	Floor 16	1620	±2,683 SF	
TOTAL SF AVAILABLE			±85,337 SF	



WELLS FARGO

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. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.