

WHERE BUSINESS + CULTURE INTERSECT

601  
MAIN AVE

LEASING INQUIRIES:

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HAGOOD**



WALL STREET



# A PROPERTY THAT CAPTURES THE ESSENCE OF SPOKANE, INSIDE AND OUT



13TH FLOOR PRIVATE OFFICE



**SURROUNDED BY THE CITY'S  
BRIGHTEST TALENT  
& BIGGEST COMPANIES**





CITY VIEW TO THE WEST



**WITH ENDLESS AMENITIES  
AT YOUR DOORSTEP**



FITNESS CENTER



# 601 MAIN AVE

WHERE BUSINESS + CULTURE INTERSECT



## PROPERTY OVERVIEW

- New long-term ownership committed to capital projects
- Floor layouts adaptable to your organization's needs.
- New fitness center with showers and lockers
- River and 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
- Adjacent to dozens of top tier retail and dining options
- Commuter-friendly proximity to I-90 and STA bus lines
- Direct skywalk access to Parkade parking structure
- Prime location on Main Avenue

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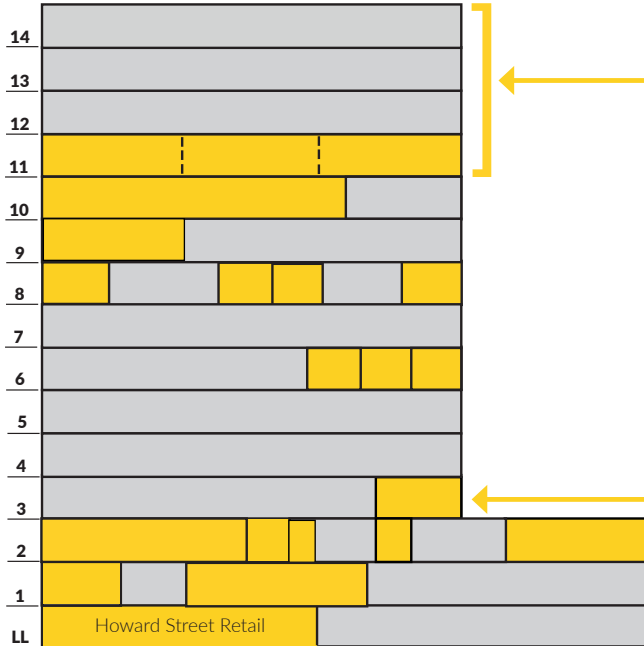
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PANORAMIC RIVER & CITY VIEWS



ROOF DECK



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

FLOOR	RSF	DATE	COMMENTS
11	4,265	NOW	#1118 - River and city views. Remodeled lobby & restrooms. 10 Private offices, conference room, work room, & open space.
11	3,047	NOW	#1104 - City views. 8 Private offices and conference room. <b>→ 11th Floor suites can be combined for a total of 12,059 RSF</b>
11	3,579	NOW	#1102 - River and city views. Remodeled lobby & restrooms. 6 Private offices, conference room, kitchen, work room, & open space.
10	8,198	NOW	#1010 - River and city views. Open floor plan, break room and conference room.
9	4,046	NOW	#900 - 10+ offices, conference room, reception, break room.
8	1,551	NOW	#818 - 3 offices, conference room, reception area.
	804	6/1/21	#813 - City views, office and meeting space
8	1,120	NOW	#812 - City views. 3 offices.
8	1,351	NOW	#802 - 4 Private offices, conference room and reception.
7	3,034	NOW	#700 - 8 Private offices, conference room, break room, storage, reception and open space.
6	1,582	NOW	#617 - City views, 3 private offices, break room, and conference room
6	1,281	NOW	#615 - City views, private office, corner conference room, combined reception & open space
6	1,390	NOW	#612 - Mountain views, 2 private offices, conference room, and open space.
3	2,994	NOW	#320 - 5 offices, break room, and conference room.
3	1,851	NOW	#315 - Open concept, 1 office, conference room
2	5,663	3/1/21	#210 - Multiple private offices and conference room
2	755	NOW	#207 - Skywalk visibility, retail space
2	778	NOW	#203 - Skywalk visibility, open floor plan
2	2,838	NOW	#201 - Adjacent to Parkade via Skywalk, corner suite with 2 Private offices and open space.
1	2,401	NOW	#103 - Ground floor retail, corner space fronting Main & Wall.
1	1,333	6/1/21	#101 - Ground floor retail space fronting Wall.
LL	4,899	NOW	#001 - Unique retail entrance on Howard Street, private restroom, kitchen and open space.

