

SPACE FOR LEASE

Class A Office Space Available in the Core of Downtown Spokane



WASHINGTON TRUST BANK TOWER EAST

601 West 1st Avenue | Spokane, Washington

LEASING INQUIRIES

CARL GUENZEL

509.755.7543 carlg@kiemlehangood.com

**KIEMLE
HAGOOD**

WASHINGTON TRUST BANK TOWER EAST

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PROPERTY HIGHLIGHTS

- New long-term ownership committed to capital projects
- Adaptable floor layouts
- New fitness center with showers and lockers
- 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
- Close to dozens of top tier retail and dining options
- Commuter-friendly proximity to I-90 and STA bus lines
- Prime location on 1st Avenue
- Parking: 1 stall per 1,000 SF



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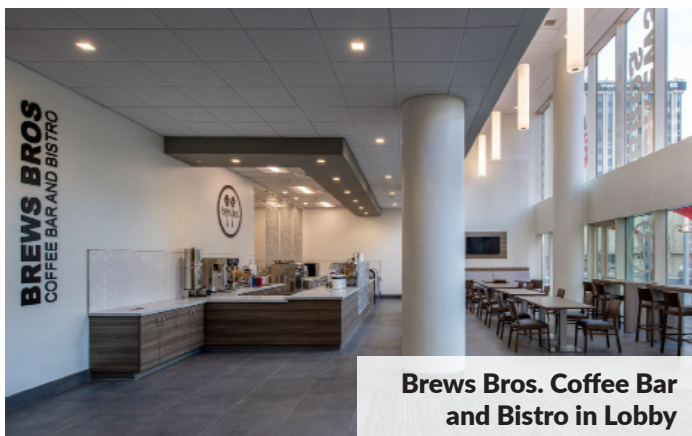
East Lobby



Conference Facilities



Parking Garage



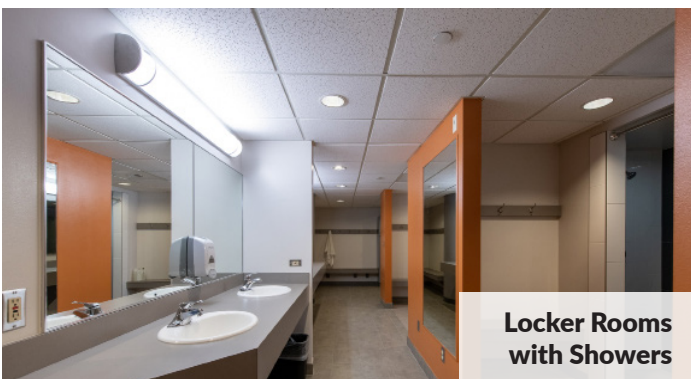
Brews Bros. Coffee Bar and Bistro in Lobby



Workout Facilities



Common Area



Locker Rooms with Showers

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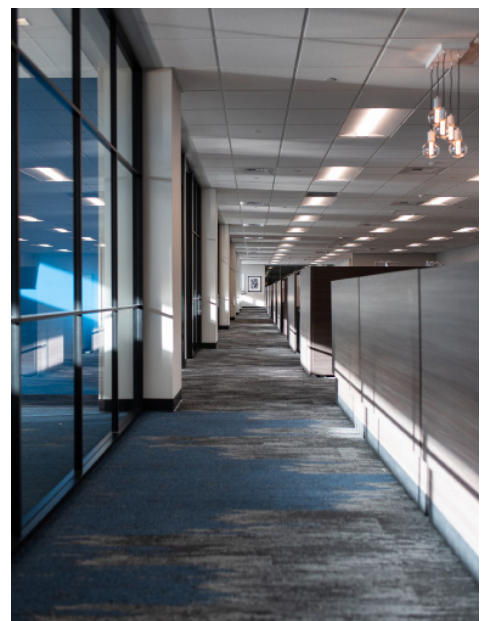
601 West 1st Avenue | Spokane, Washington

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B2	
B1	

Ground Level →

18	Mechanical
17	12,066 Rentable Square Feet - Available June 2025
16	Potlatch
15	Potlatch
14	Regus
13	MW Consulting
12	Washington Trust Bank
11	Washington Trust Bank and Potlatch
10	HMA CPA, PS
9	11,737 Rentable Square Feet
8	Randall Danskin, PS
7	11,737 Rentable Square Feet - Available April 2025
6	11,737 Rentable Square Feet
5	Engage
4	Engage
3	Washington Trust Bank
2	Washington Trust Bank
1	Building Lobby, Wells Fargo Bank Branch and Brews Bros.
B1	Conference Center and Meeting Rooms
B2	Workout Facilities, Locker Rooms and Building Storage

*Image not to scale and for marketing purposes only.



