

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:



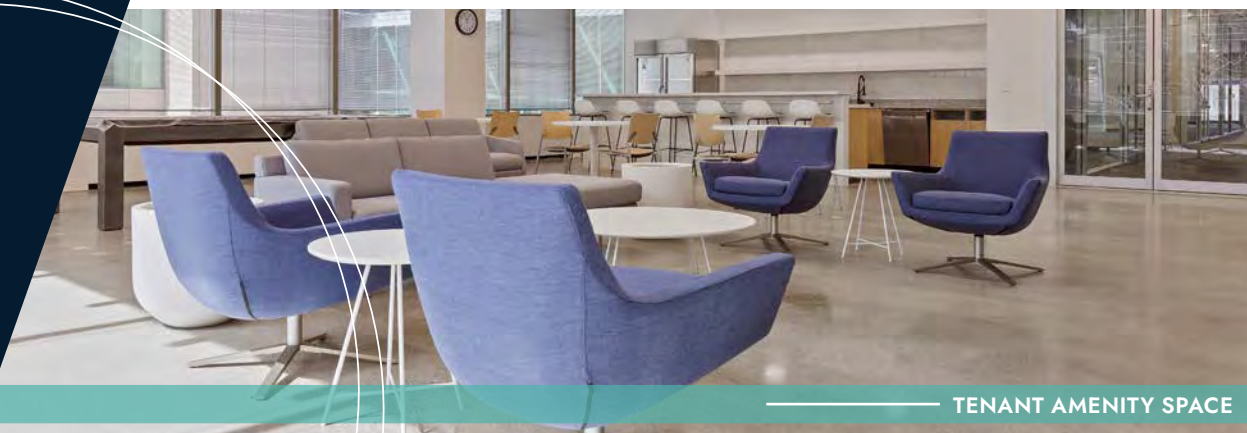
CONFERENCE ROOM



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



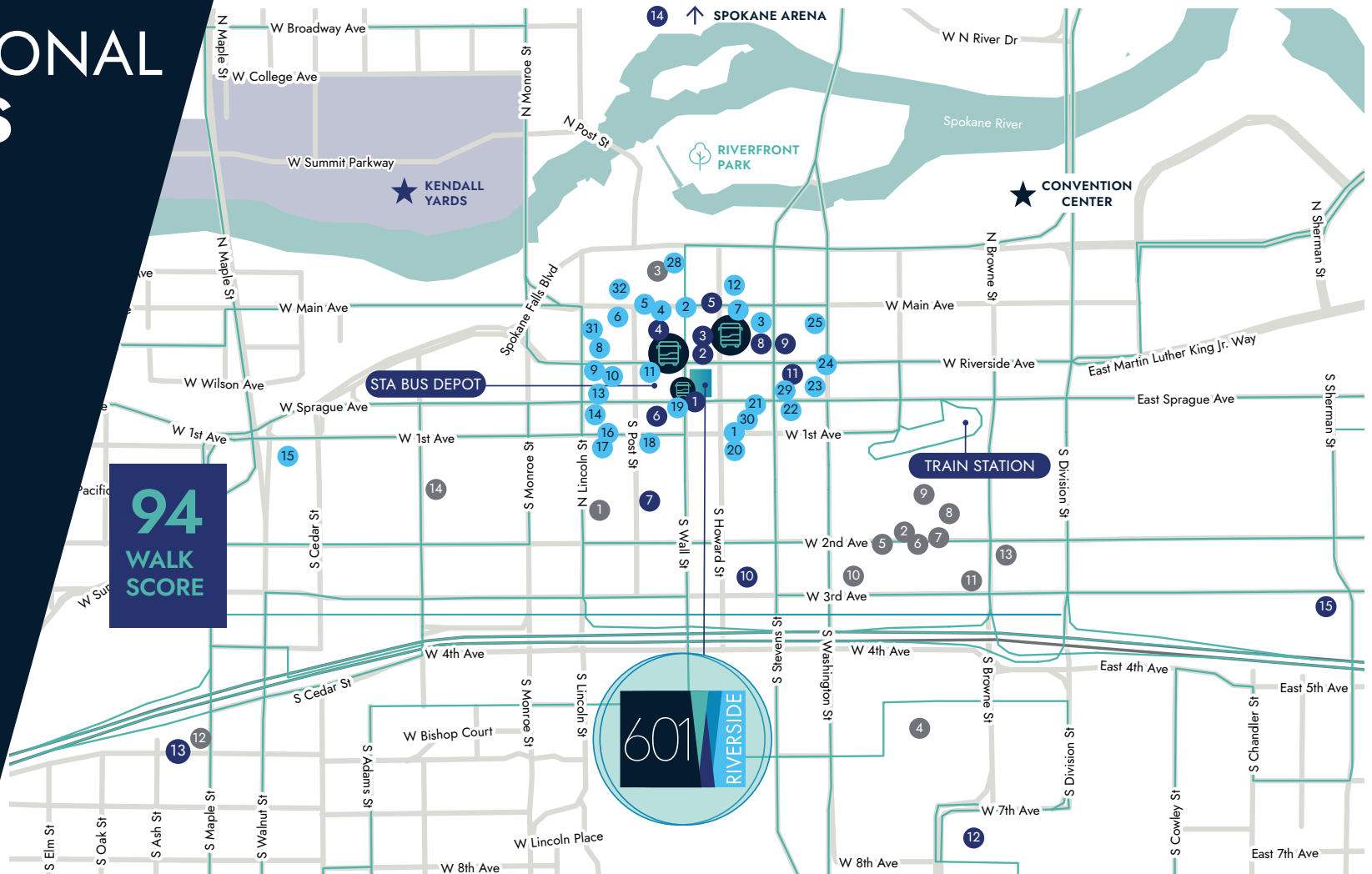
NEXT TO THE  
STA BUS DEPOT



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

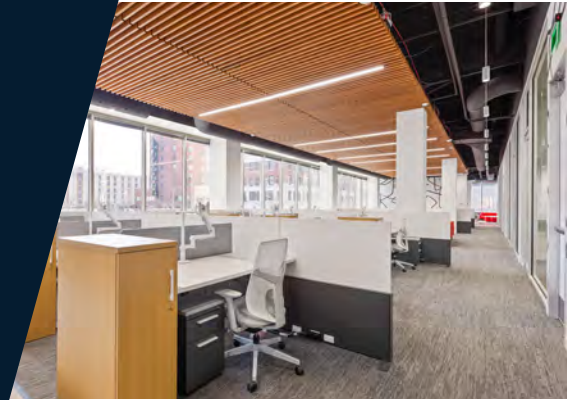
## FITNESS

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	
Floor 4	431	±2,202 SF	
Floor 6	620	±3,578 SF	
Floor 7	720	±2,863 SF	
Floor 7	730	±2,068 SF	
Floor 7	740	±3,286 SF	
Floor 7	720/730/740	±8,220 SF	