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## DINING

- 1 Thomas Hammer Coffee
- 2 Jimmy John's Sandwiches
- 3 Atticus Coffee
- 4 Sante Charcuterie
- 5 Mizuna
- 6 Steelhead Bar & Grill
- 7 Twigs Bistro & Martini
- 8 Tomato Street
- 9 Starbucks
- 10 Mod Pizza
- 11 Madeline's
- 12 Red Robin
- 13 Method Juice
- 14 O'Doherty's Irish Grille
- 15 Fire Artisan Pizza
- 16 Soulful Soups
- 17 Churchill's Steakhouse
- 18 Italian Kitchen
- 19 Post Street Ale House
- 20 P.F. Chang's

## SHOPPING

- 1 Banana Republic
- 2 Apple Store
- 3 Joseph A. Bank
- 4 Nordstrom
- 5 Lululemon
- 6 Gap
- 7 Anthropologie
- 8 North Face
- 9 Williams-Sonoma
- 10 Pottery Barn
- 11 Jigsaw
- 12 Anderson & Emami
- 13 The Runners Soul
- 14 Athleta
- 15 Bloem Flowers
- 16 White House Black Market
- 17 Carhartt
- 18 Urban Outfitters
- 19 GNC
- 20 Sport Town

## PARKS

- 1 Riverfront Park
- 2 Hunington Park
- 3 Centennial Trail

## FITNESS

- 1 Spokane Club
- 2 MUV Fitness
- 3 The Union
- 4 Simply Dance
- 5 Wild Walls Climbing
- 6 All About Fitness Gym

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## 11TH FLOOR

#1102 - 3,579 RSF \$20.00/RSF (\$5,965/mo)

#1104 - 3,047 RSF \$20.00/RSF (\$5,078/mo)

#1118 - 4,265 RSF \$20.00/RSF (\$7,108/mo)

SUITES CAN BE COMBINED FOR 12,059 RSF

### Available NOW

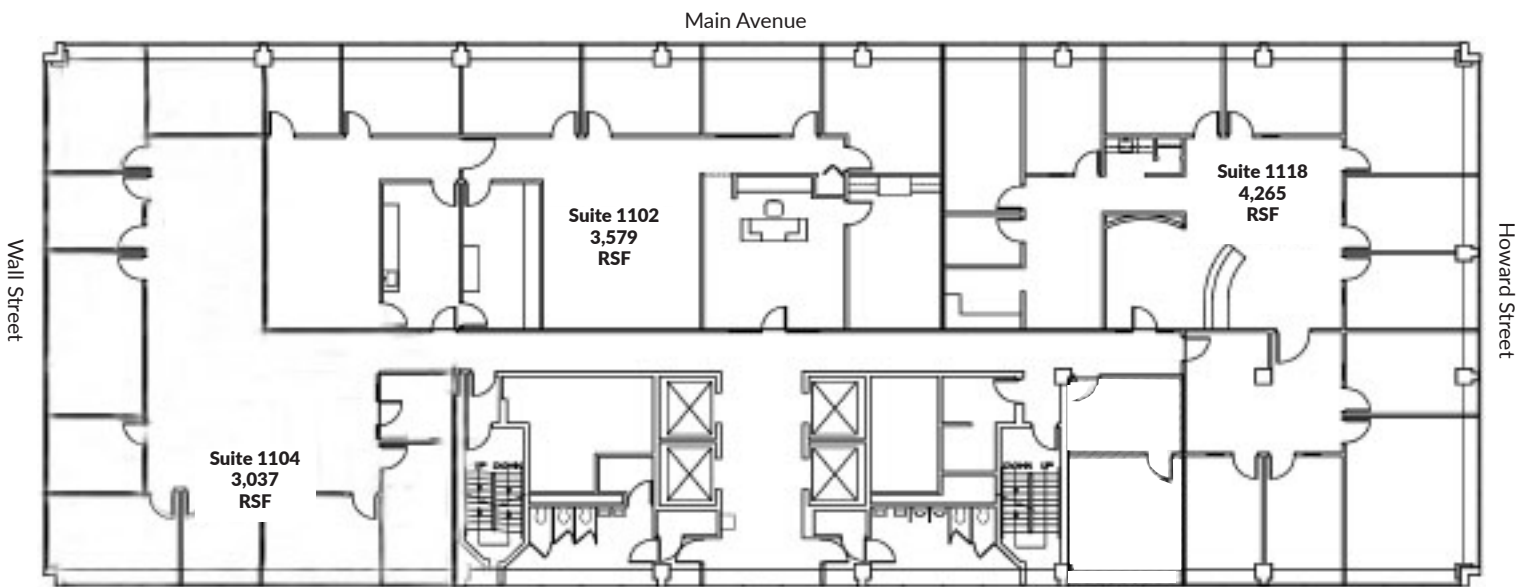
Suite #1102 with river views and city views  
Remodeled elevator lobby and restrooms  
6 private offices  
Conference room  
Kitchen  
14.24% load factor

### Available NOW

Suite #1104 with river views and city views  
Remodeled elevator lobby and restrooms  
8 private offices  
Conference room  
14.24% load factor

### Available NOW

Suite #1118 with river views and city views  
Remodeled elevator lobby and restrooms  
10 private offices  
Conference room  
14.24% load factor



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## MAIN AVE

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### 10TH FLOOR

#1010

8,198 RSF

\$20.00/RSF (\$13,663/mo)