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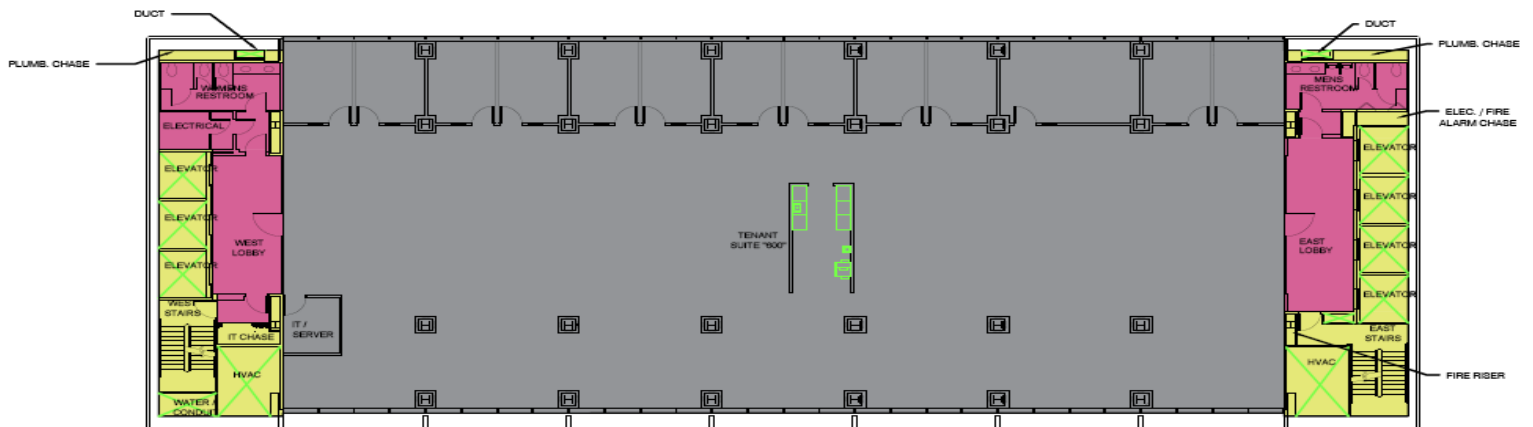
601 West 1st Avenue | Spokane, Washington

FLOOR 6

\$24.00 PSF, Full Service
±11,737 RSF

EXISTING FLOOR PLAN

Available NOW



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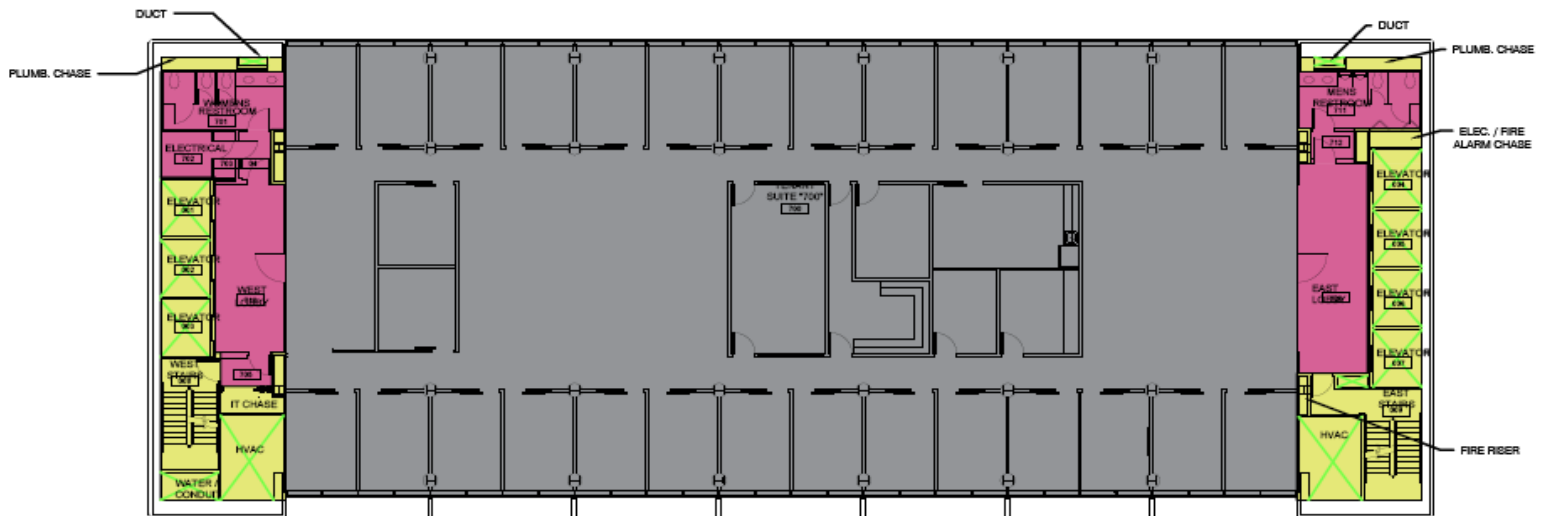
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FLOOR 7

