

The OCH
For Lease

NAIBlack



221 N. Wall Street

Spokane, WA 99201

Property Features:

- Space Available:
 - 1,040 – 60,000 SF ± Available.
- Great location in the heart of downtown.
- Adjacent to River Park Square & Across the street from River Front Park.
- Major renovations underway in common areas, EXOS designed fitness facility, conference room, bike locker, elevators & mechanical.
- Located in an Opportunity Zone.
- Future Rooftop Access.

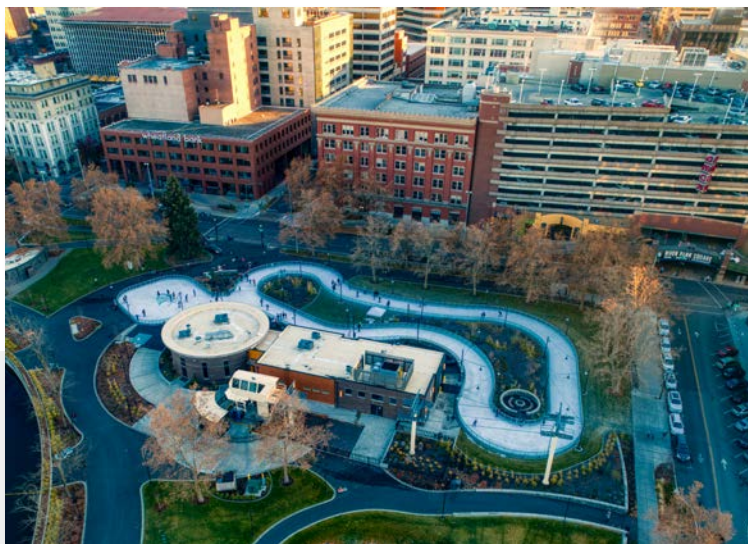
For More Information, Contact:

Jon Jeffreys, SIOR

509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR

509.622.3538 • cbell@naiblack.com

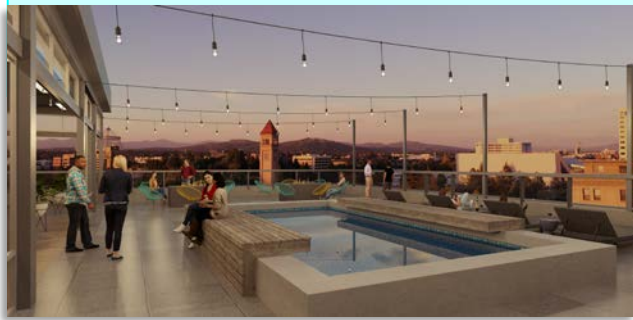


Black Commercial, Inc.

801 W. Riverside Ave., Suite 300 - Spokane, WA 99201

+1 509 623 1000 naiblack.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



Potential Rooftop Expansion

Floor/ Suite	RSF	Pricing
1 - #100	1,488	\$22.00/SF NNN
1 - #127	3,142	\$22.00/SF NNN
2 - #201	8,669 – 11,558	\$21.00/SF FS
2 - #202	2,567 – 11,558	\$21.00/SF FS
3 - #310	5,935	\$21.00/SF FS
3 - #322	1,500 - 3,883	\$21.00/SF FS
3 - #324	2,269	\$21.00/SF FS
3 - #344	3,155	\$21.00/SF FS
4 - Entire Floor	5,000 -18,498	\$21.00/SF FS
5 - Entire Floor	10,000 -18,713	\$21.00/SF FS
6 - #624	6,016	\$21.00/SF FS
6 - #646	1,391	\$21.00/SF FS

			6
			5
			4
			3
			2
Street Level Retail			1



For More Information, Contact:

Jon Jeffreys, SIOR

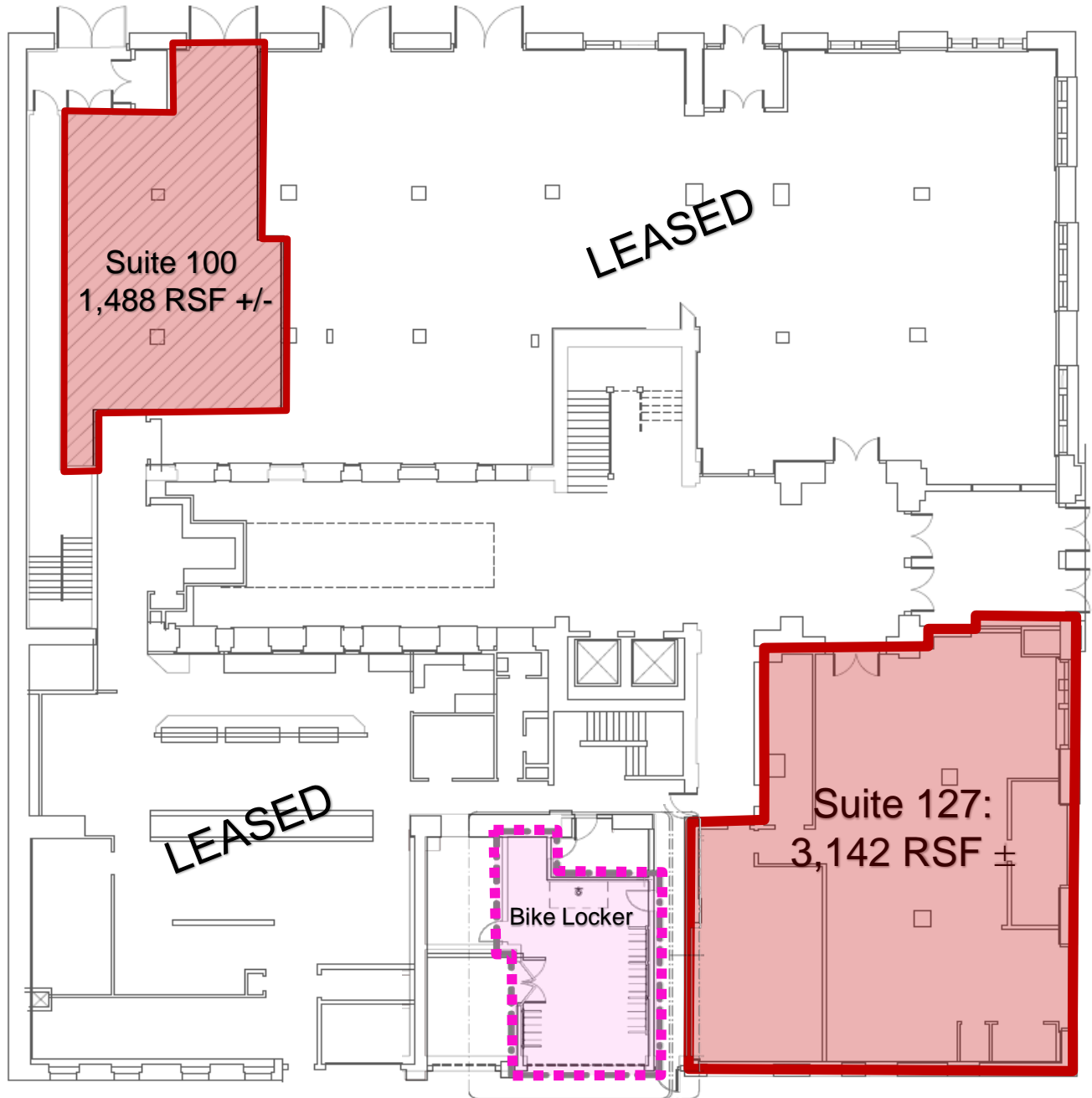
509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR

509.622.3538 • cbell@naiblack.com

The OCH

Retail/Restaurant Space For Lease



For More Information, Contact:

Jon Jeffreys, SIOR
509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR
509.622.3538 • cbell@naiblack.com

