

WHERE BUSINESS + CULTURE INTERSECT

601 MAIN AVE



**KIEMLE
HAGOOD**

Leasing Inquiries:

KIEMLE HAGOOD

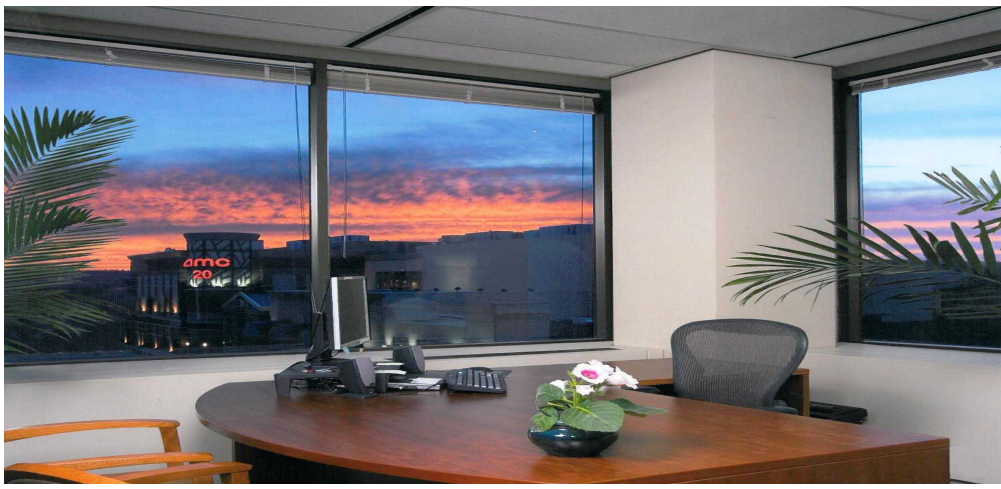
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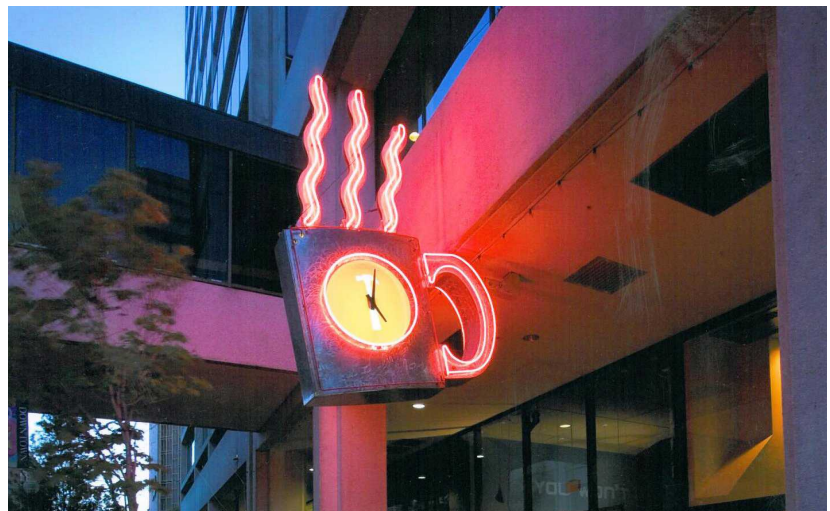
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**A Property that
Captures
the Essence of
Spokane,
Inside and Out**



**With Endless Amenities at
Your Doorstep**



**Surrounded by the
City's Brightest Talent
& Biggest Companies**

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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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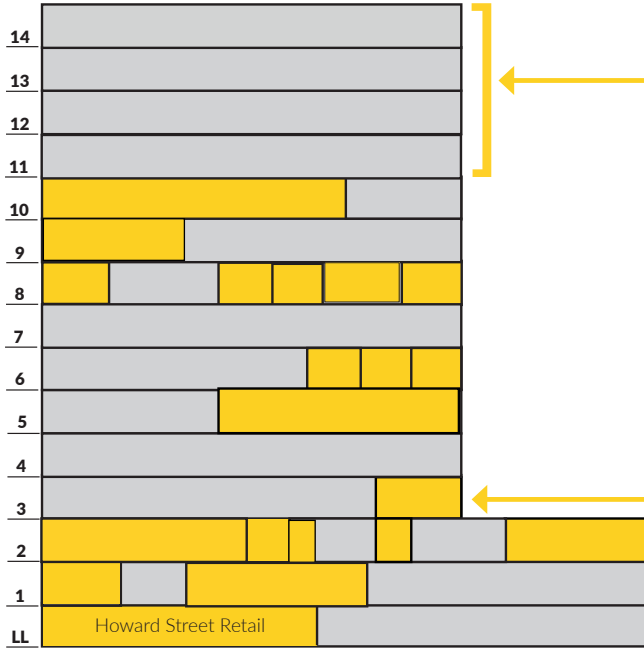
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PANORAMIC RIVER & CITY VIEWS



ROOF DECK



*Image not to scale and for marketing purposes only.