\$24.00 PSF, Full Service
±11,737 RSF

EXISTING FLOOR PLAN

Available April 2025



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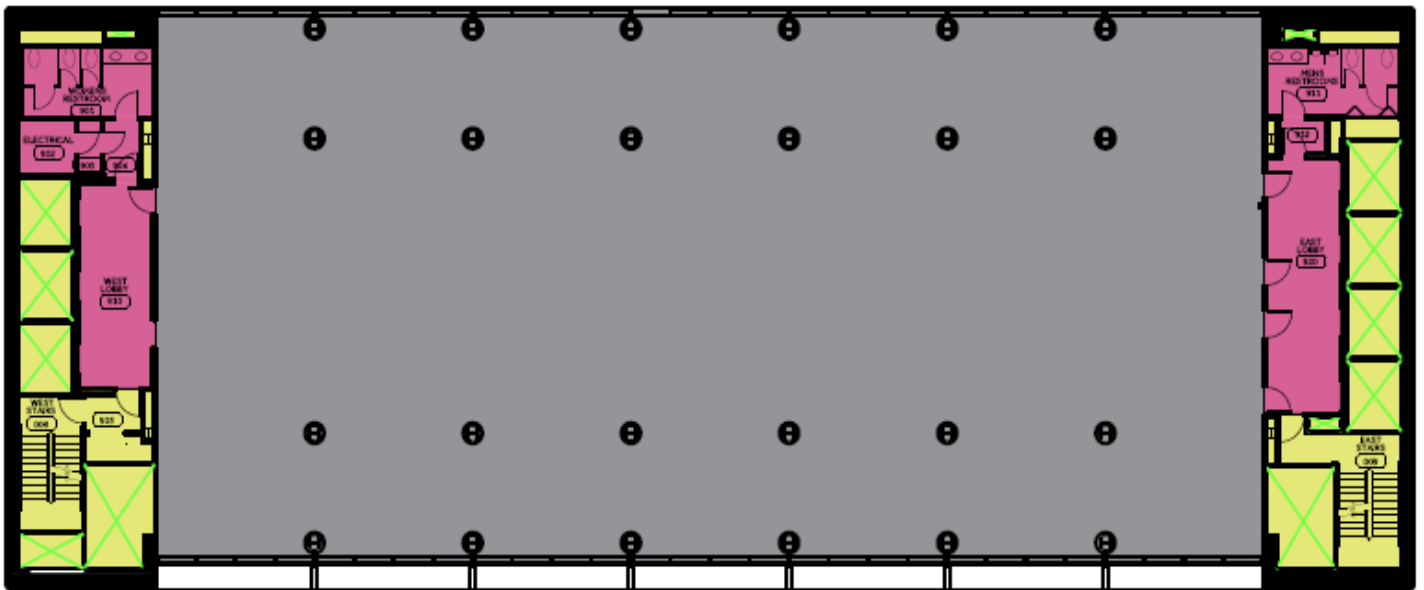
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FLOOR 9