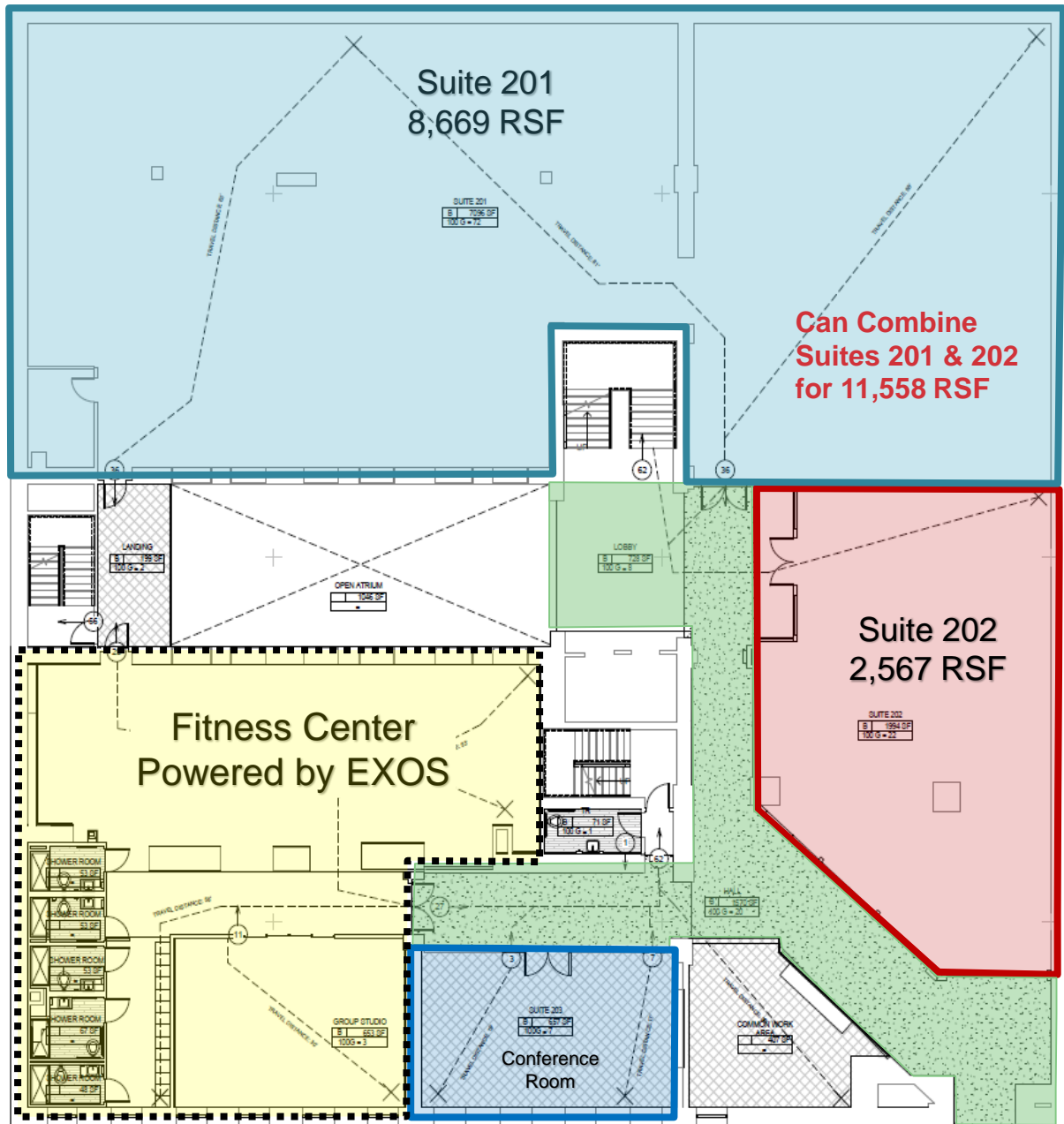
NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

• **By e-mail:** Maryl@commercialmls.com | Subject Line: Copyright Concern
• **By mail:** Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034
If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

The OCH For Lease



Second Floor: 2,567 – 11,558 RSF



For More Information, Contact:

Jon Jeffreys, SIOR
509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR
509.622.3538 • cbell@naiblack.com