FLOOR	RSF	DATE	COMMENTS
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	1,761	NOW	#820 - Multiple offices, reception area, break and conference rooms.
8	1,551	NOW	#818 - 3 offices, conference room, reception area.
8	1,059	NOW	#814 - City views, two offices.
8	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.
5	6,247	4/1/22	#510 - Open concept office, large breakroom.
3	2,994	NOW	#320 - 5 offices, break room, and conference room.
3	1,851	NOW	#315 - Open concept, 1 office, conference room
3	3,474	NOW	#305 - 8+ offices, conference room, breakroom.
2	5,663	NOW	#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.
2	2,485	4/1/22	#200 - 3 offices, open floor plan, breakroom.
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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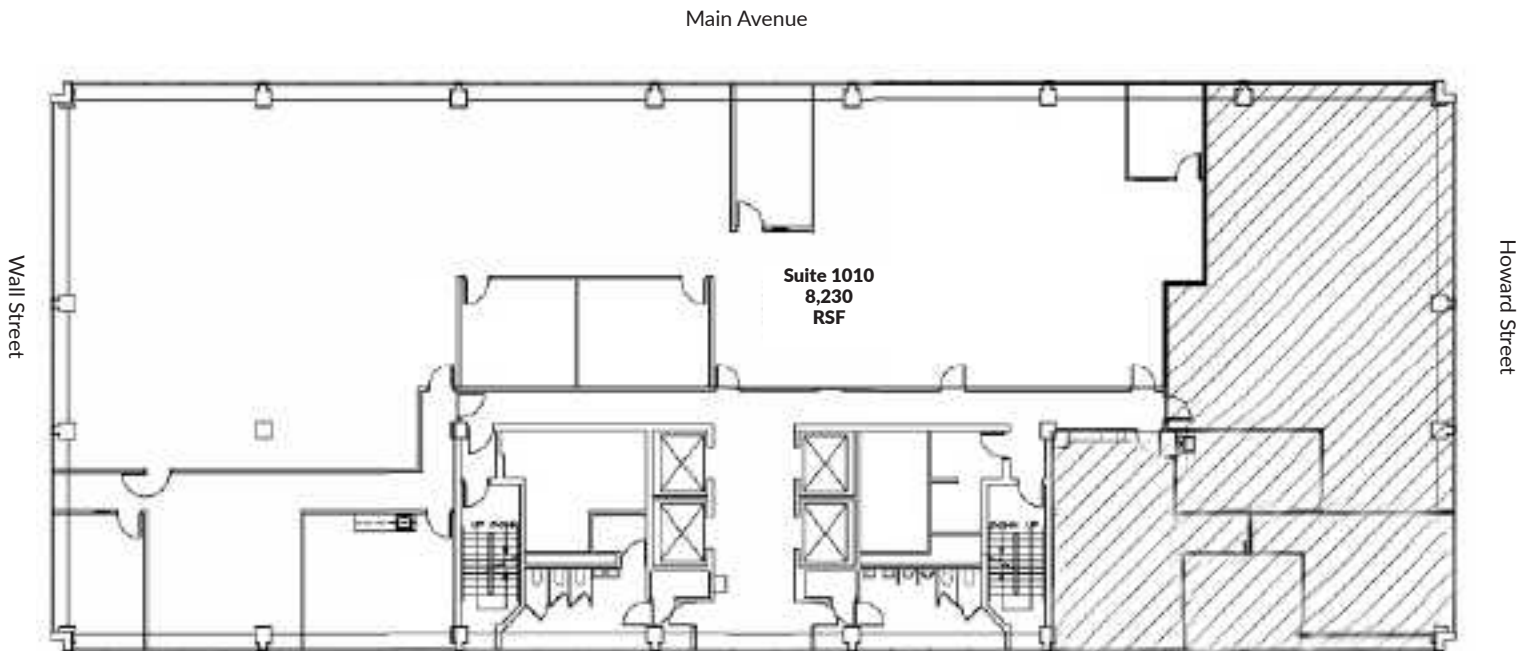
WHERE BUSINESS + CULTURE INTERSECT