\$24.00 PSF, Full Service
±11,737 RSF

EXISTING FLOOR PLAN

Available NOW



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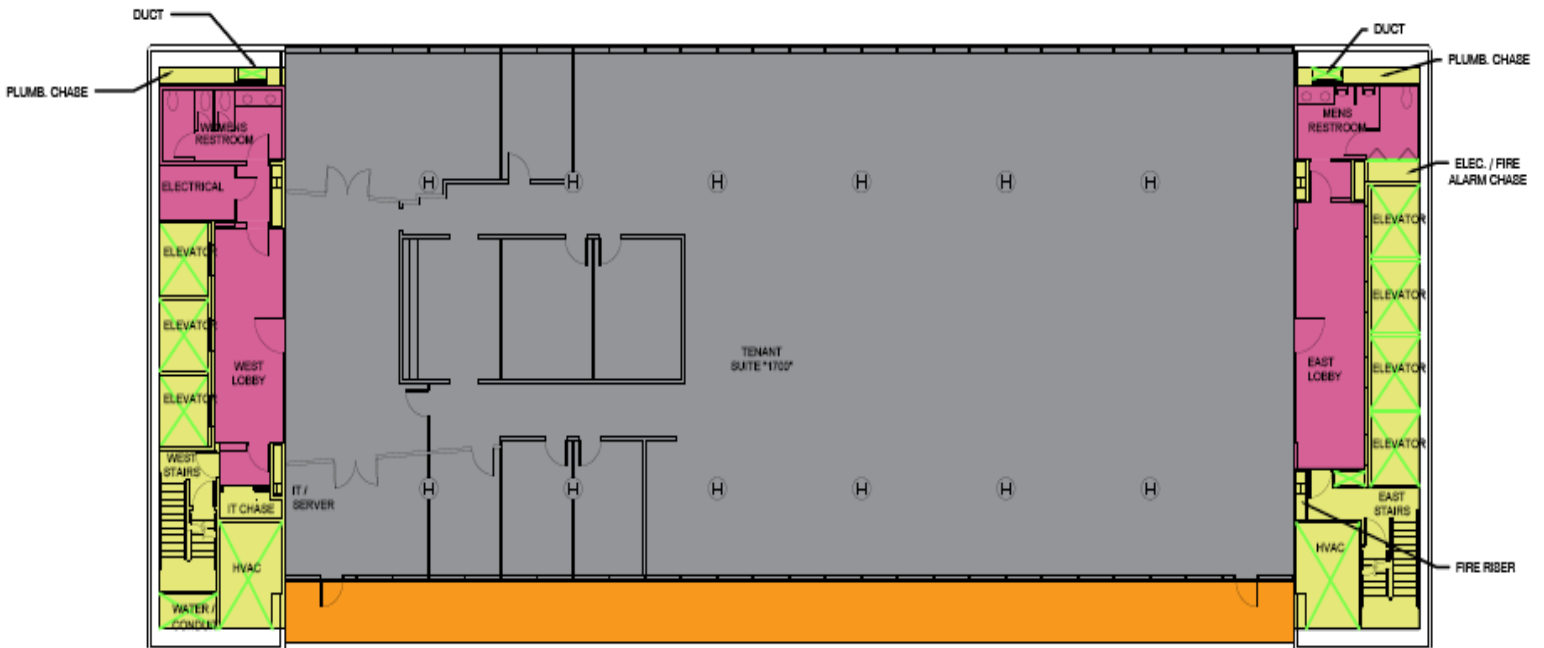
601 West 1st Avenue | Spokane, Washington