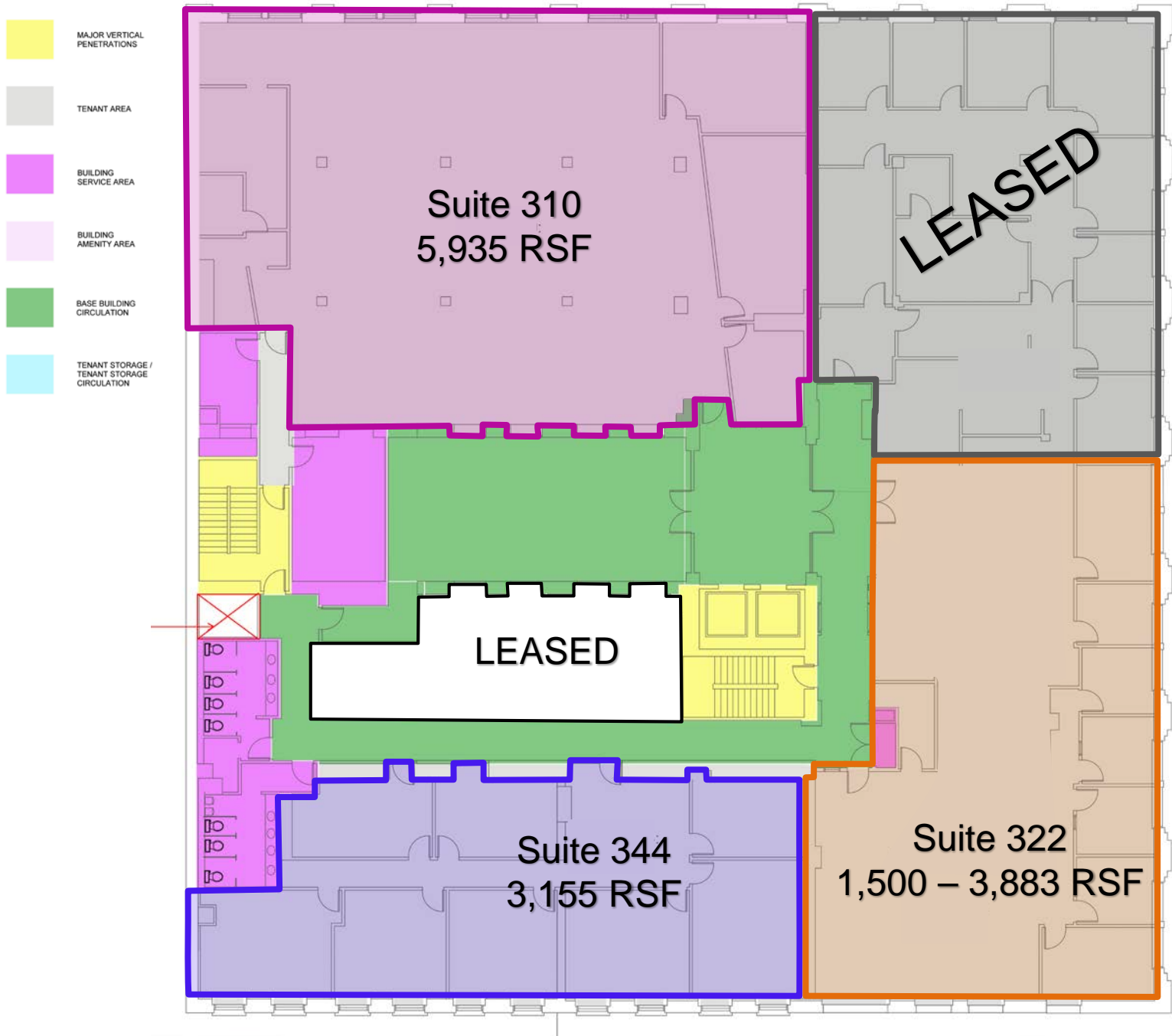
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.
801 W. Riverside Ave., Suite 300
Spokane, WA 99201
+1 509 623 1000
naiblack.com

The OCH For Lease



Third Floor: 1,500 – 7,038 RSF



For More Information, Contact:

Jon Jeffreys, SIOR
509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR
509.622.3538 • cbell@naiblack.com