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



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9TH FLOOR

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

Available NOW

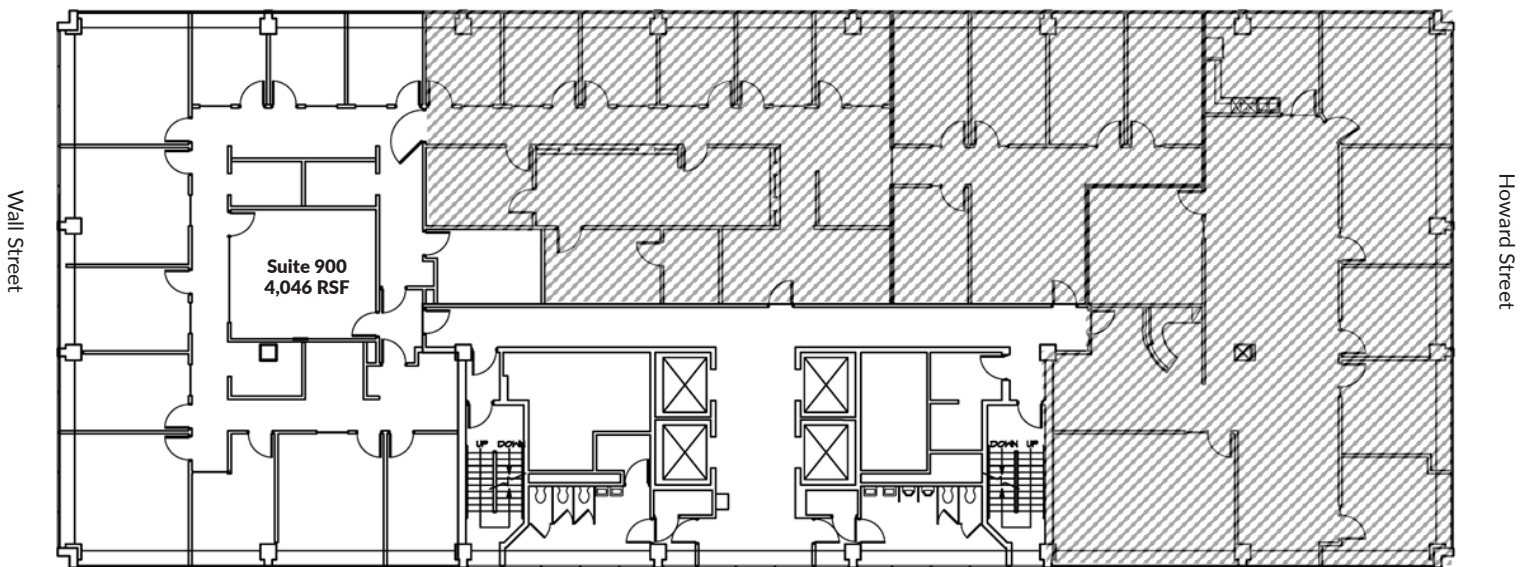
Suite #900

10+ offices

Conference room

14.24% load factor

Main Avenue



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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)
- #814 - 1,059 RSF \$18.00/RSF (\$1,589/mo)
- #818 - 1,551 RSF \$18.00/RSF (\$2,327/mo)
- #820 - 1,761 RSF \$18.00/RSF (\$2,642/mo)

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 NOW

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

Available NOW

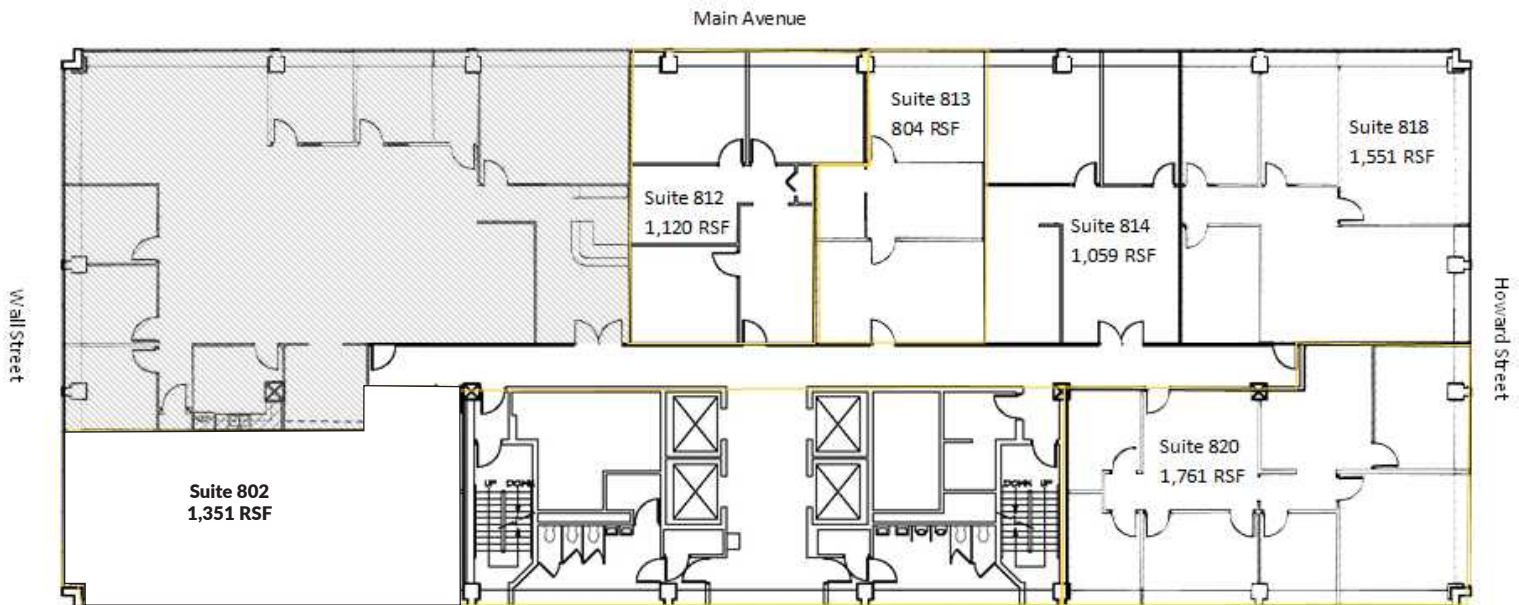
Suite #814
City views
Two offices
14.24% load factor