### Available NOW

Suite #1010

River & City views

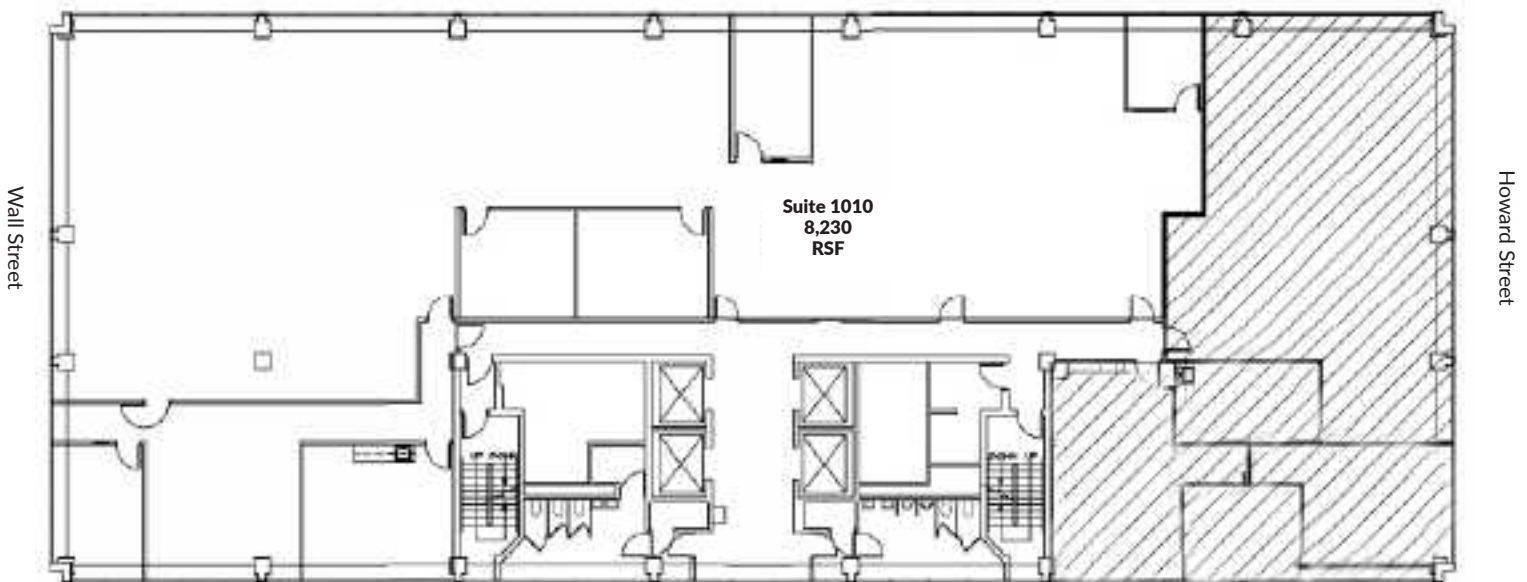
Open floor plan

Conference room

Break room

14.24% load factor

Main Avenue



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### 9TH FLOOR

#900 - 4,046 RSF \$18.00/RSF (\$6,069/mo)

### Available NOW

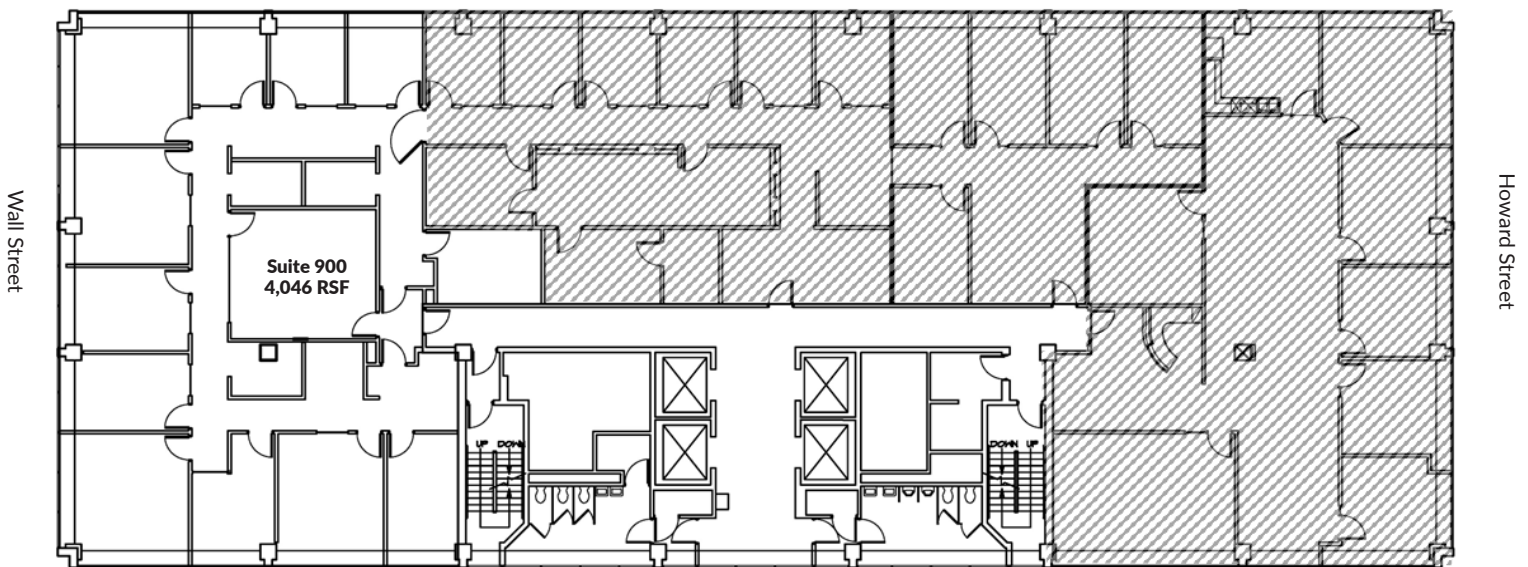
Suite #900

10+ offices

Conference room

14.24% load factor

Main Avenue



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## MAIN AVE

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### Available NOW

Suite #802 with city views  
City views  
4 offices  
Conference room  
14.24% load factor