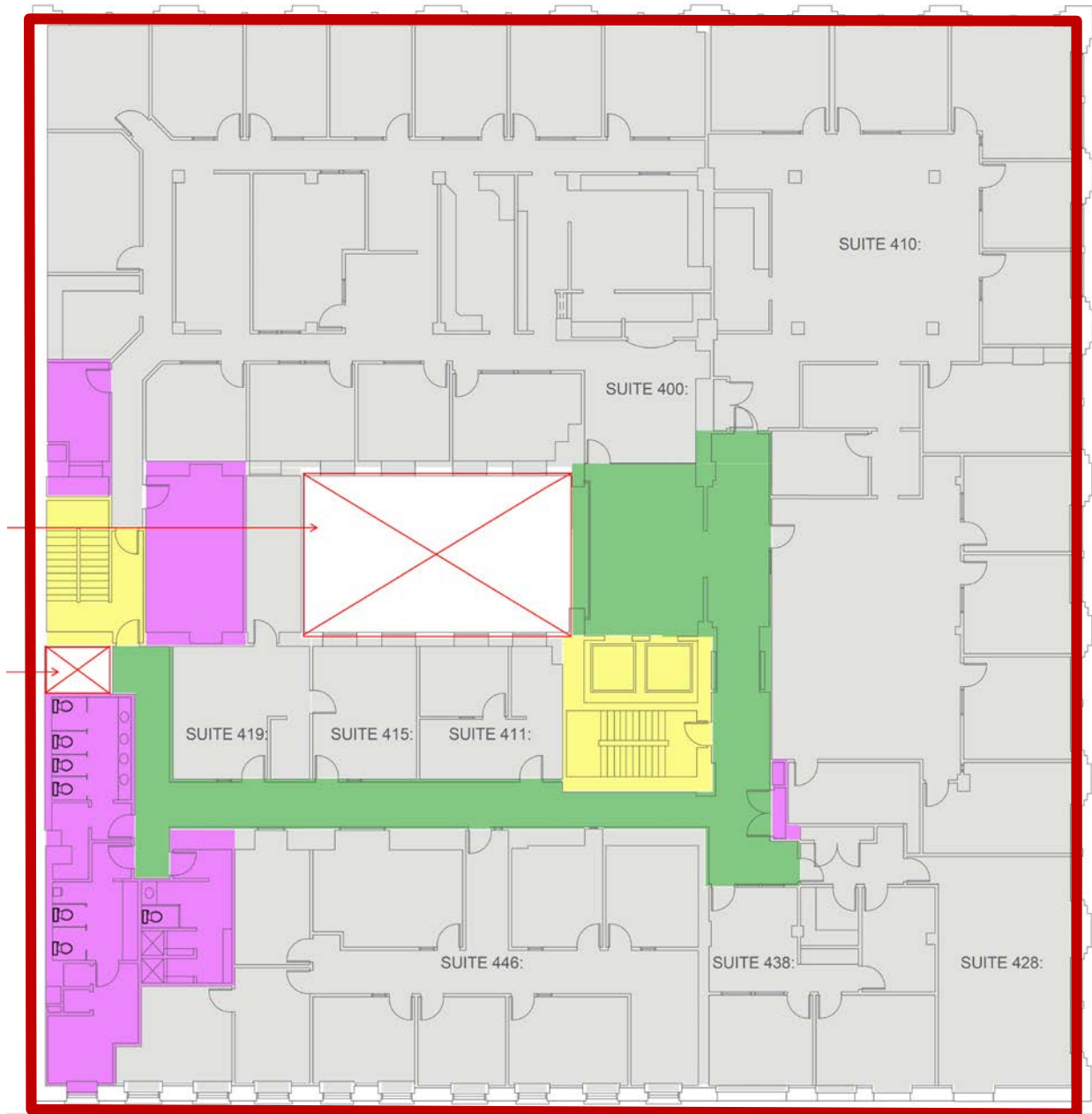
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

The OCH For Lease



Fourth Floor: 5,000 – 18,498 RSF

- MAJOR VERTICAL PENETRATIONS
- TENANT AREA
- BUILDING SERVICE AREA
- BUILDING AMENITY AREA
- BASE BUILDING CIRCULATION
- TENANT STORAGE / TENANT STORAGE CIRCULATION



For More Information, Contact:

Jon Jeffreys, SIOR
509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR
509.622.3538 • cbell@naiblack.com