Floor 10	1000	±15,846 SF	Can be combined with Floor 11 with a connected staircase.
Floor 11	1100	±15,846 SF	Can be combined with Floor 10 with a connected staircase.
Floor 12	1210	±6,171 SF	
Floor 15	1500	±13,301 SF	
<b>TOTAL SF AVAILABLE</b>		<b>±75,259 SF</b>	

# 601 W RIVERSIDE

601 W RIVERSIDE AVENUE,  
SPOKANE, WA 99201

## AVAILABILITIES

### FLOOR 1

±2,420 RSF  
SUITE 120

±1,361 RSF  
SUITE 160

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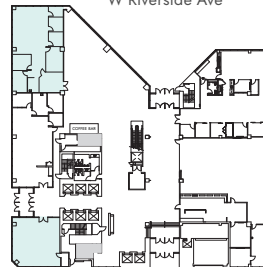
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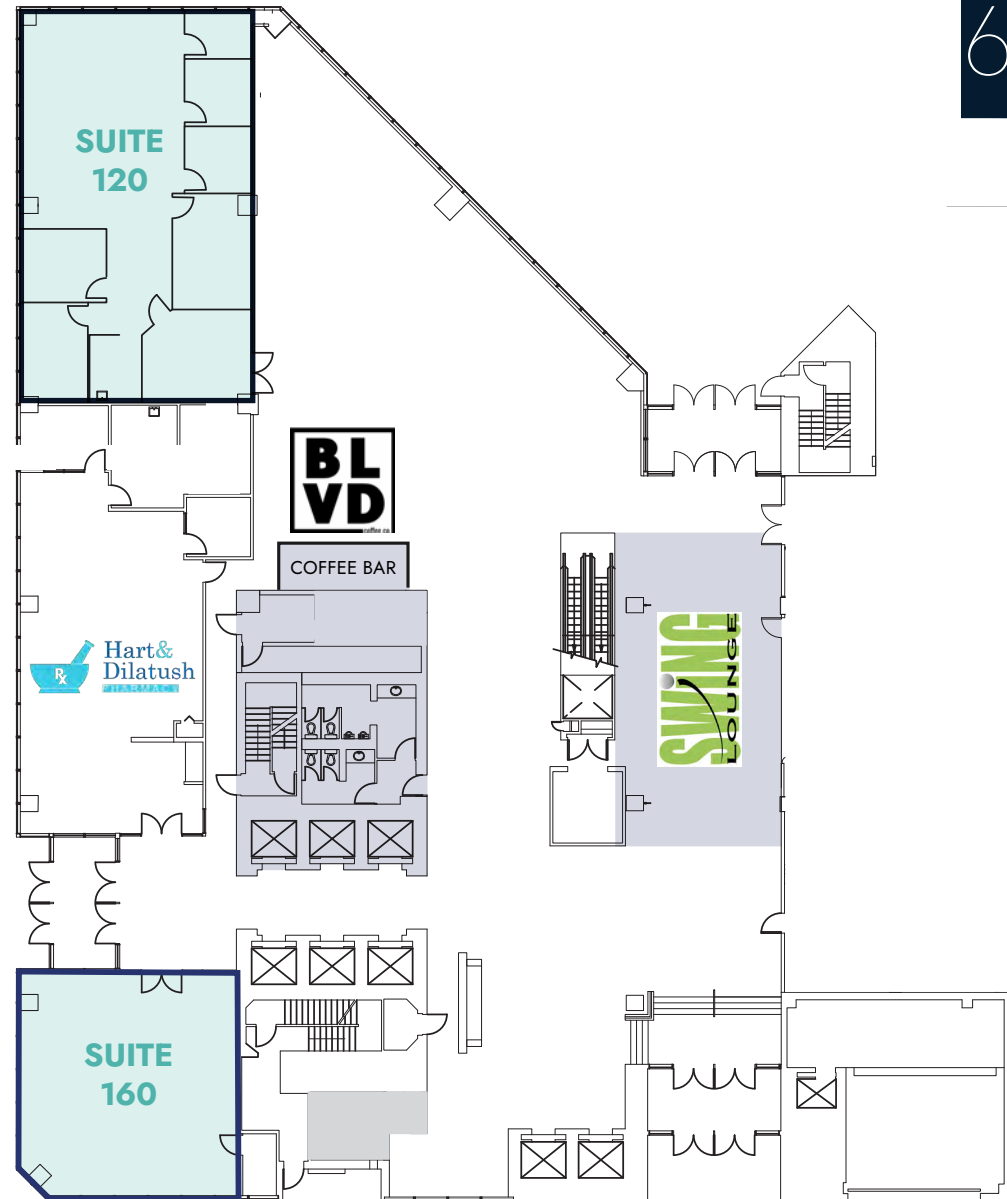