Available NOW

Suite #818
Three offices
Reception area
14.24% load factor

Available NOW

Suite #820
Multiple offices
Reception area
Break & Conference rooms
14.24% load factor



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7TH FLOOR

#700

3,034 RSF

\$18.00/RSF (\$4,551/mo)

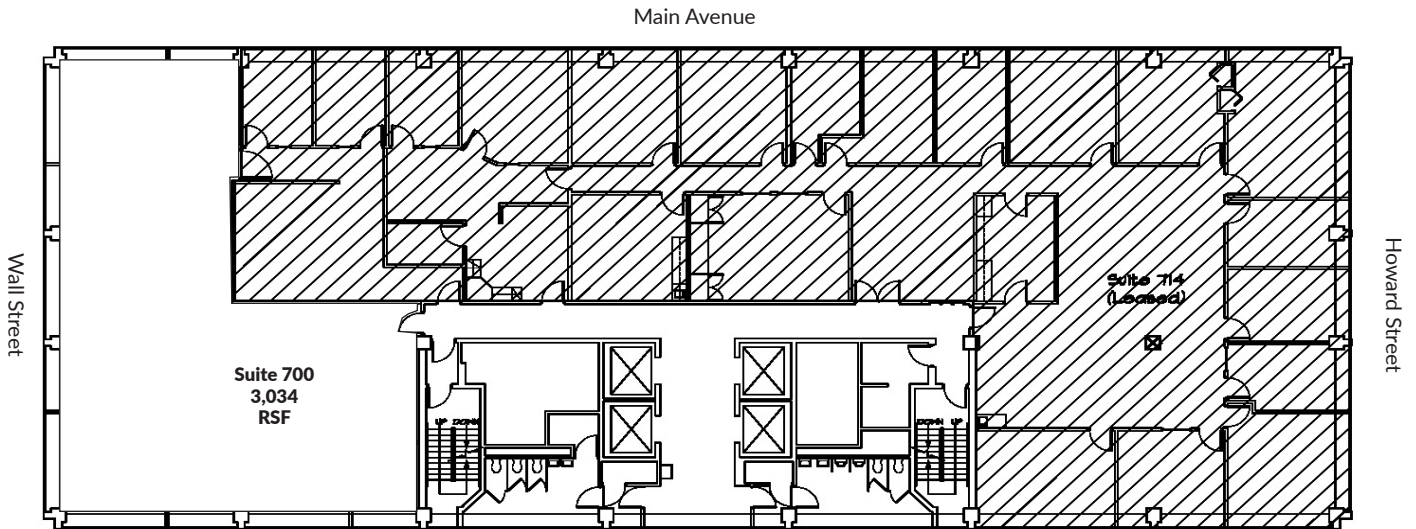
Available NOW

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

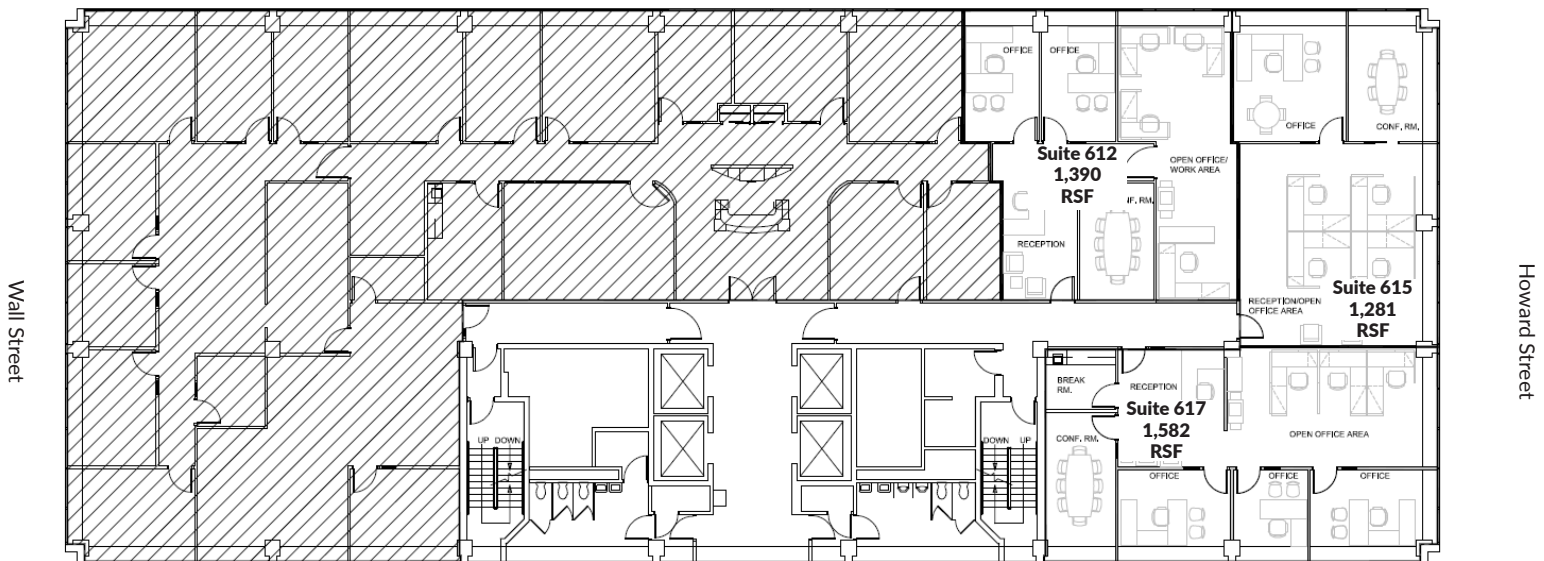