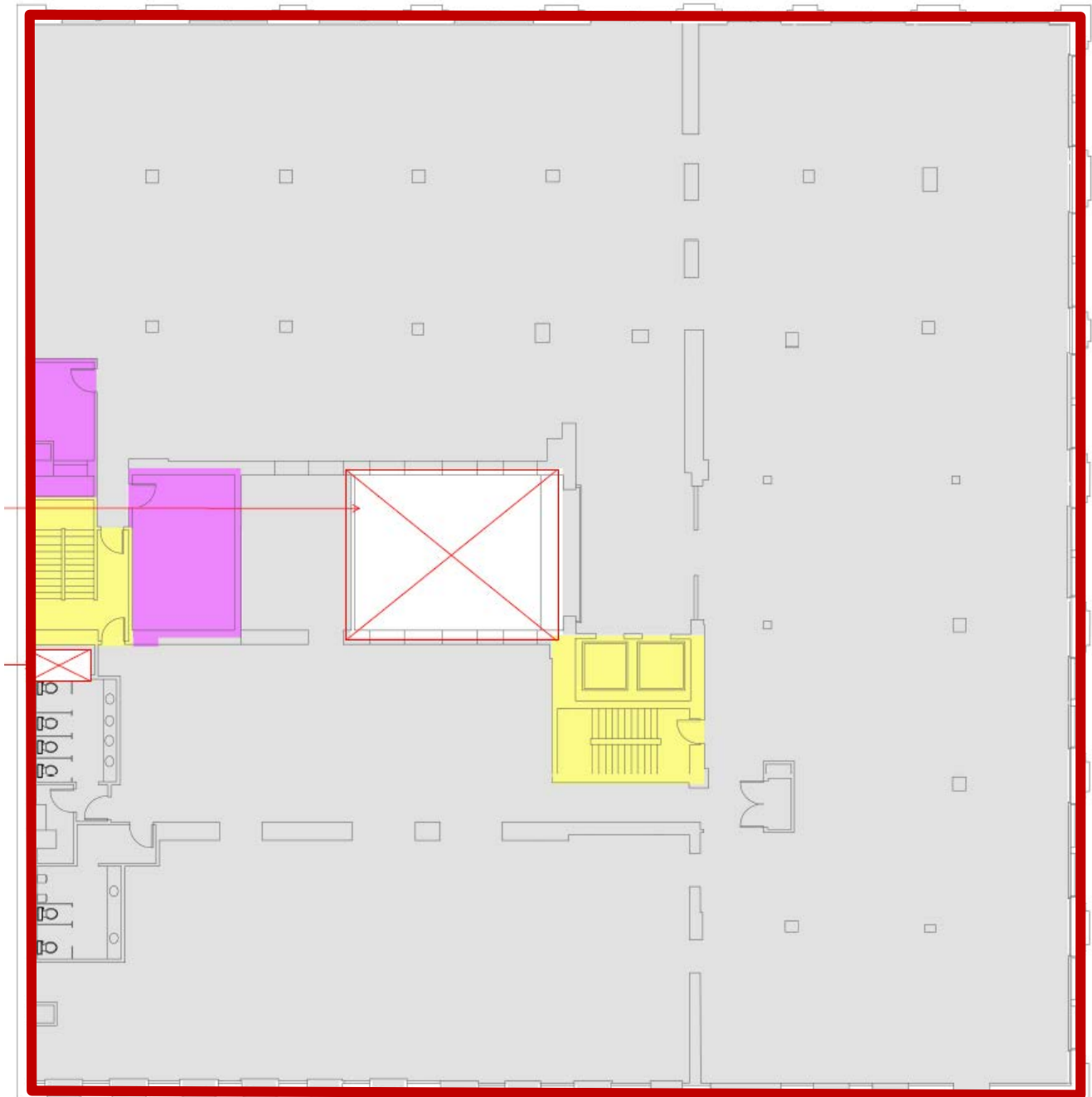
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.
801 W. Riverside Ave., Suite 300
Spokane, WA 99201
+1 509 623 1000
naiblack.com

The OCH
For Lease



Fifth Floor: 10,000 – 18,713 RSF



For More Information, Contact:

Jon Jeffreys, SIOR
509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR
509.622.3538 • cbell@naiblack.com

