

FOR LEASE

CHASE BANK BUILDING

601 W Main Avenue | Spokane, WA 99201



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KIEMLEHAGOOD

PROPERTY OVERVIEW

CHASE BANK BUILDING FOR LEASE

One of Downtown Spokane's most recognizable addresses, the Chase Bank Building features Class A office layouts and high-visibility Main Avenue retail frontage available for lease. Located in the heart of Spokane's central business district with direct access to the Skywalk system and walkable proximity to shopping, dining, parks, and entertainment. Flexible suite configurations allow spaces to be tailored to a wide range of businesses. Tenant improvements, parking, building amenities, and negotiable lease terms are available now. Contact listing agent for a tour.



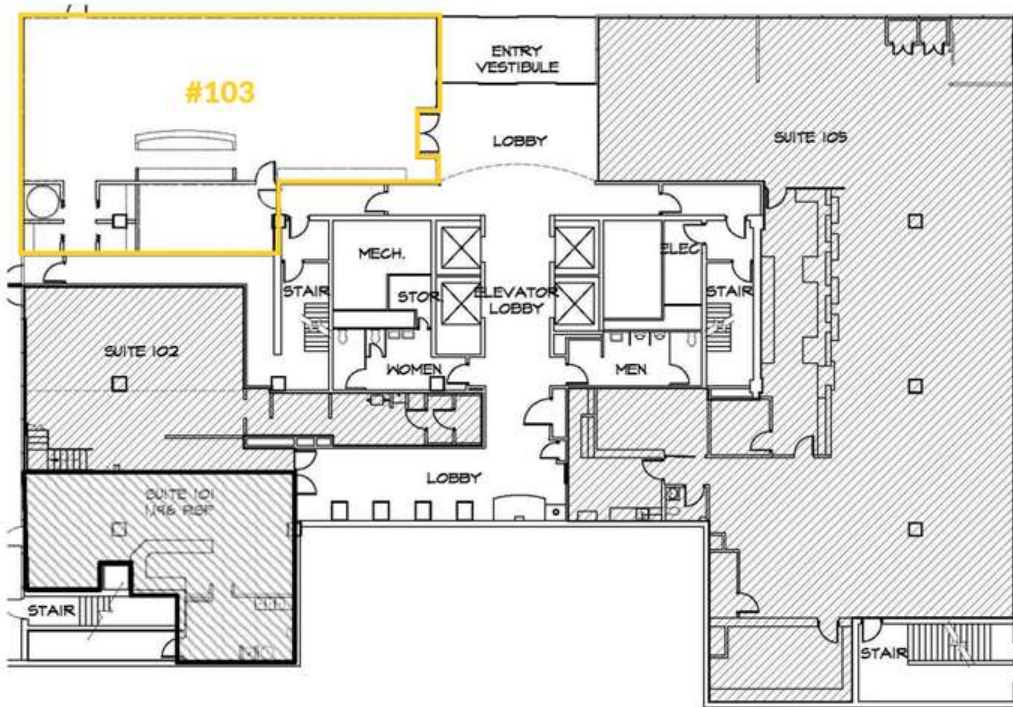
PROPERTY HIGHLIGHTS

- Secured access building common areas, floors & tenant suites
- Steps away from Riverpark Square, Riverfront Park, The Spokane Arena, The Podium, and One Spokane Stadium
- Connected via skywalk to covered parking (Parkade) with discounted monthly rates available
- Curbside access to the STA City Line, skywalk connection to STA Downtown Plaza
- Building conference rooms, fitness center and showers
- Onsite property management
- Jimmy John's and Thomas Hammer on street level
- Flexible office and retail opportunities with customizable build-outs
- Surrounded by restaurants, retail, and daily amenities



AVAILABLE SPACE

Location	Type	Rentable Square Feet
Lower Level	Office	± 4,899 RSF
Ground Floor	Retail	± 2,401 RSF
2nd Floor	Office / Retail	± 755 - ± 2,833 RSF
3rd Floor	Office (patio available)	± 1,500 - ± 4,800 RSF
5th Floor	Office	± 6,247 RSF
6th Floor	Office	± 1,200 - 4,500 RSF
7th Floor	Office	± 8,499 RSF
8th Floor	Office	± 3,519 RSF
9th Floor	Office	± 1,400 - 7,295 RSF
10th Floor	Office	± 1,459 - ± 11,520 RSF
13th Floor	Office	± 3,059 RSF