### Available NOW

Suite #812  
City views  
3 Offices  
14.24% load factor

### Available 6/1/2021

Suite #813  
City views  
One office  
Meeting Space  
14.24% load factor

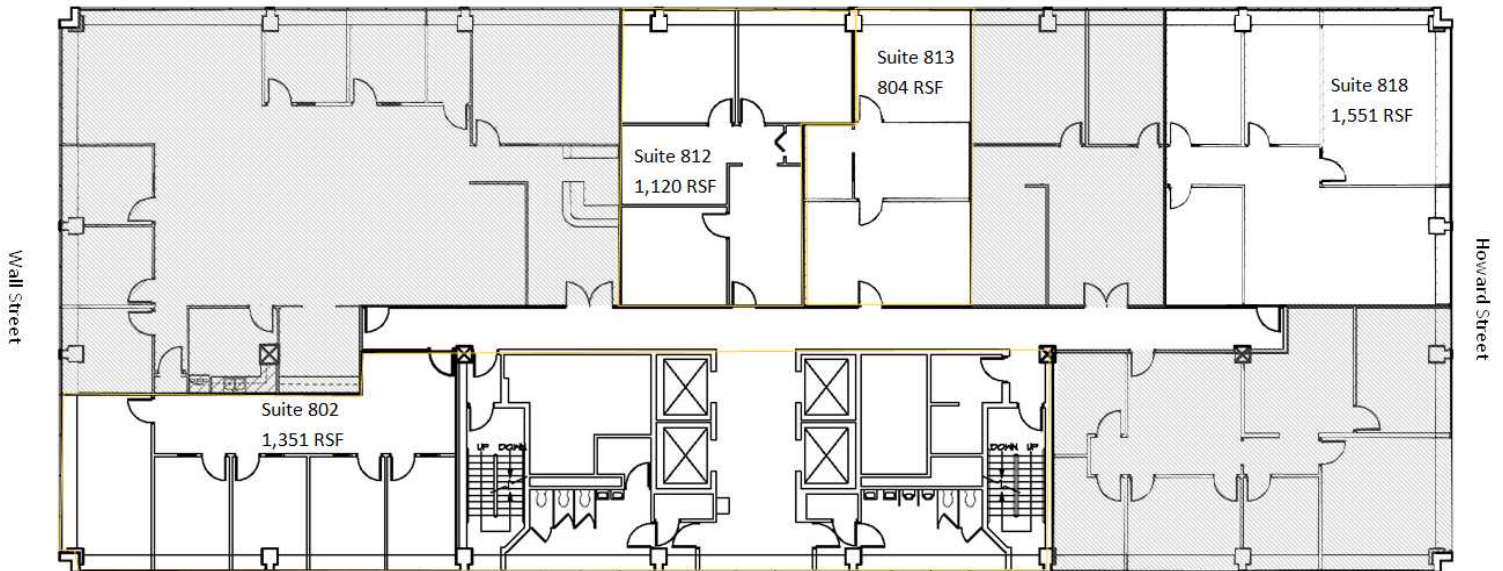
### Available NOW

Suite #818  
Three offices  
Reception area  
14.24% load factor

## 8TH FLOOR

#802 - 1,351 RSF \$18.00/RSF (\$2,027/mo)  
#812 - 1,120 RSF \$18.00/RSF (\$1,680/mo)  
#813 - 804 RSF \$18.00/RSF (\$1,206/mo)  
#818 - 1,551 RSF \$18.00/RSF (\$2,327/mo)