FLOOR 17

\$28.00 PSF, Full Service
±12,066 RSF

EXISTING FLOOR PLAN

Available June 2025



LEASING INQUIRIES

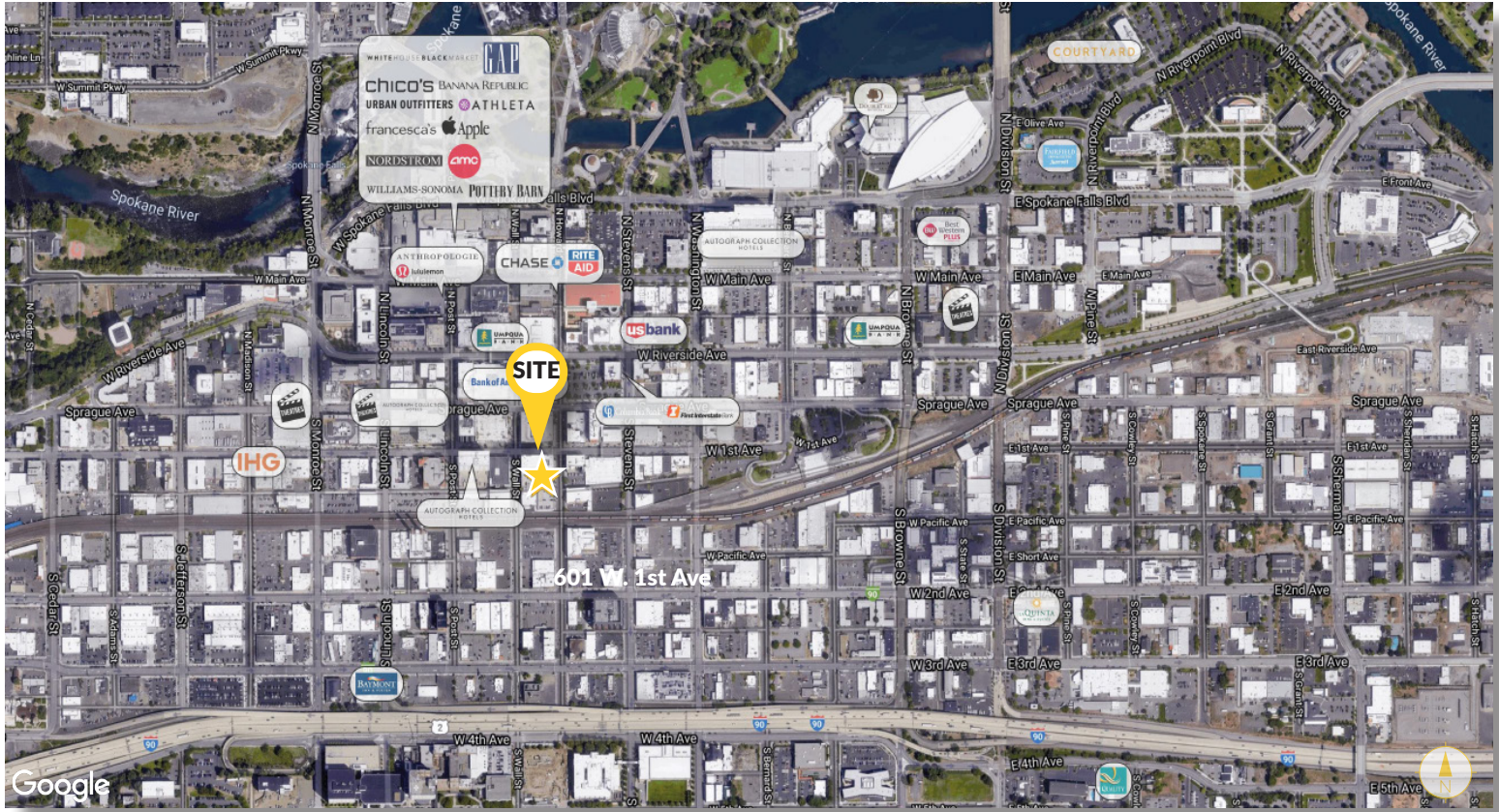
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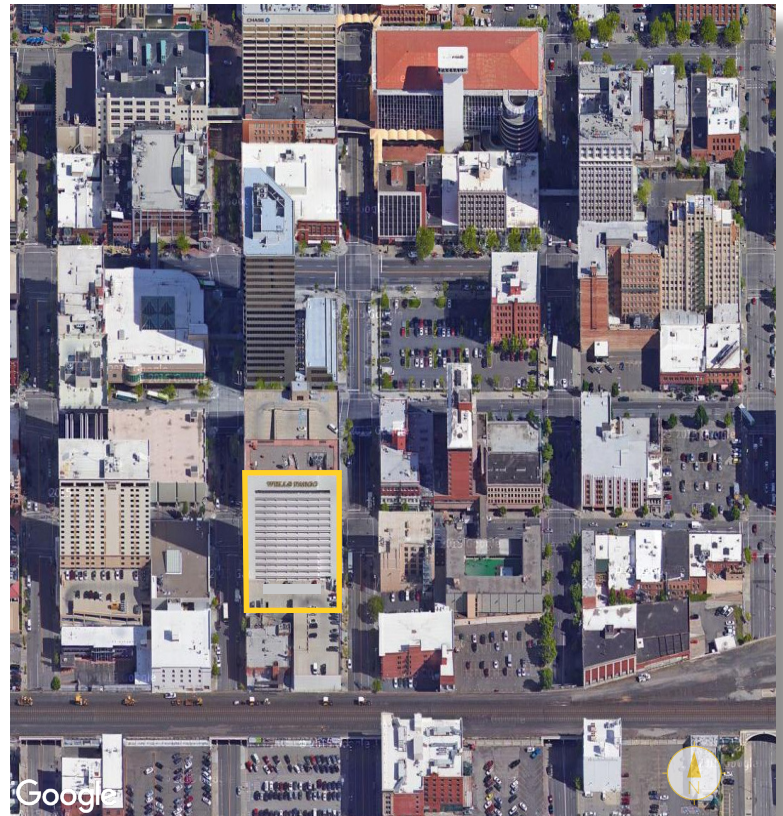


**OUTSTANDING
DOWNTOWN
LOCATION**



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