Floor Plan Key  
W Riverside Ave



Sprague Ave

N Howard Ave



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## AVAILABILITIES

### FLOOR 2

±6,317 RSF  
SUITE 250

±1,570 SF roof top patio opportunity

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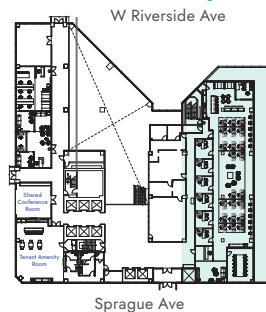
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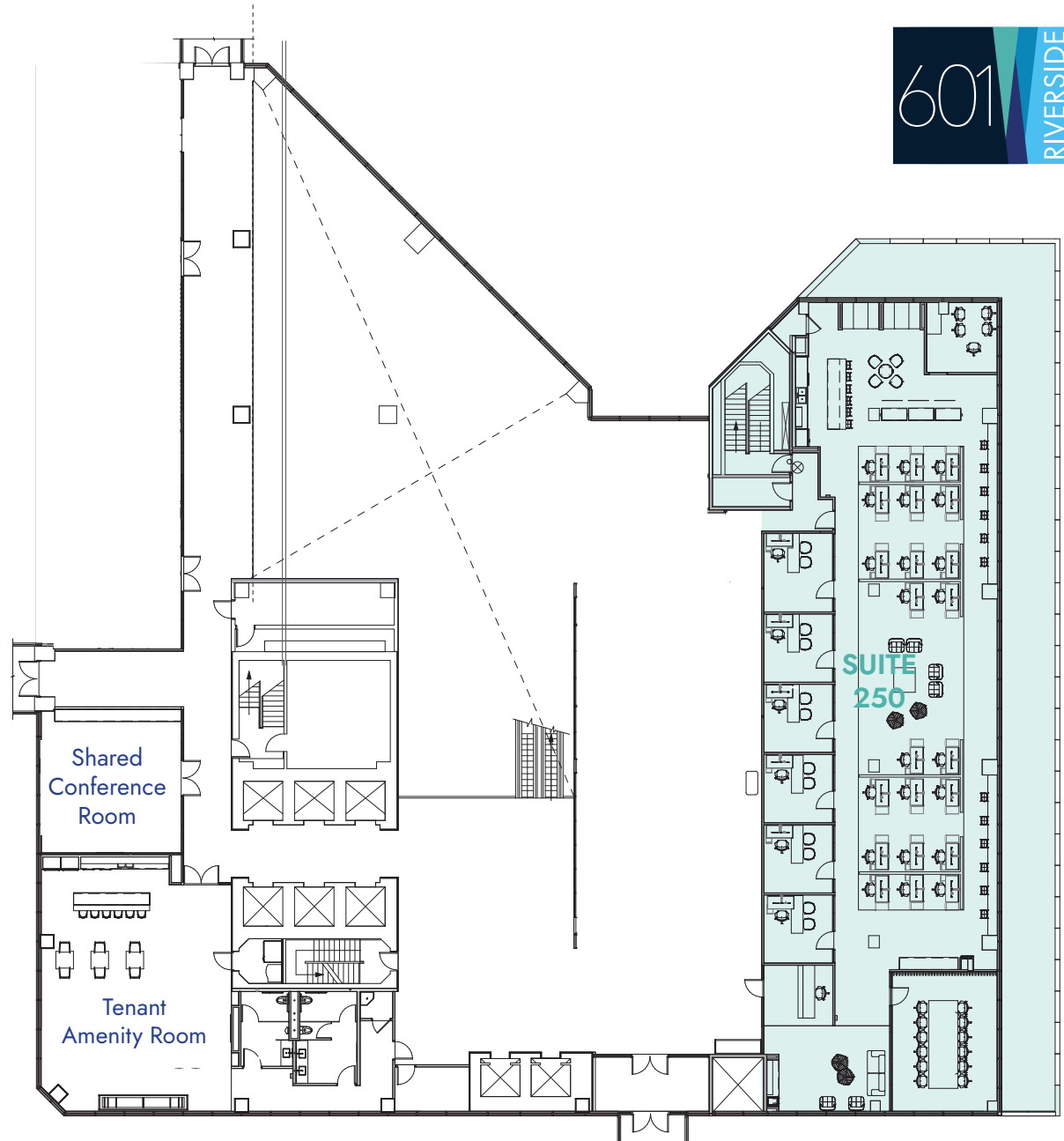
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### Floor Plan Key