Main Avenue



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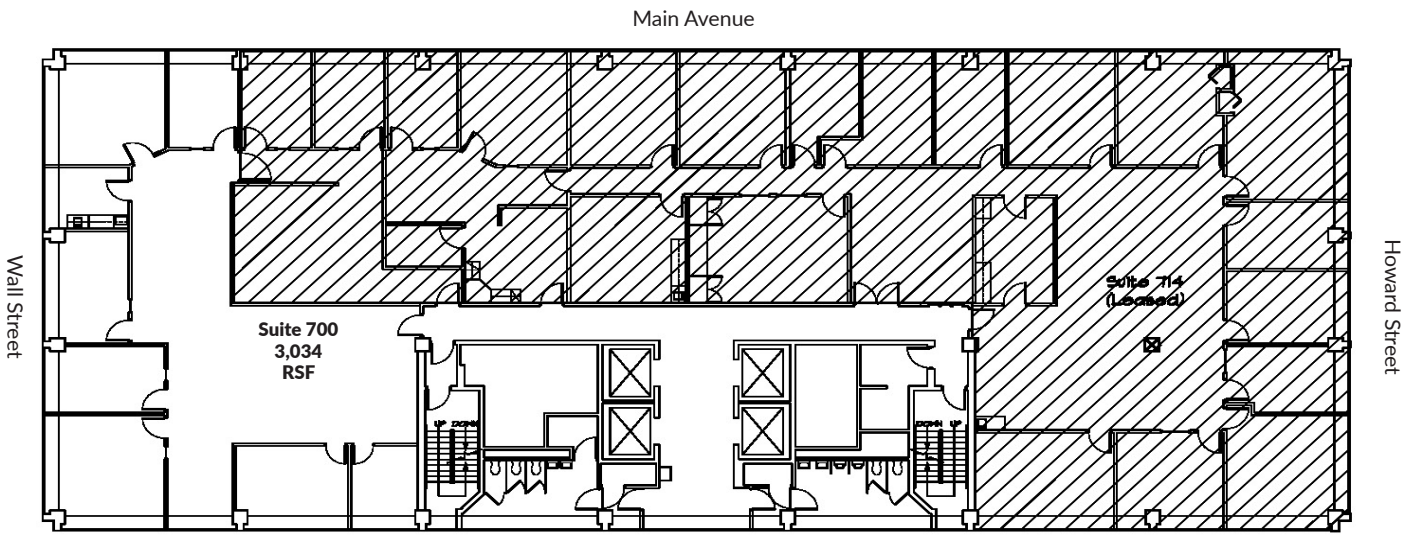
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**7TH FLOOR**  
#700  
3,034 RSF  
\$18.00/RSF (\$4,551/mo)

**Available NOW**  
West 1/3 of the 7th floor with river and city views  
8 private offices  
Conference room  
14.24% load factor



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## 6TH FLOOR

#612 1,390 RSF \$18.00/RSF (\$2,085/mo)

#615 1,281 RSF \$18.00/RSF (\$1,922/mo)

#617 1,582 RSF \$18.00/RSF (2,373/mo)

### NEWLY AVAILABLE SUITE SIZES

#### Available NOW

Suite 612  
2 private offices  
City views  
Conference Room  
14.24% load factor

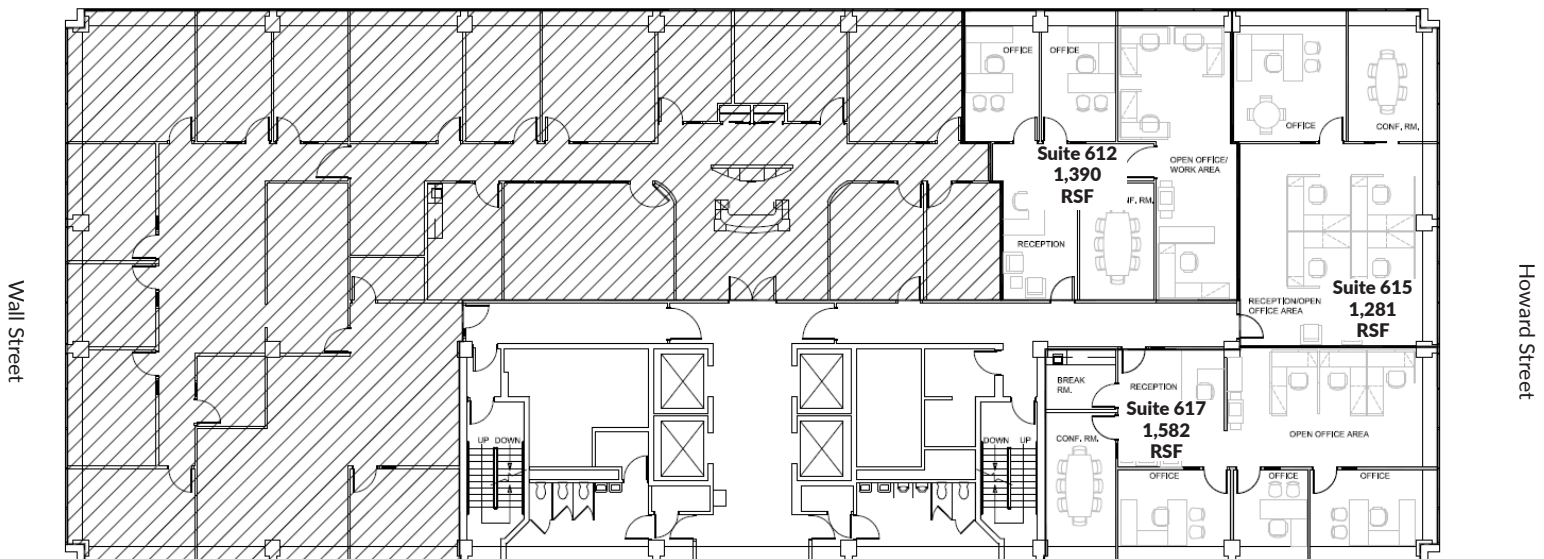
#### Available NOW

Suite 615  
2 private offices  
City views  
Conference Room  
14.24% load factor

#### Available NOW

Suite 617  
3 private offices  
City views  
Conference Room  
14.24% load factor

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## 3RD FLOOR

#320 - 2,994 RSF \$18.00/RSF (\$4,491/mo)

