

**OFFICE BUILDING
FOR LEASE**

EMPIRE STATE BUILDING

905 W. Riverside Ave | Spokane, WA 99201

VIEW DRONE FOOTAGE

Exclusively listed by:

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbins@g-b.com



Property Summary

Description

The Empire State Building is a charming building with historical character located in the heart of Downtown Spokane. The property is directly across from the Federal Building and Post Office, and is only one block from RiverPark Square. This office building offers classic views of downtown and is within walking distance of Riverfront Park.



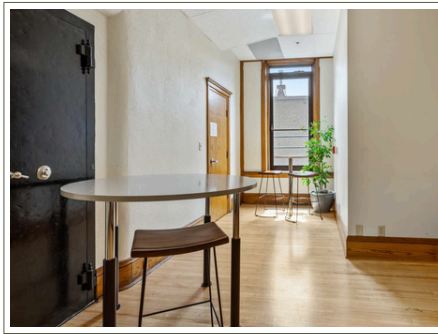
Available Spaces

SPACES	RATE	SIZE
SUITE 101	\$2,700/MONTH	1,845 SF
SUITE 208	\$430-3,150/MONTH	245 - 2,157 SF
SUITE 301	\$855/MONTH	595 SF
SUITE 302	\$695/MONTH	488 SF
SUITE 310	\$2,425/MONTH	1,619 SF
SUITE 316	\$575/MONTH	400 SF
SUITE 510	\$1,865/MONTH	1,262 SF
SUITE 601	\$1,650/MONTH AVAILABLE JULY 1, 2026	1,131 SF