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## AVAILABILITIES

### FLOOR 4

±2,202 RSF

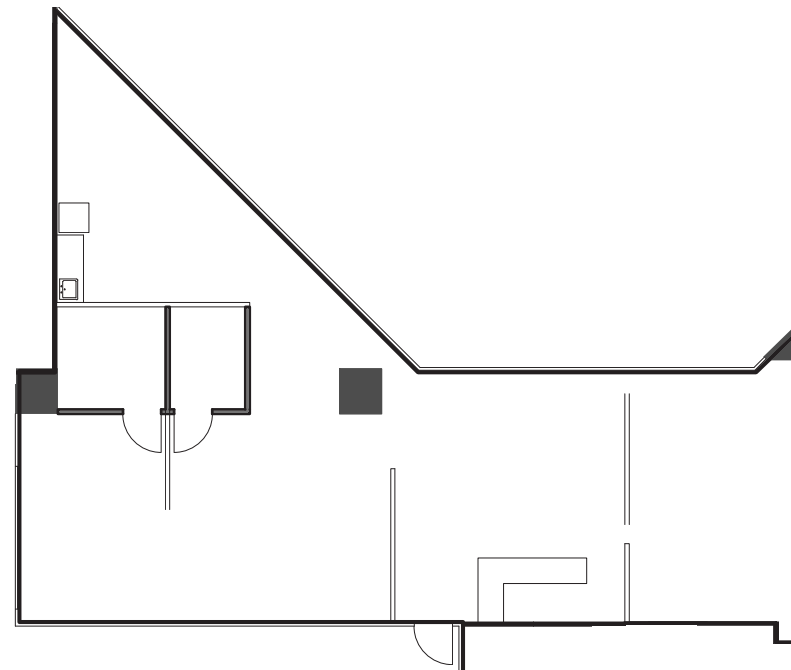
SUITE 431

#### Michael Sharapata

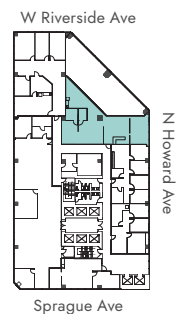
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## AVAILABILITIES

### FLOOR 6

±3,578 RSF  
SUITE 620

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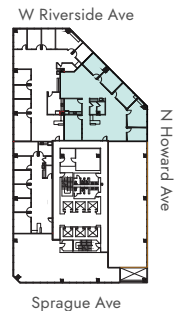
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## AVAILABILITIES

### FLOOR 7

±2,863 RSF

SUITE 720

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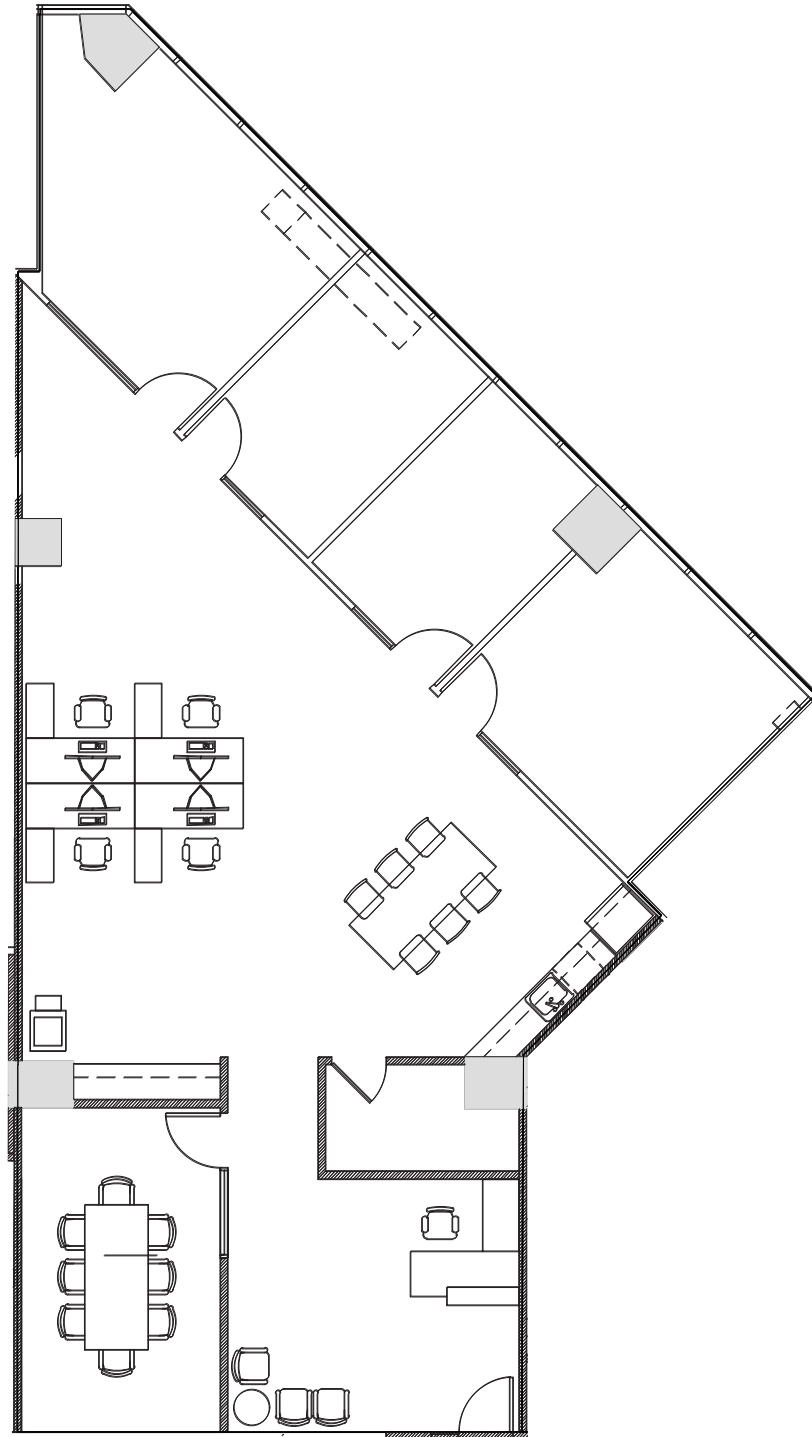
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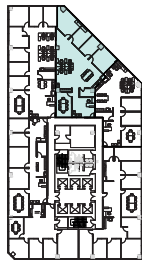