Available NOW

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

Main Avenue



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5TH FLOOR

#510 6,247 RSF \$18.00/RSF (\$9,371/mo)

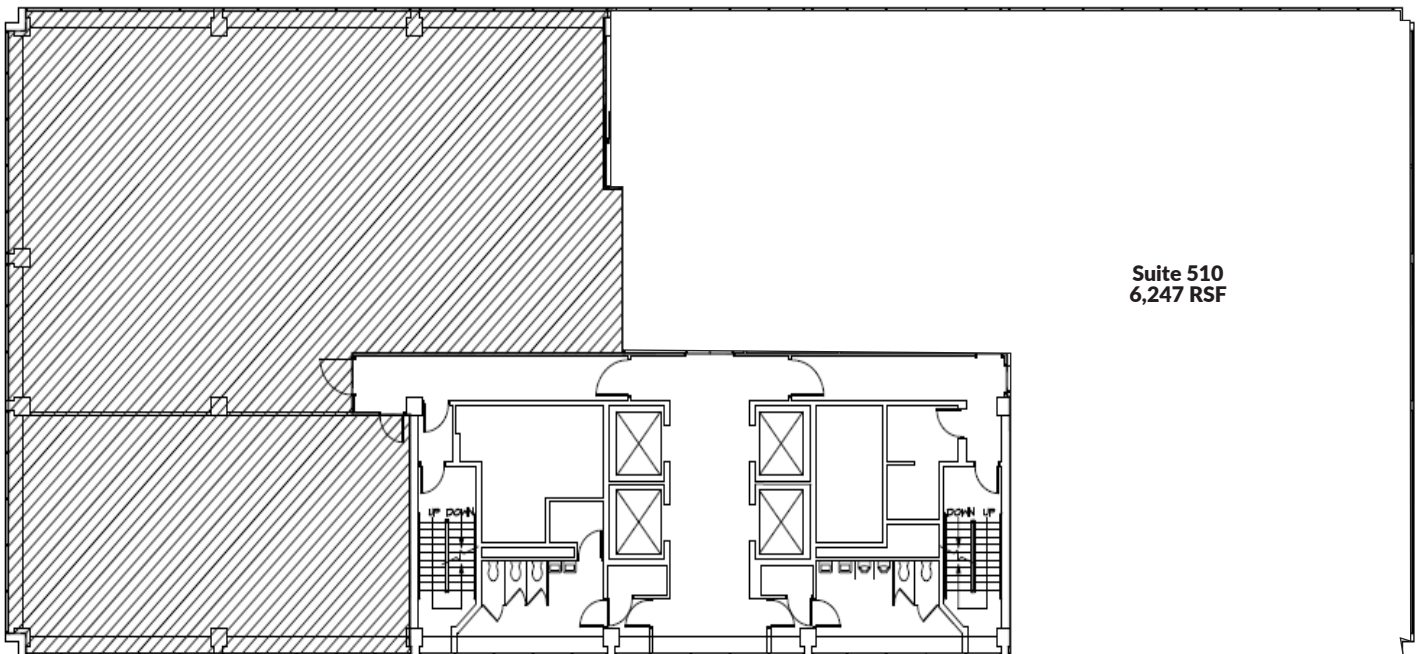
Available 4/1/2022

Suite 510

Open concept office

Large breakroom

14.24% load factor



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3RD FLOOR

#305 - 3,474 RSF \$18.00/RSF (\$5,211/mo)

