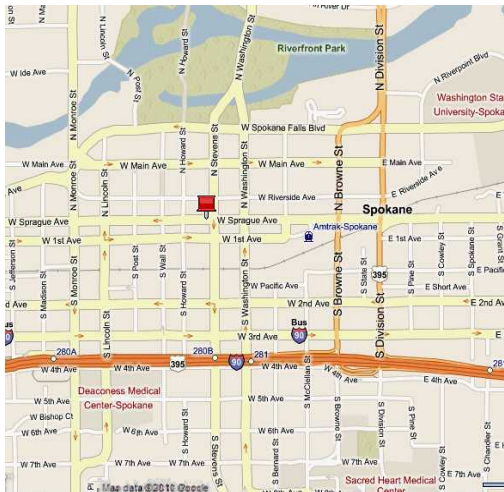


Upscale Office Suites Available Downtown The Fernwell Building 505 W. Riverside, Spokane, Washington



- Located in the Heart of Spokane's Central Business District (CBD)
- Energy Efficient Building Systems
 - Implementing Green & Sustainable Management Practices
- Connectivity:
 - Plug & Go With In-House ISP
 - Fiber (XO, 180, Qwest & TW Telecom)
 - Comcast
 - Wireless (Terabyte Triangle)
- Full-Time, On-Site Staff
- Storage Available
- Victorian Era Architecture
- 6 Story Atrium With Central Skylight
- Ample Parking Within a 2 Block Radius
- Within Walking Distance to Downtown Amenities
- Anchor Tenant - Columbia Bank



Available Space

Suite 205: 1,383 - 2,722 SF±
Suite 215: 959 - 2,722 SF ±
(2,722 SF ± Combined)

Separate Lease Rate
\$16.00/SF FS

Combined Lease Rate
\$15.50/SF FS

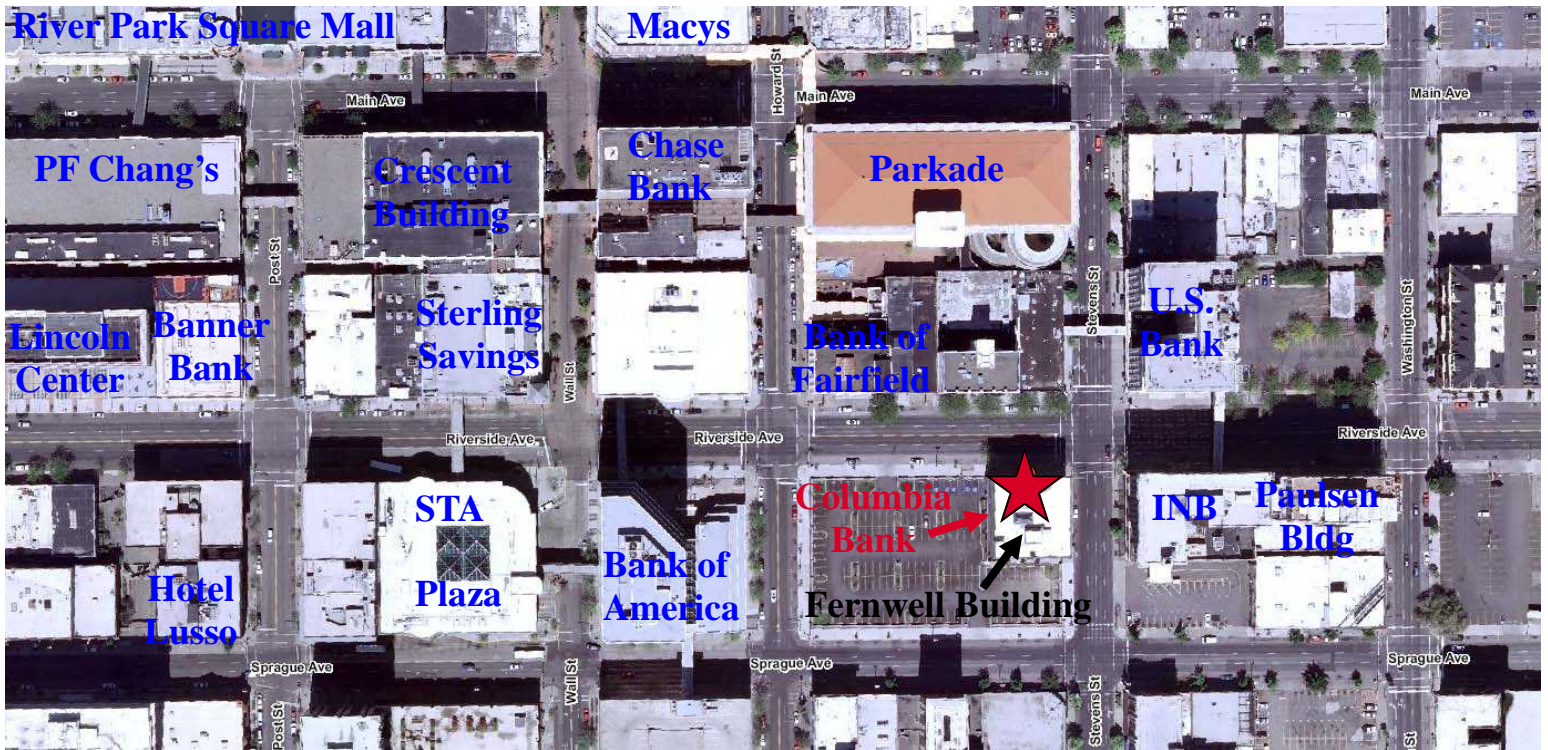
Contact Information:

Jon Jeffreys, SIOR
509 622 3566
jjeffreys@naiblack.com

Black Commercial, Inc.
107 S. Howard, Suite 500
Spokane, WA 99201
direct 509 623 1000
fax 509 622 3500
www.naiblack.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



**Upscale Finish
and
Custom Design**

Traffic Counts
**Riverside:
6,700 ADT**
**Stevens:
12,600 ADT**

**Building Accommodates
Technology Companies,
Attorneys, Design Firms,
Engineers, Financial
Companies, Restaurants,
Cafés, Bakeries,
Bookstores, Retail Sales
& Boasts an Entire Floor
of Executive Suites.**

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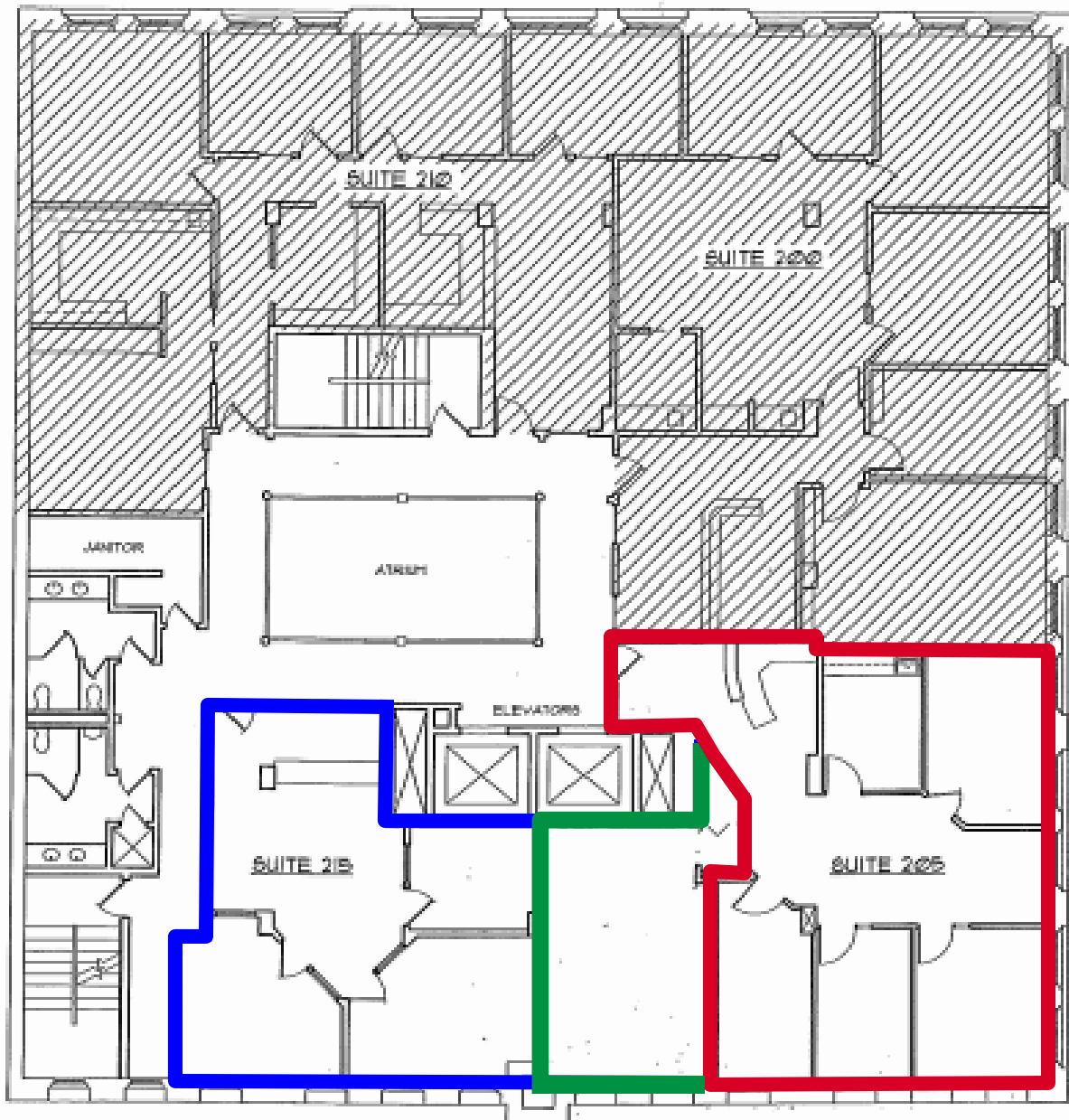
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RIVERSIDE AVENUE