#315 - 1,851 RSF \$18.00/RSF (\$2,777/mo)

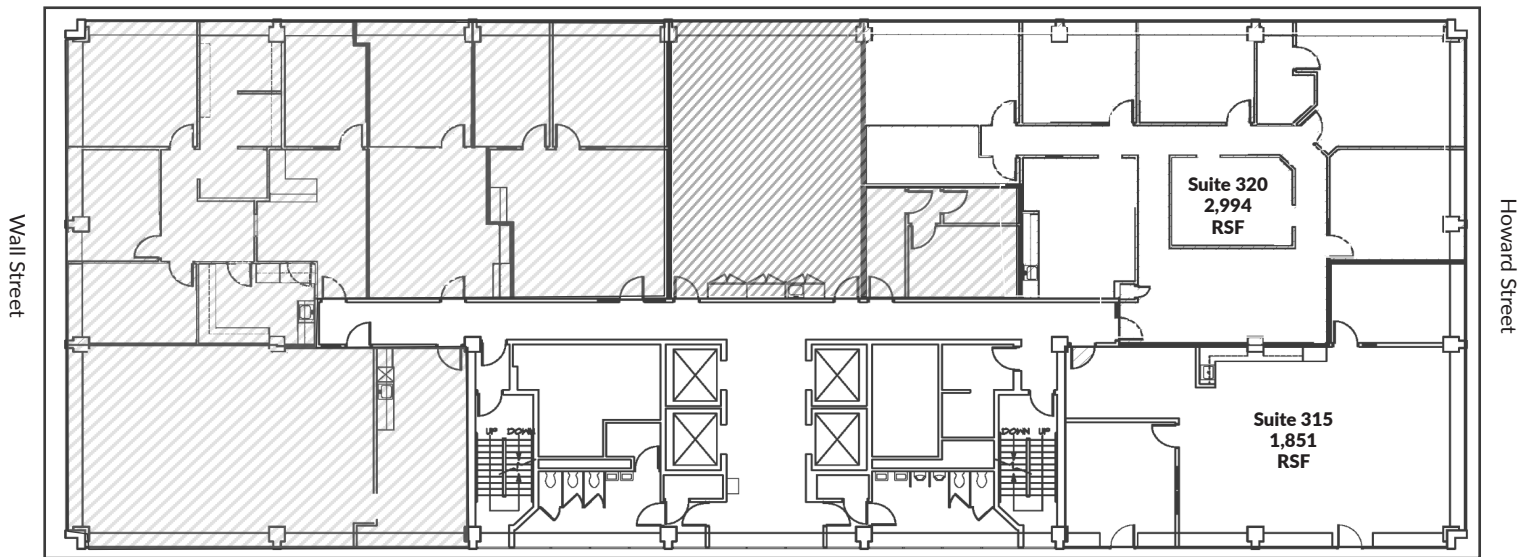
### Available NOW

Suite 320  
5 offices  
Break Room  
Conference room  
14.24% load factor

### Available NOW

Suite 315  
Open Concept  
1 Office  
Conference Room  
14.24% load factor

Main Avenue



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**Available NOW**

Suite 201  
Adjacent to Parkade via Skywalk  
Corner suite  
2 private offices  
14.24% load factor

**Available NOW**

Suite 203  
Open Floorplans  
Skywalk Visibility  
14.24% load factor

**Available NOW**

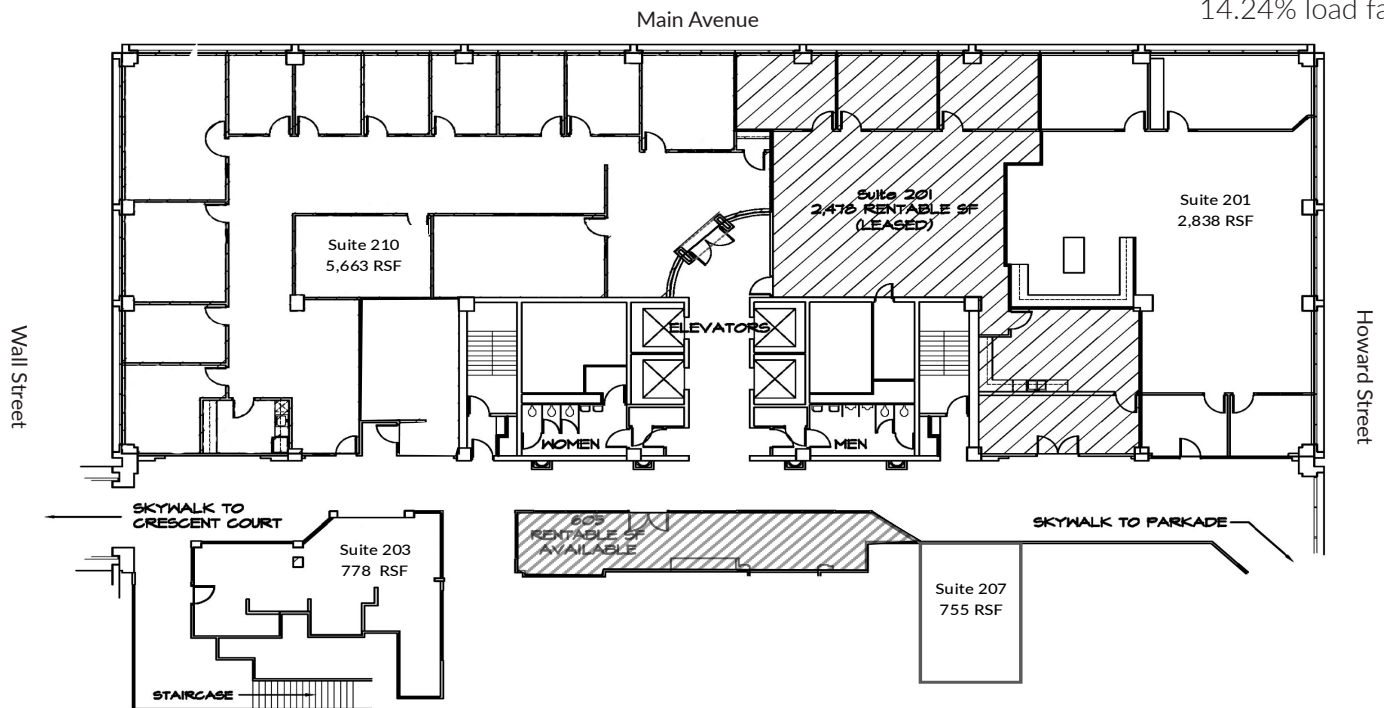
Suite 207  
Skywalk visibility  
Retail space  
14.24% load factor