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### Floor Plan Key

W Riverside Ave



N Howard Ave

Sprague Ave

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## AVAILABILITIES

### FLOOR 7

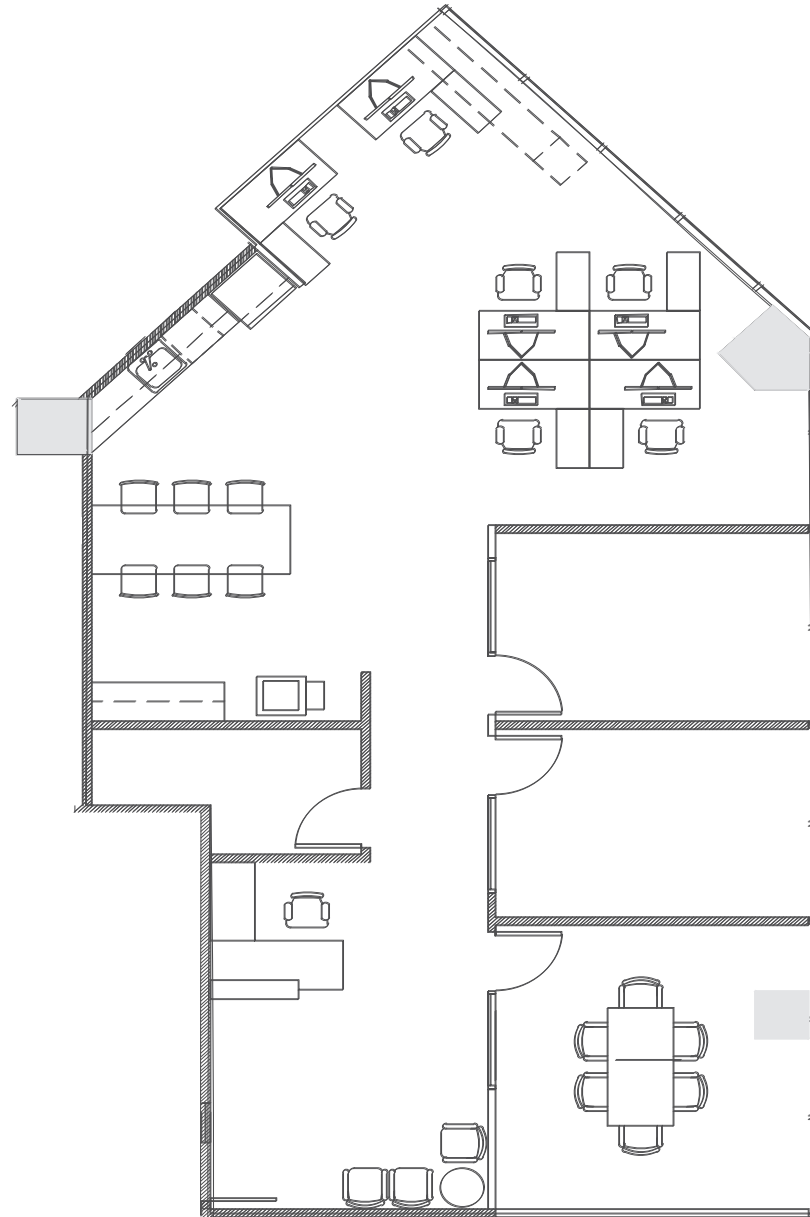
± 2,068 RSF  
SUITE 730

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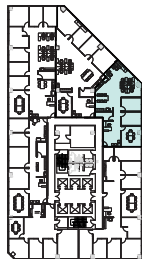


