

# OFFICE SPACE AVAILABLE

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## THE PAULSEN CENTER

421 West Riverside  
Spokane, WA 99201

LOCATION: Suite 102

SIZE: Approximately 1,305 rentable square feet

RENT: \$1,849.00 per month – modified gross (excludes janitorial)

PARKING: Landlord to contribute towards parking costs based on negotiated lease terms.

### TENANT IMPROVEMENTS:

- ❖ Retail space next to main entrance of Riverside
- ❖ Entrances from street and building
- ❖ High ceilings
- ❖ Plumbing for sinks
- ❖ Can be renovated to meet needs of tenant

### BUILDING AMENITIES:

- ❖ A Landmark Downtown Spokane Building
- ❖ Skywalk to Shopping, Restaurants, and Services
- ❖ Post Office and Postal Service within Building
- ❖ Four Conference Rooms Available
- ❖ Joggers Showers for Tenant Use
- ❖ Fitness Center for Tenant Use
- ❖ On-site Management Office
- ❖ On-site deli serving breakfast and lunch
- ❖ Dry Cleaning drop off/pick up service
- ❖ Shoeshine Service

For additional information, contact:  
Lisa Dowers at Paulsen Center Management Office  
(509) 624-6788 or 995-3121

[lisadowers@paulsencenter.com](mailto:lisadowers@paulsencenter.com) \* [www.paulsencenter.com](http://www.paulsencenter.com)