



Where Innovation Meets  
the U-District.

[www.catalystspokane.com](http://www.catalystspokane.com)



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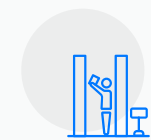
## Building Amenities



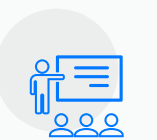
**DRY LABS**



**MODERN  
OFFICES SPACE**



**COMMON  
STUDY AREAS**



**FLEXIBLE  
INCUBATOR SPACE**



**ROOF DECKS**

A new vision is becoming a reality in Spokane's University District. The new Catalyst Building will be a place where industry and academia intersect to foster innovation and collaboration.

The Catalyst is the anchor building in a planned innovation hub. This dramatic five-story, 159,000-square-foot building will feature two wings around a light-filled collaborative atrium.





## Sustainable Features

### Cross-Laminated Timber

- Cross-Laminated Timber means the Catalyst Building will have a smaller carbon footprint than that of comparable buildings built using steel and concrete.
- By sequestering carbon within the structural wood products for the lifetime of the building, carbon emissions are avoided by substituting wood for products such as steel and concrete which are energy-intensive to produce.

### Low waterflow plumbing fixtures

### Shower rooms to encourage bike commuting

### Energy Efficient

- Efficient radiant heating/cooling system throughout the building.
- Heat recovery of all exhaust air.
- High performing building envelope design
- LED Lighting
- Sun shading at lobby

### Smart building management system to maximize building operations efficiency

### Spokane is part of the largest healthcare, health sciences and medical education hubs in the nation

- **1,100** health-related businesses and **5** major hospitals employ **34,000** people. Well over **20%** of Spokane's employment base.

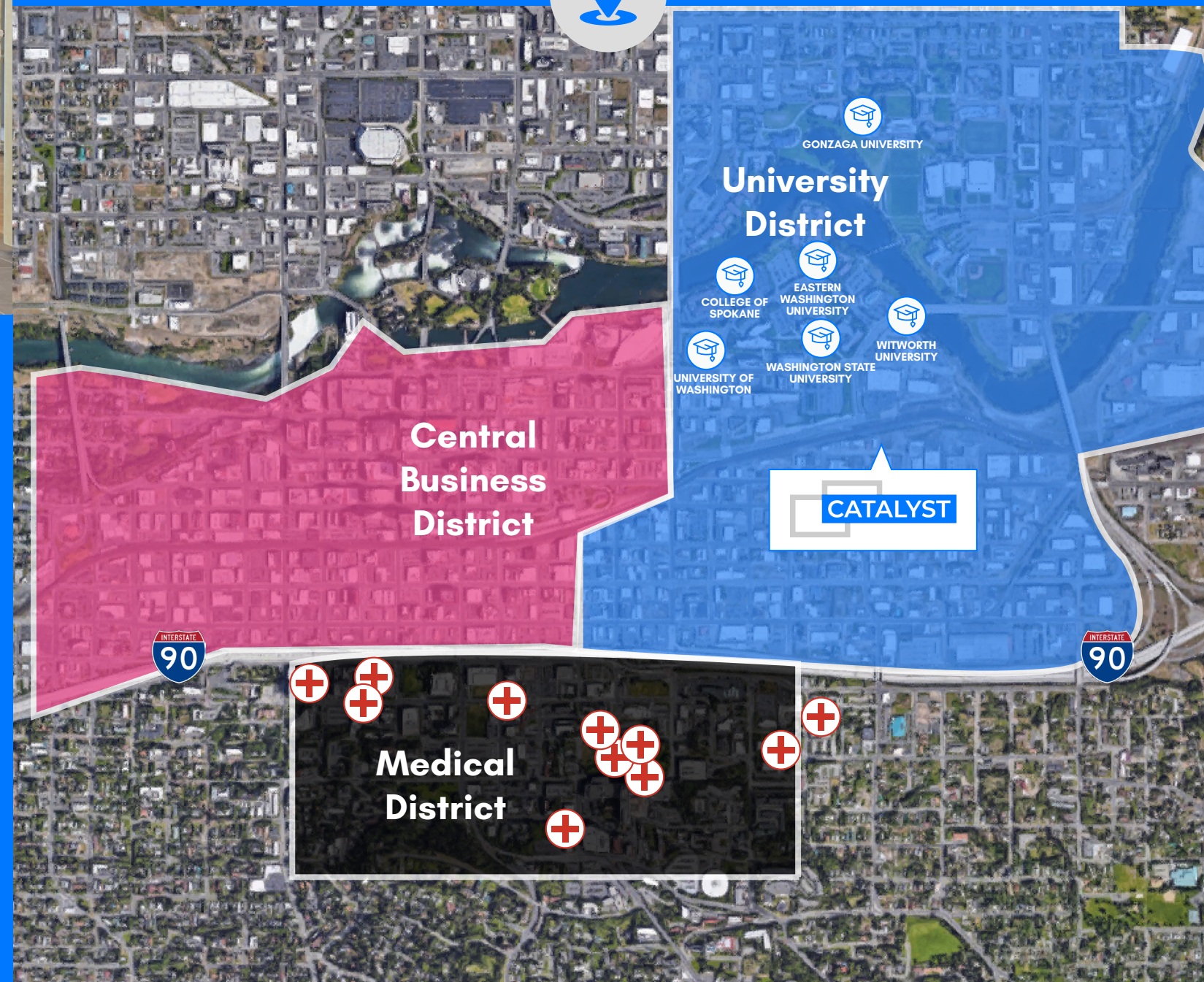
### Educated work force ready for success