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

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

Available NOW

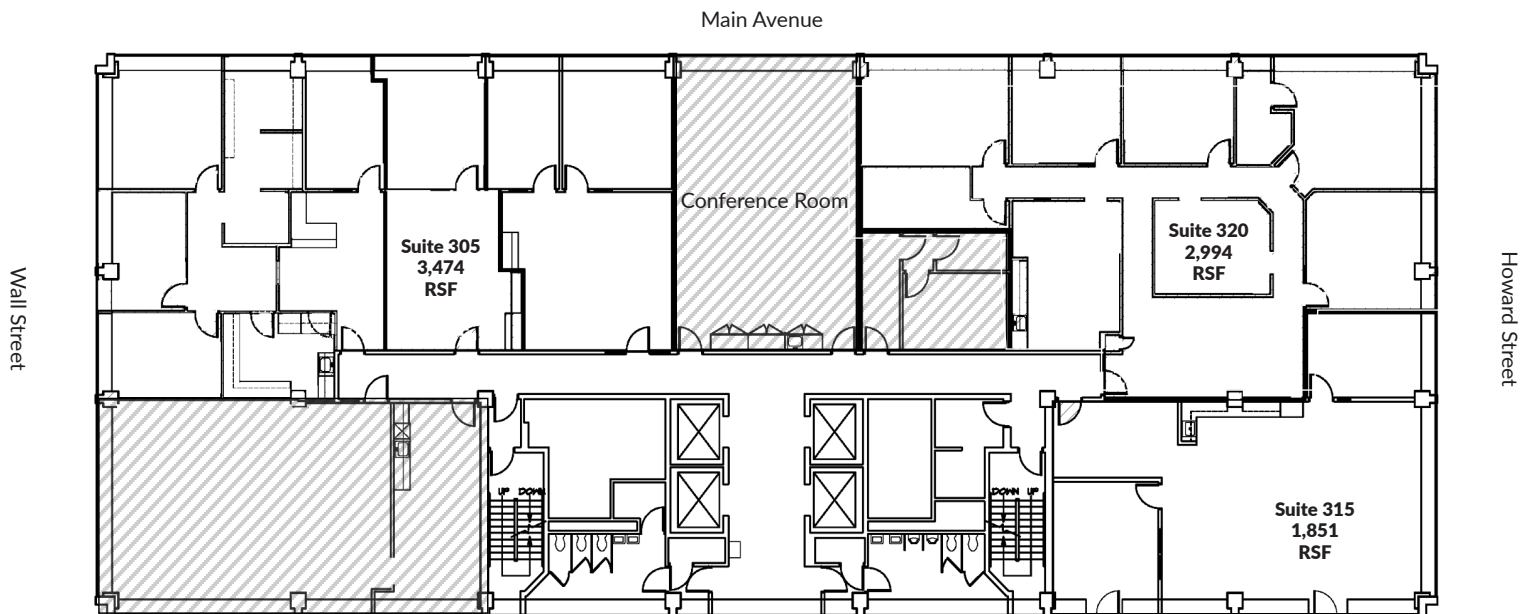
Suite 305
Eight Offices
Conference Room
Break Room
14.24% load factor

Available NOW

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

Available NOW

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



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Available 4/1/2022

Suite 200
Adjacent to Parkade via Skywalk
3 private offices
Open floor plan
Breakroom
14.24% load factor