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbs@g-b.com





Property Features



Multiple layouts for different office needs



Prime Location



Onsite Manager and Maintenance



Storage Room Available for Use



Building Lounge /Break Room



Building Conference Room

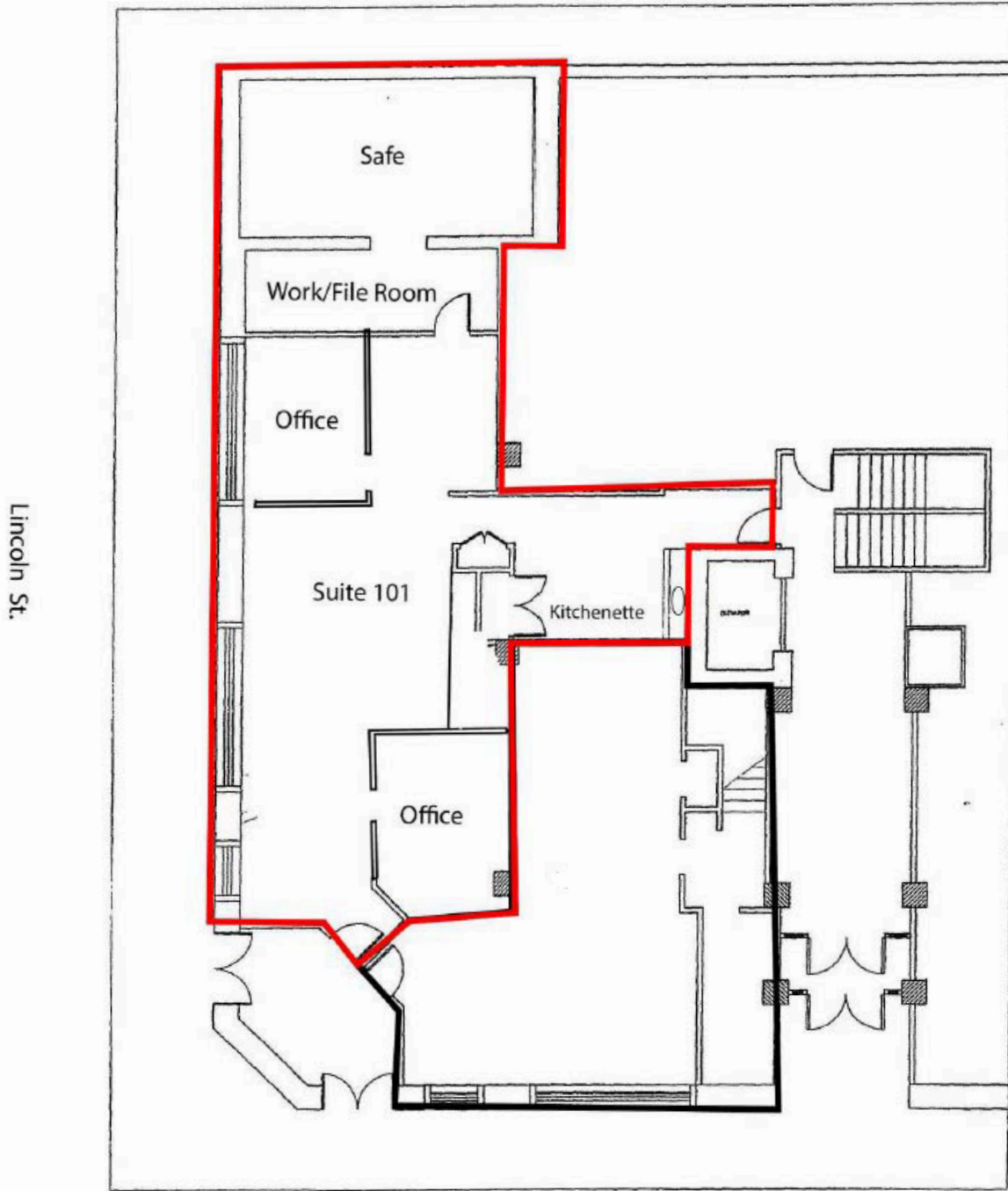


24/7 Access

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbs@g-b.com

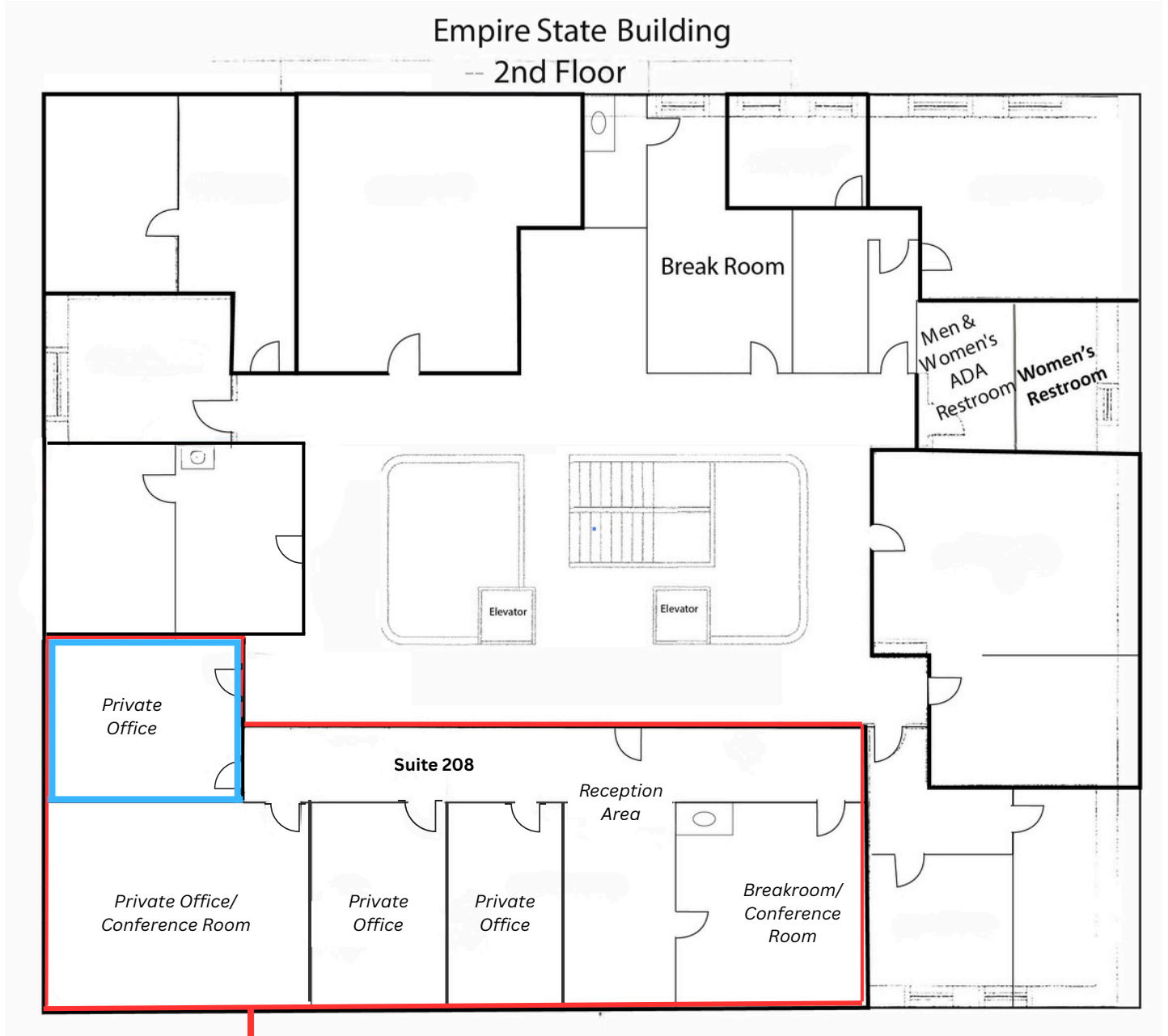




Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbsins@g-b.com





Suite 208 can be demised

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbsins@g-b.com





Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbsins@g-b.com

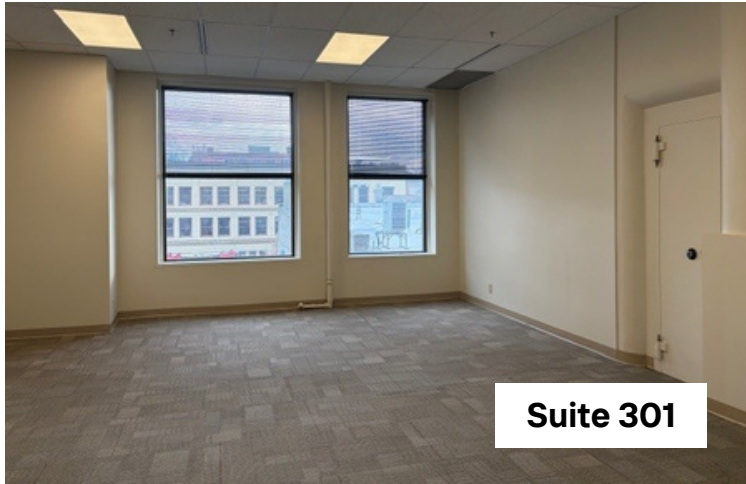




Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbsins@g-b.com

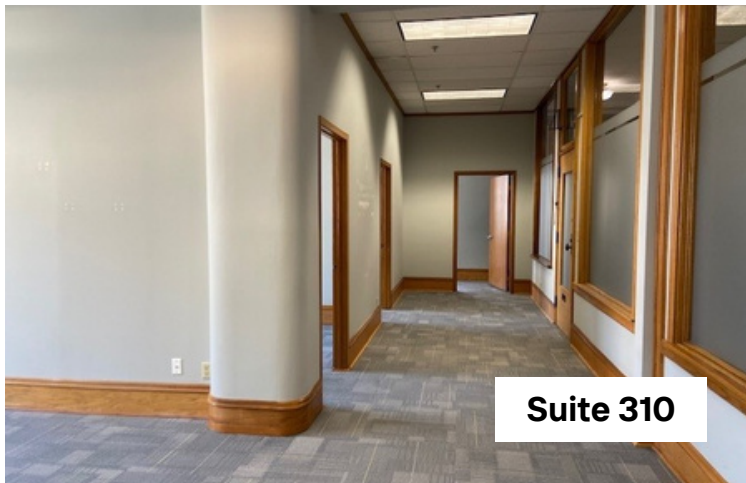




Suite 301



Suite 302



Suite 310



Suite 310



Suite 316

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbs@g-b.com





Suite 510



Suite 510

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbsins@g-b.com





GREAT WESTERN BLDG.

6TH FLOOR



Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbs@g-b.com



LOCATION OVERVIEW

Spokane, Washington



International Events



Outdoor Activities



Entertainment

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbs@g-b.com





AERIAL MAP

General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.

Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes.

Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.

Alicia Barbieri
President
509.344.4902
alicia.barbieri@g-b.com

JJ Robbins
Commercial Broker &
Leasing Manager
509.344.4915
jj.robbins@g-b.com