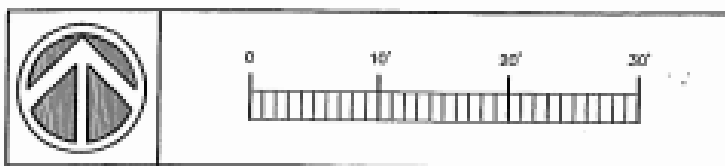


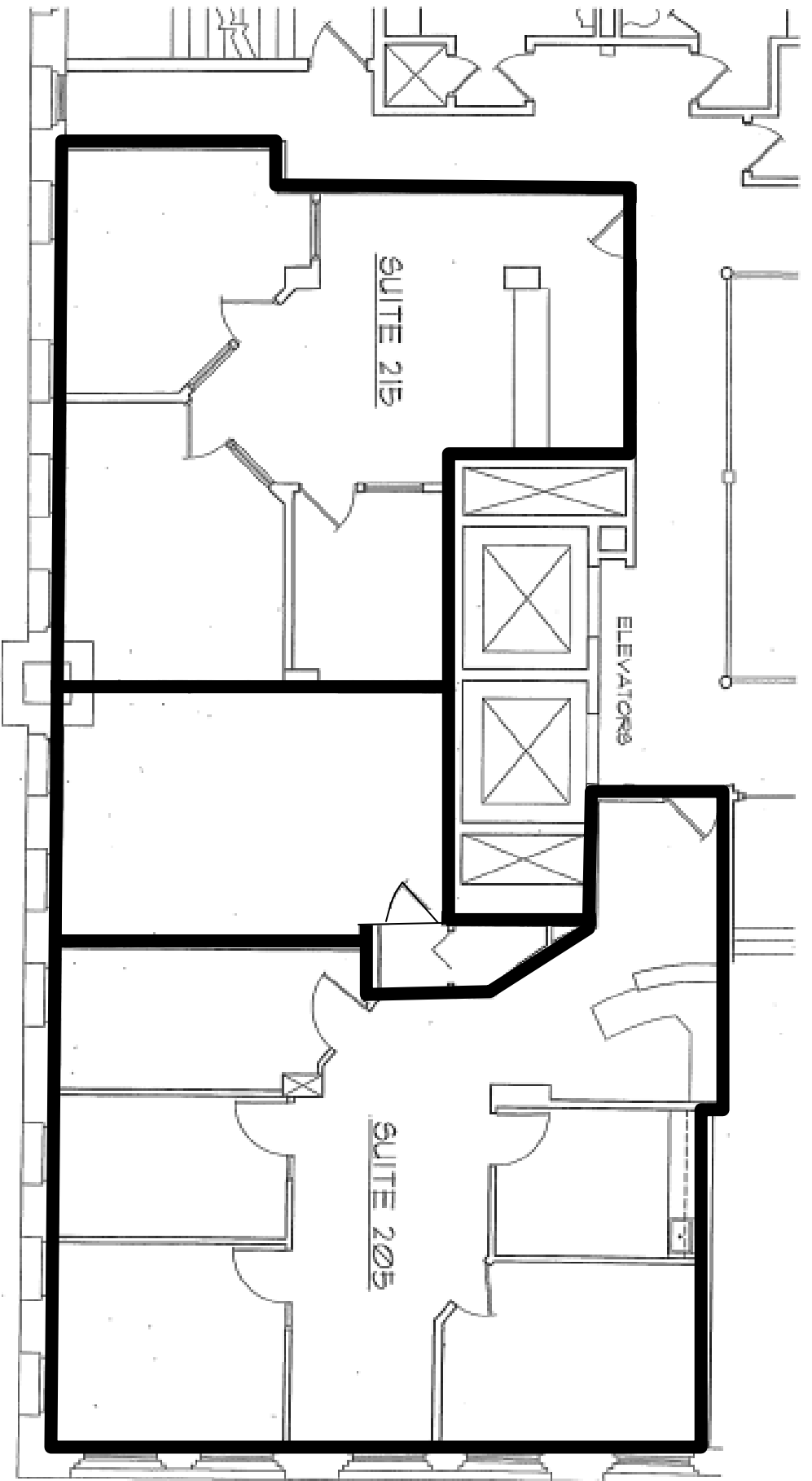
STEVENS STREET

SECOND FLOOR -

AVAILABLE SPACE

Suite 205	959 GSF
Suite 215	1,763 GSF
Combined	2,722 GSF





SECOND FLOOR - SUITE 215

AVAILABLE SPACE 959 GSF

Combined
2,722 GSF

SECOND FLOOR - SUITE 205

AVAILABLE SPACE 1,763 GSF