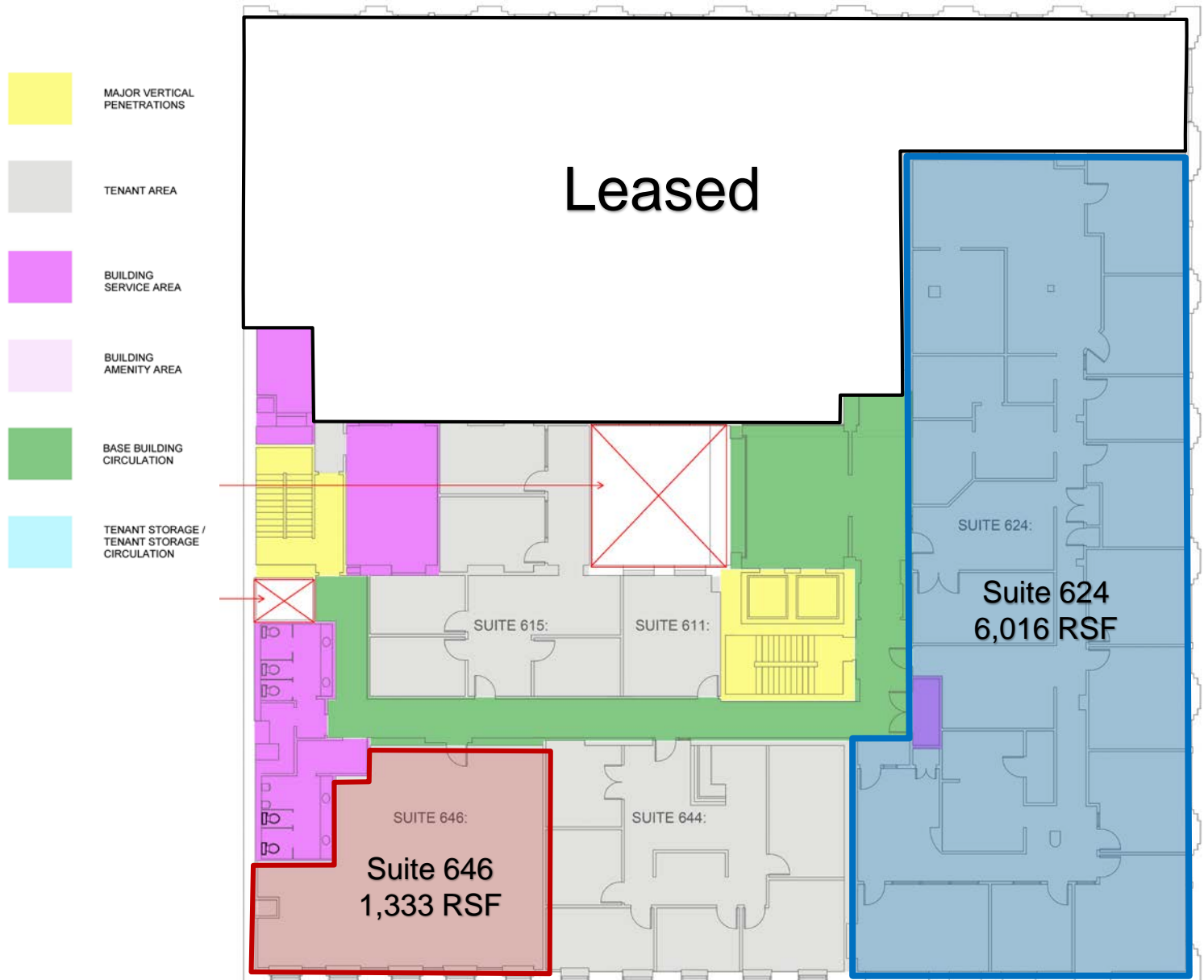
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.
801 W. Riverside Ave., Suite 300
Spokane, WA 99201
+1 509 623 1000
naiblack.com

The OCH For Lease



Sixth Floor - 1,333 – 6,016 RSF



For More Information, Contact:

Jon Jeffreys, SIOR
509.622.3566 • jjeffreys@naiblack.com

Chris Bell, SIOR
509.622.3538 • cbell@naiblack.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.
801 W. Riverside Ave., Suite 300
Spokane, WA 99201
+1 509 623 1000
naiblack.com