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## AVAILABILITIES

### FLOOR 7

±3,286 RSF  
SUITE 740

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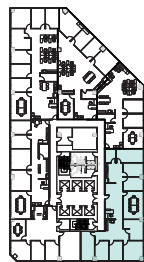
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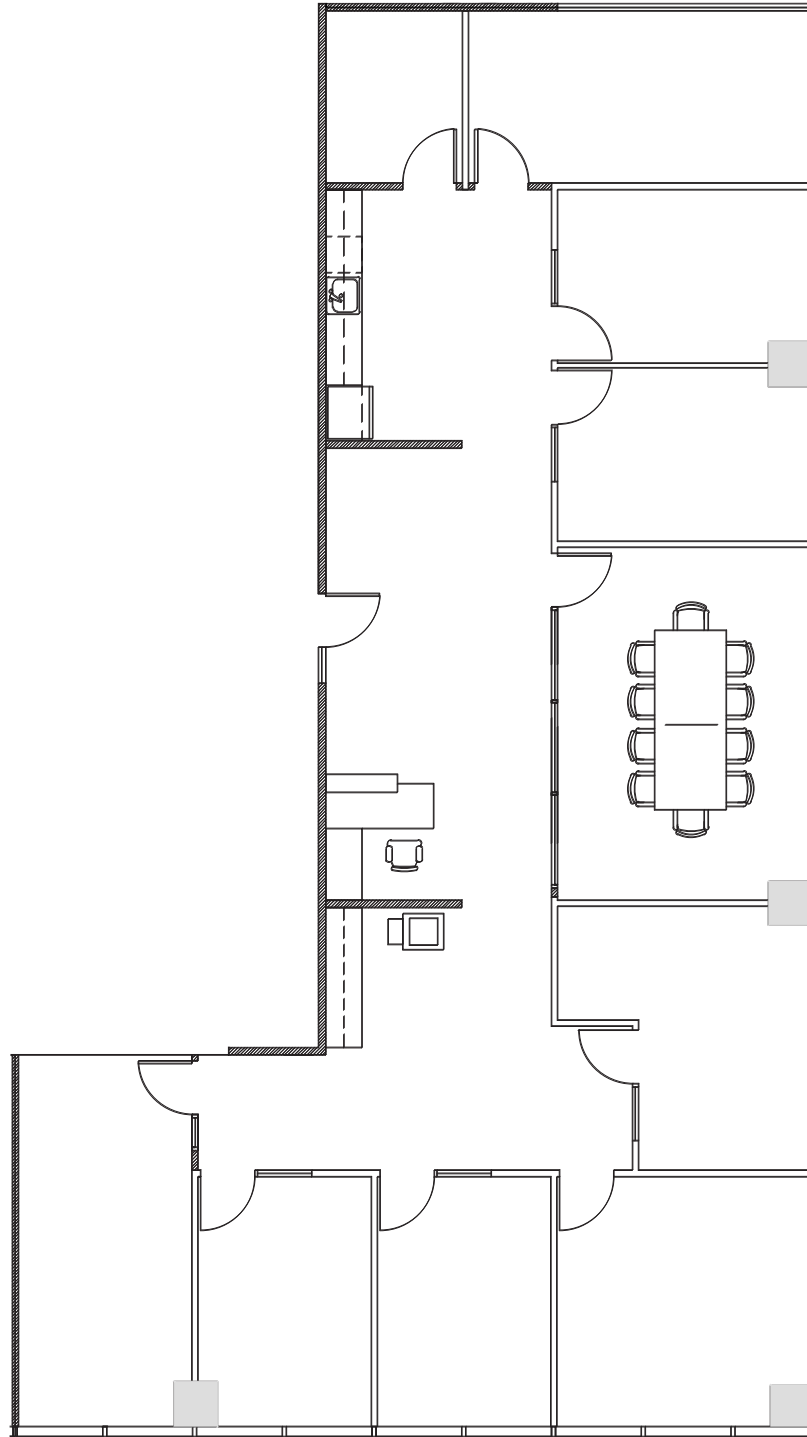
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## AVAILABILITIES

### FLOOR 10

±15,846 RSF  
SUITE 1000

Can be combined with Floor 11 with a connected staircase.

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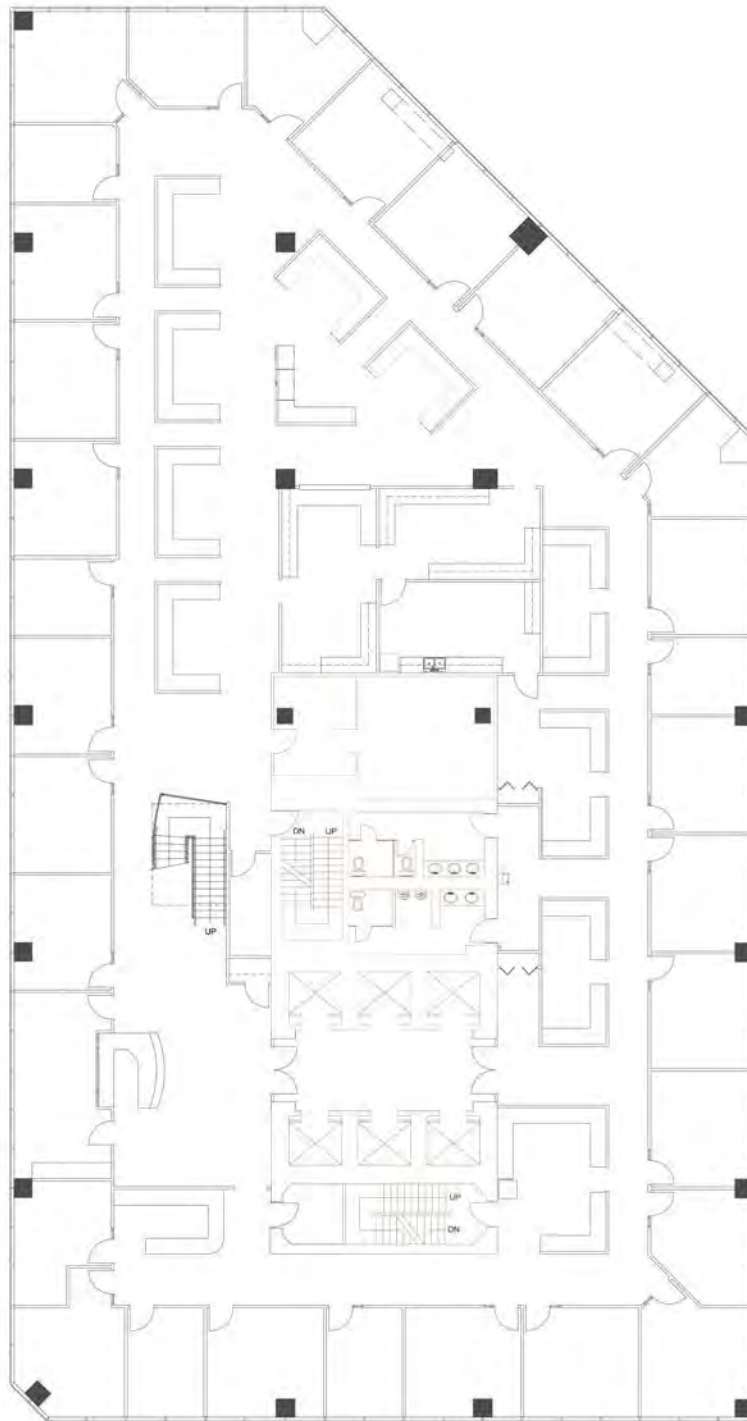
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## AVAILABILITIES