**Available 3/1/2021**

Suite 210  
Adjacent to Parkade via Skywalk  
Multiple private offices and conference room  
14.24% load factor

**2ND FLOOR**

- #201 - 2,838 RSF \$18.00/RSF (\$4,250/mo)
- #203 - 778 RSF \$15.00/RSF (\$972/mo)
- #207 - 755 RSF \$15.00/RSF (\$943/mo)
- #210 - 5,663 RSF \$18.00/RSF (\$8,494/mo)



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## 1ST FLOOR

#101 - 1,333 RSF \$24.00/RSF (\$2,777/mo)

#103 - 2,401 RSF \$30.00/RSF (\$6,003/mo)

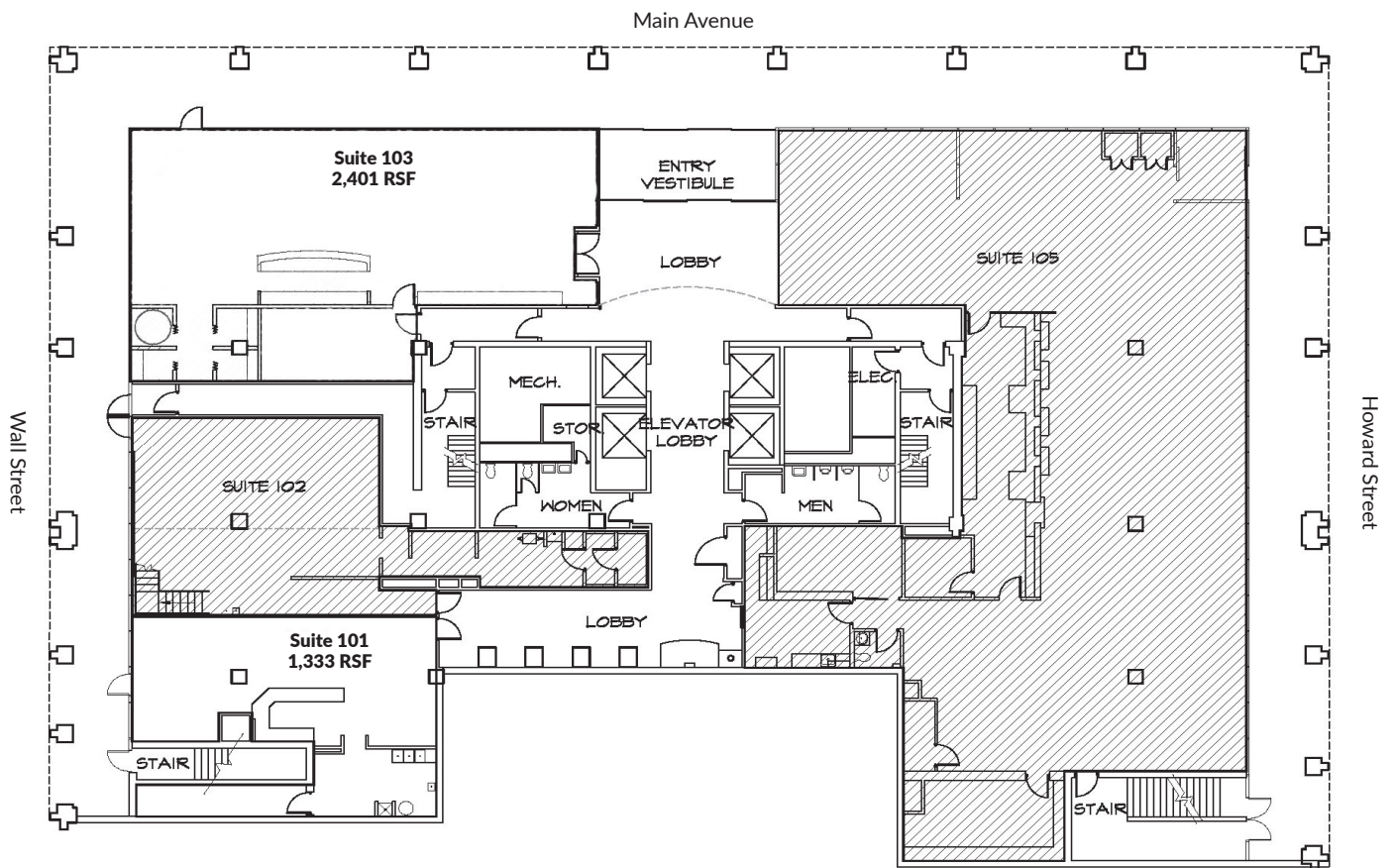
## Available NOW

Suite 101