Available NOW

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

Available NOW

Suite 203
Open floor plan
Skywalk Visibility
14.24% load factor

Available NOW

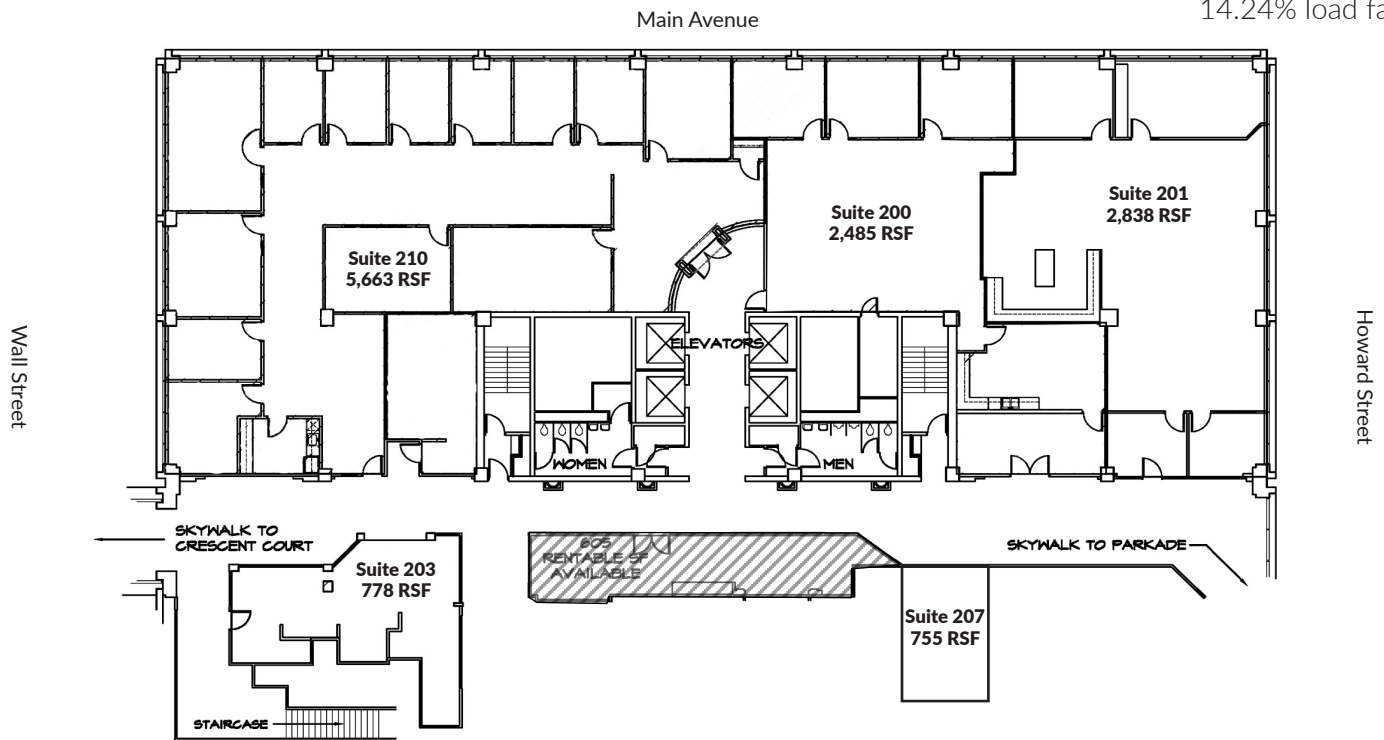
Suite 207
Skywalk visibility
Retail space
14.24% load factor

Available NOW

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

2ND FLOOR

- #200 - 2,485 RSF \$18.00/RSF (\$3,728/mo)
- #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)