### FLOOR 11

±15,846 RSF  
SUITE 1100

Can be combined with Floor 10 with a connected staircase.

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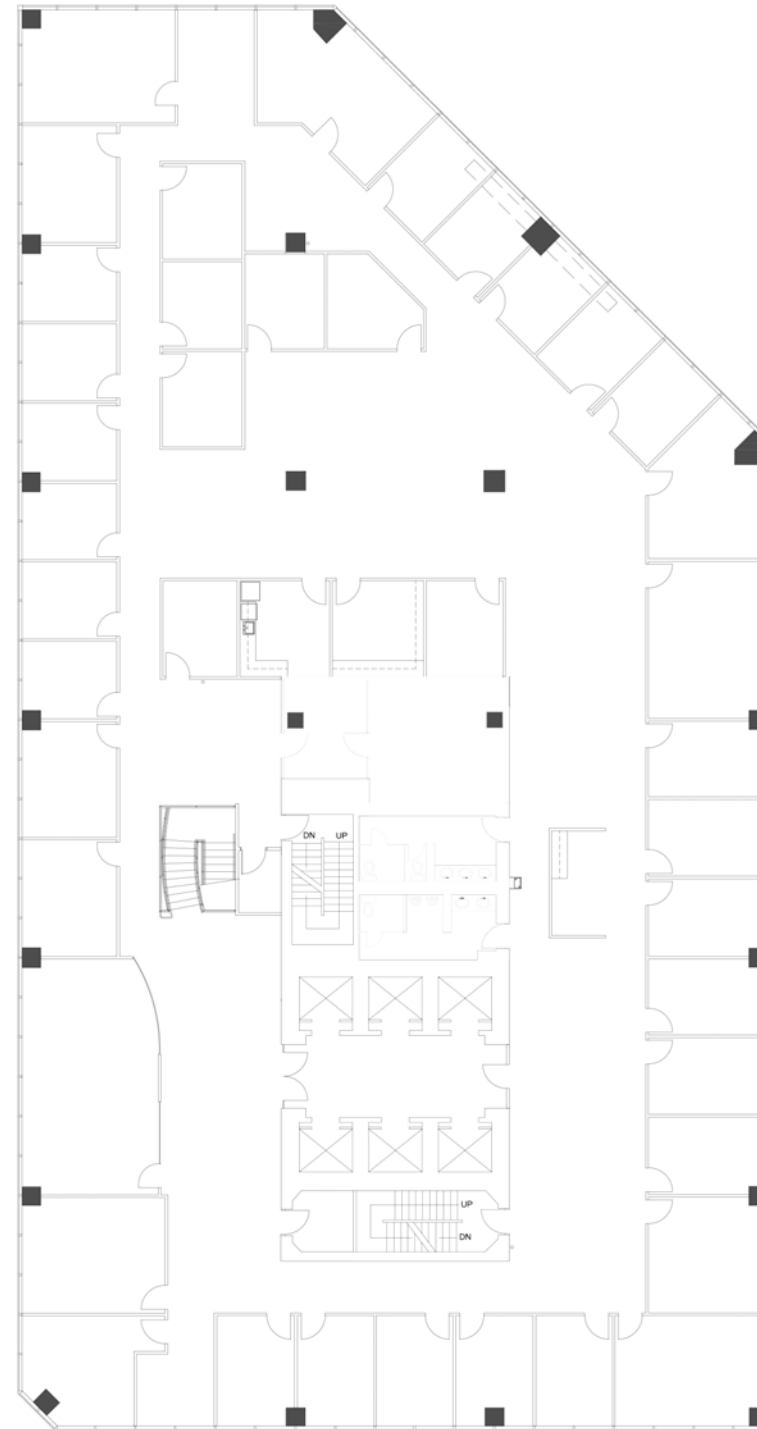