- 5 Universities located within Downtown Spokane

- More than 11,000 students enrolled in higher education universities

### In the center of innovation

- Spokane's University District provides connections between the healthcare industry center and the institutions of medical education.
- Surrounded by life science companies driving the economy, medical research and scientific breakthroughs.

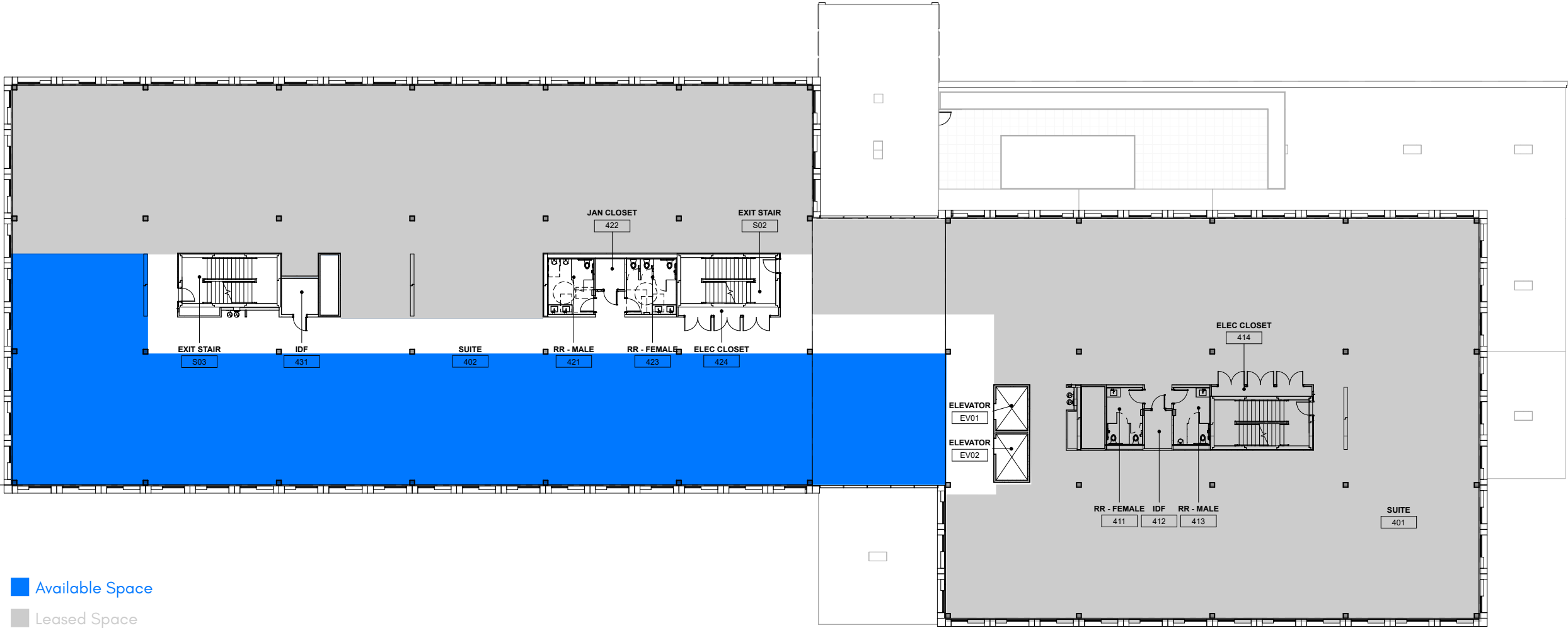




# Catalyst

601 E Riverside Avenue | Spokane, WA

Fourth Floor Office | 8,387 SF





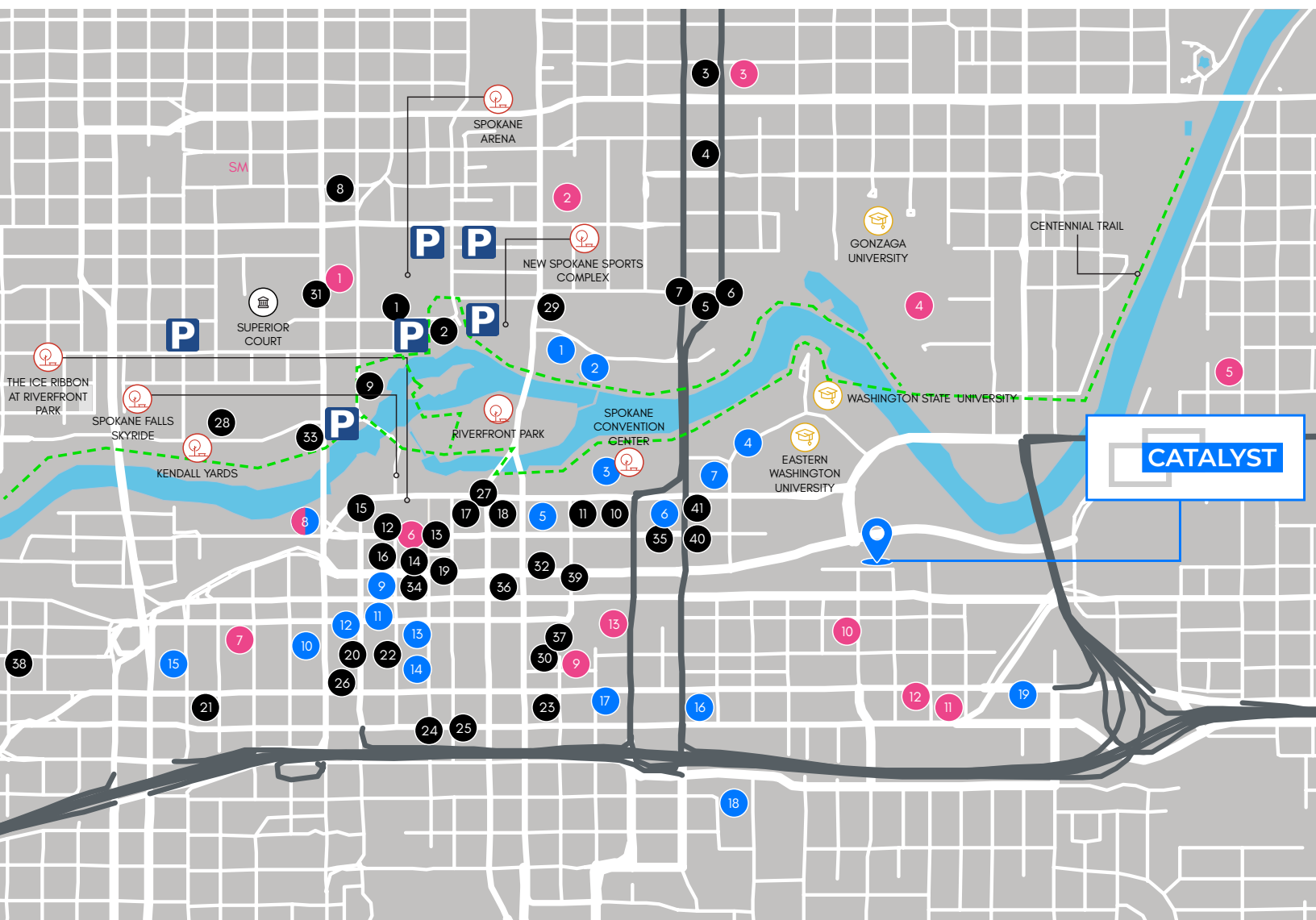
# Catalyst

601 E Riverside Avenue | Spokane, WA

Fifth Floor Office | 5,930 SF







# Nearby Amenities

## Gyms

- 1. YMCA of the Inland Northwest Corporate Office
- 2. Lilac City Fit Body Boot Camp
- 3. Crossfit Spokane
- 4. Kermit M. Rudolf Fitness Center
- 5. CrossFit Dūrātus
- 6. Müv Fitness
- 7. Spokane Boxing Gym
- 8. Spokane Club (and gym)
- 9. Wild Walls Climbing Gym