1st FLOOR

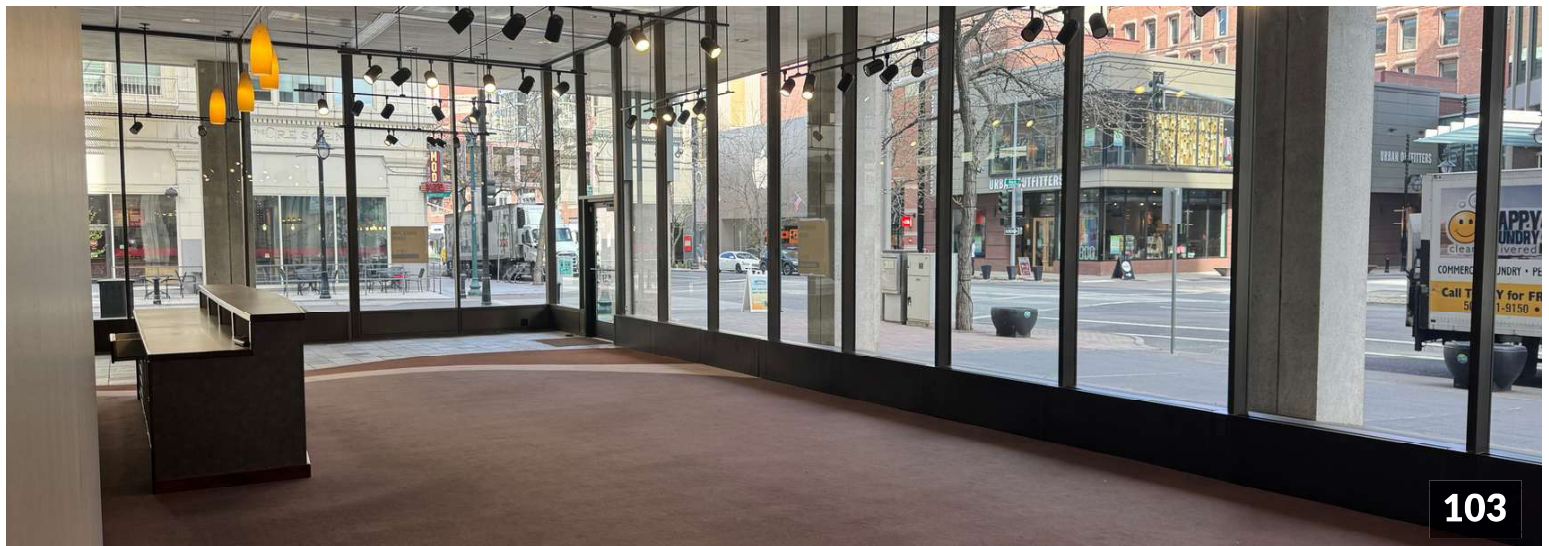
Suite 103 | RETAIL

Suite Size | $\pm 2,401$ RSF

Lease Rate | \$25 PSF /YR

Highlights |

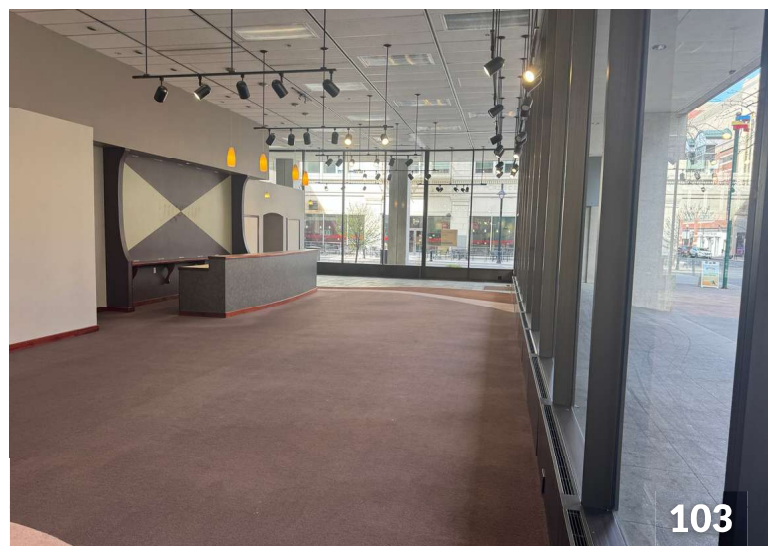
- Ground floor corner
- Incredible visibility along Main Avenue with prominent exterior building signage
- Well suited for restaurant or retail user
- Leasing incentives available
- Flexible lease terms