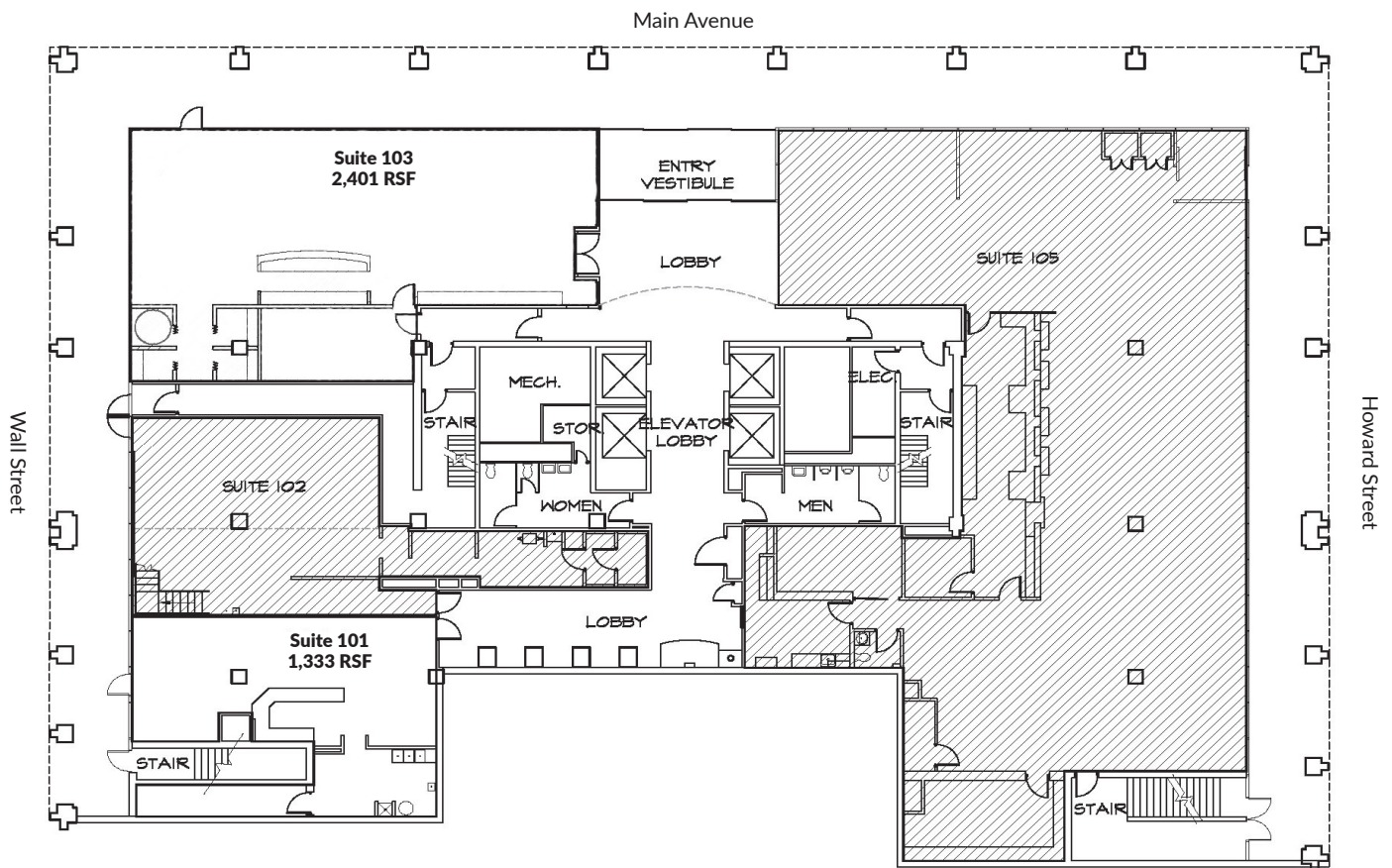
Available NOW

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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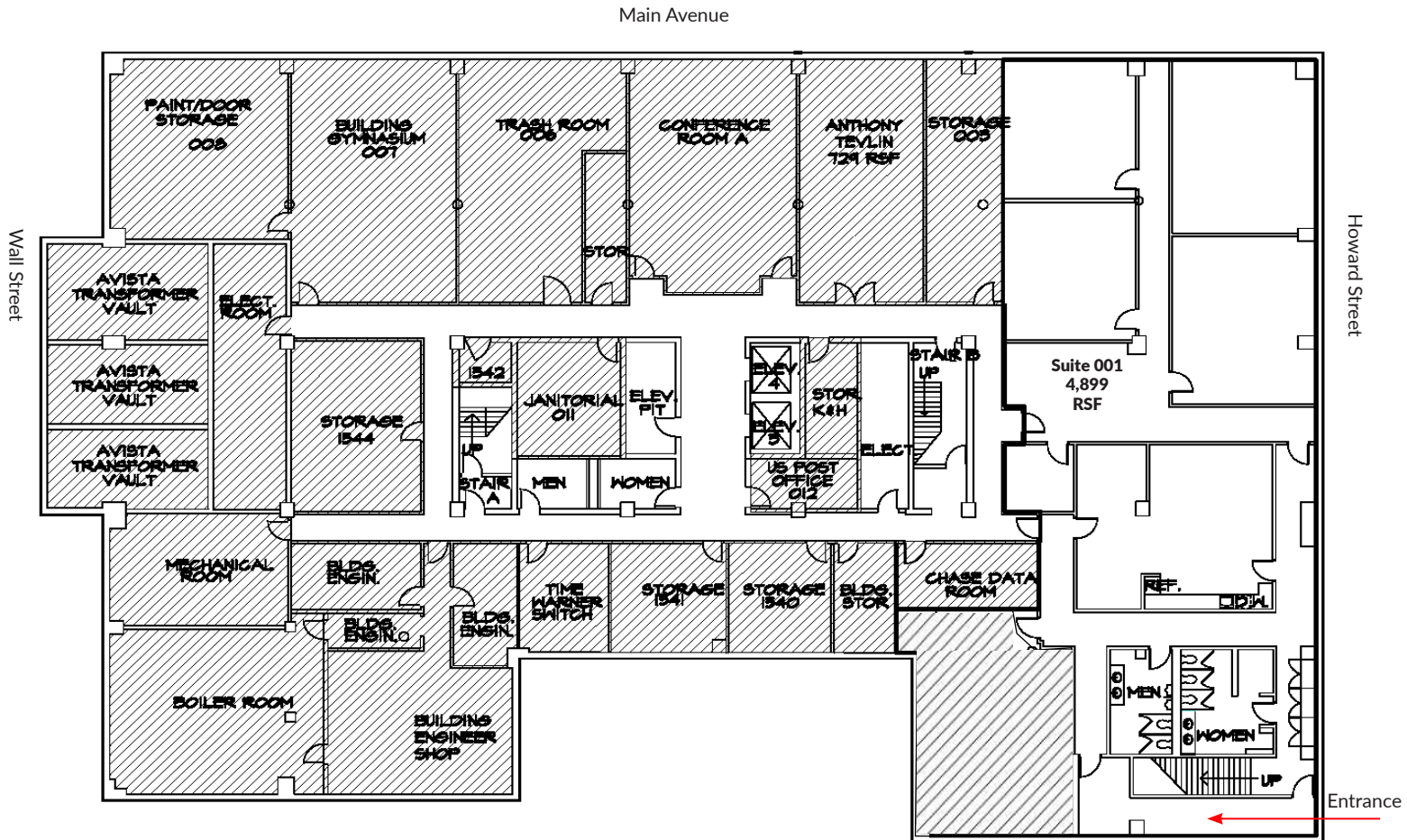
WHERE BUSINESS + CULTURE INTERSECT

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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