Ground floor retail space fronting Wall  
Full Service Rental Rate

Suite 103

Ground floor corner space fronting Wall & Main  
Full Service Rental Rate



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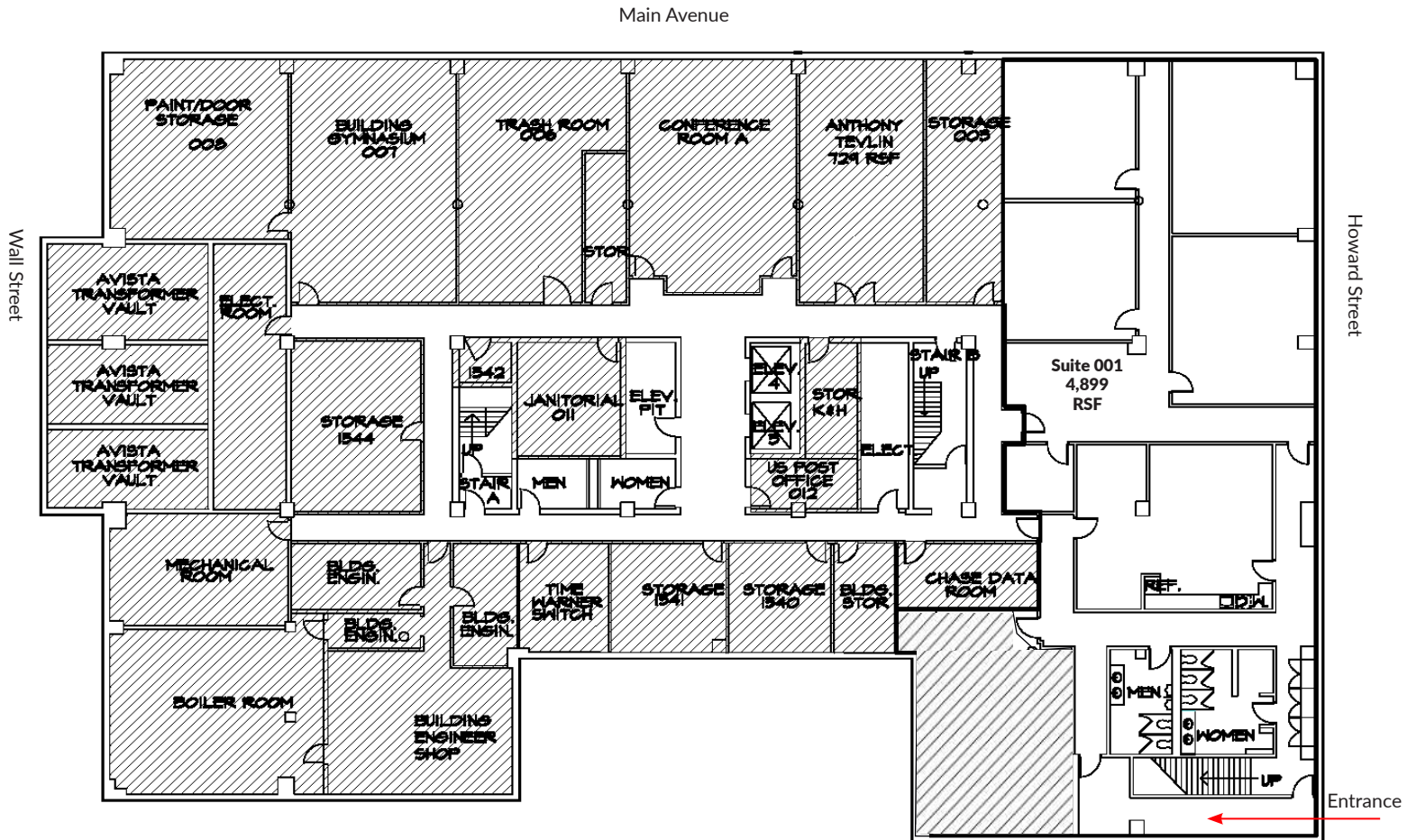
WHERE BUSINESS + CULTURE INTERSECT

## LOWER LEVEL

#001  
4,899 RSF  
\$12.00/RSF (\$4,899/mo)

### Available NOW

Retail storefront opportunity  
Lower level with stairwell off Howard  
Elevator access in building lobby  
Restrooms located within the suite  
14.24% load factor



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