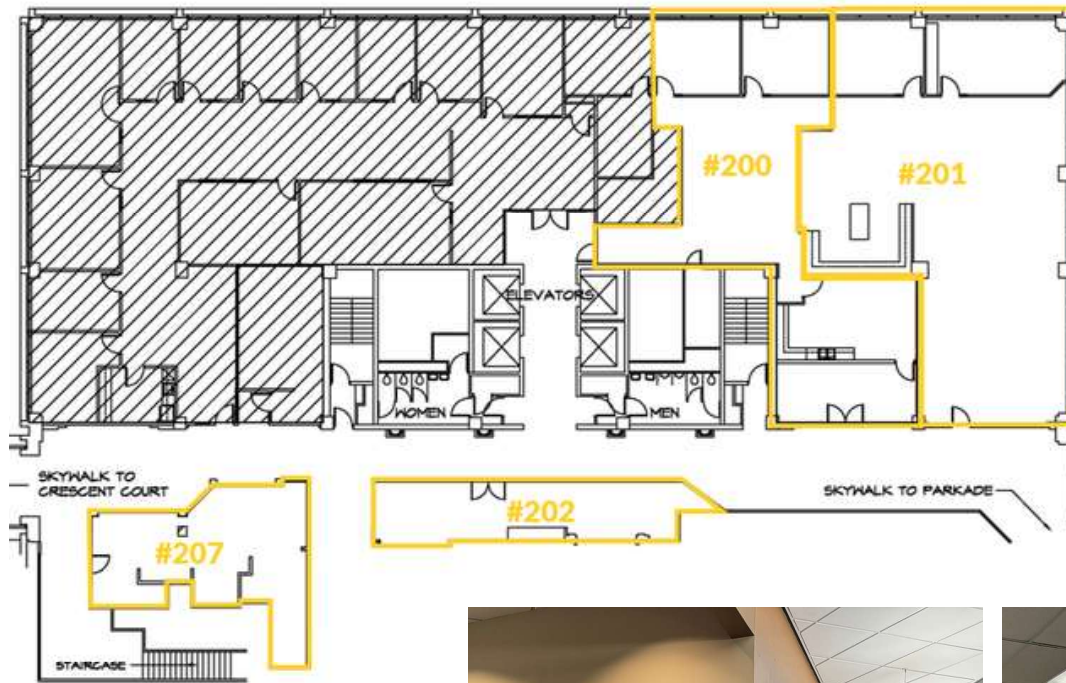
103



103



103



2nd FLOOR

Suite 200 | Retail/Office

Suite Size | $\pm 1,881$ RSF
(Contiguous up to $\pm 4,714$ RSF)

Lease Rate | \$19.00 PSF /YR

Suite 201 | Retail/Office

Suite Size | $\pm 2,883$ RSF
(Contiguous up to $\pm 4,714$ RSF)

Lease Rate | \$19.00 PSF /YR

Suite 202 | Retail

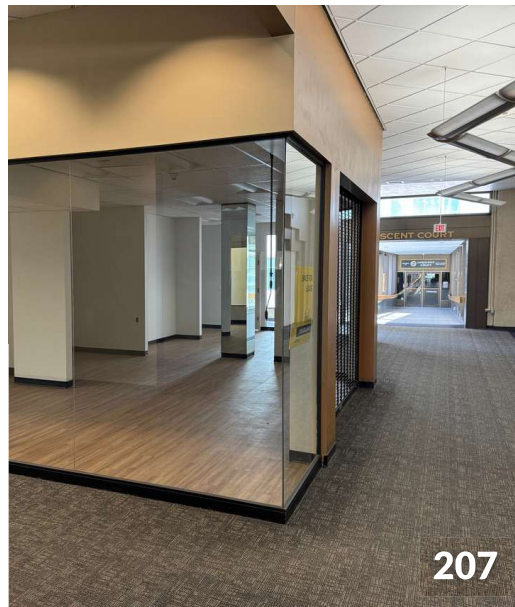
Suite Size | ± 605 RSF
Lease Rate | Negotiable

Suite 207 | Retail

Suite Size | ± 755 RSF
Lease Rate | Negotiable

Highlights |

- Leasing incentives and tenant improvements available
- Flexible lease terms



207



201



201

[VIEW LOCATION](#)



CHASE BANK BUILDING **FOR LEASE**



Riverfront Park | Gesa Pavillion

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201