- 10. Farmgirlfit
- 11. A #1 Spokane WA Personal Trainer - Result Guarantee!
- 12. CoreFit Inc. Voted Best Gym Spokane, Washington
- 13. The Union Yoga Studio

## Restaurants

- 1. David's Pizza at 803 W Mallon Ave
- 2. Flour Mill & Klinkerdagger's Restaurant
- 3. Sonic Drive-In
- 4. QDoBA Mexican Eats
- 5. Blaze Pizza
- 6. Chpolte Mexican Grill
- 7. Wendy's
- 8. Taco Bell
- 9. Anthony's at Spokane Fall
- 10. Chili's Grill & Bar
- 11. Azteca Mexican Restaurants
- 12. Red Robin Gourmet Burgers
- 13. MOD Pizza
- 14. P.F. Chang's
- 15. Panda Express
- 16. The Melting Pot
- 17. Steelhead Bar & Grille
- 18. Sushi.Com
- 19. SUBWAY® Restaurants
- 20. The Old Spaghetti Factory
- 21. Pizza Hut
- 22. Steam Plant
- 23. Arby's
- 24. Carl's Jr. Green Burrito
- 25. McDonald's
- 26. Wild Sage
- 27. Mizuna
- 28. Wandering Table
- 29. Santé
- 30. Inland Pacific Kitchen
- 31. Ruins
- 32. Italian Kitchen
- 33. My Fresh Basket
- 34. Bistango
- 35. Zola
- 36. Observatory
- 37. Hogwash
- 38. The Elk
- 39. The Onion
- 40. The Globe
- 41. Baracho

## Hotels

- 1. Hotel RL by Red Lion Spokane at the Park
- 2. Holiday Inn Express Spokane - Downtown
- 3. DoubleTree by Hilton Hotel Spokane City Center
- 4. Courtyard by Marriott Spokane Downtown at the Convention Center
- 5. The Davenport Grand, Autograph Collection
- 6. Best Western Plus City Center
- 7. Fairfield Inn & Suites by Marriott Spokane Downtown
- 8. Spokane Club (and gym)
- 9. The Davenport Lusso, Autograph Collection
- 10. Montvale Hotel
- 11. The Historic Davenport, Autograph Collection
- 12. Hotel Ruby
- 13. The Davenport Tower, Autograph Collection
- 14. Ruby2
- 15. Tiki Lodge
- 16. FairBridge Inn Express Spokane
- 17. Days Inn Spokane
- 18. Quality Inn Downtown 4th Avenue
- 19. Ramada Downtown Spokane





## Project Partners



### South Landing Investors



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