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## AVAILABILITIES

### FLOOR 12

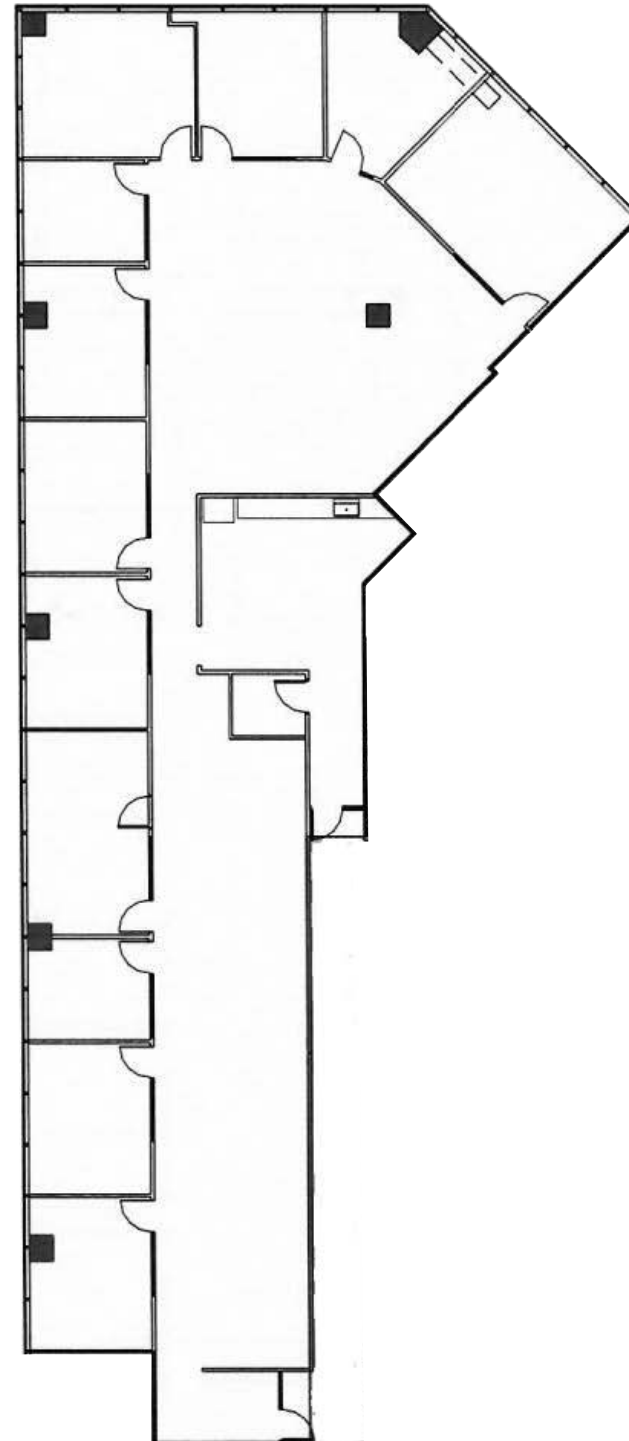
±6,171 RSF  
SUITE 1210

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## AVAILABILITIES

### FLOOR 15

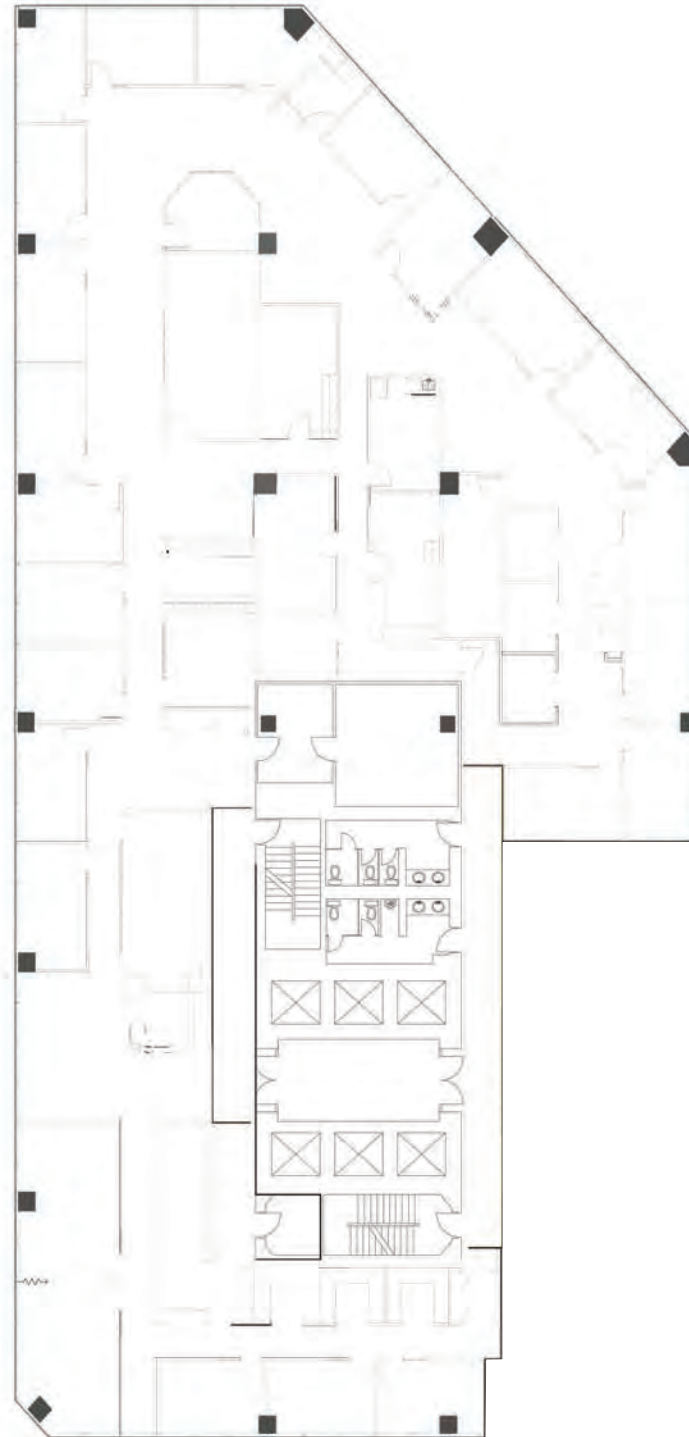
±13,301 RSF  
SUITE 1500

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