

# SPACE FOR LEASE



## COMMERCIAL OFFICE SUITE

### SUITE F1

Rent:	\$1,600 per month
Expense:	Tenant pays internet/data/cable/janitorial
Usable SF:	±780 USF
Rentable SF:	±913 RSF



## CORNERSTONE OFFICE BUILDING

761 N. Thornton Street  
Post Falls, ID 83854

[View  
Location](#)



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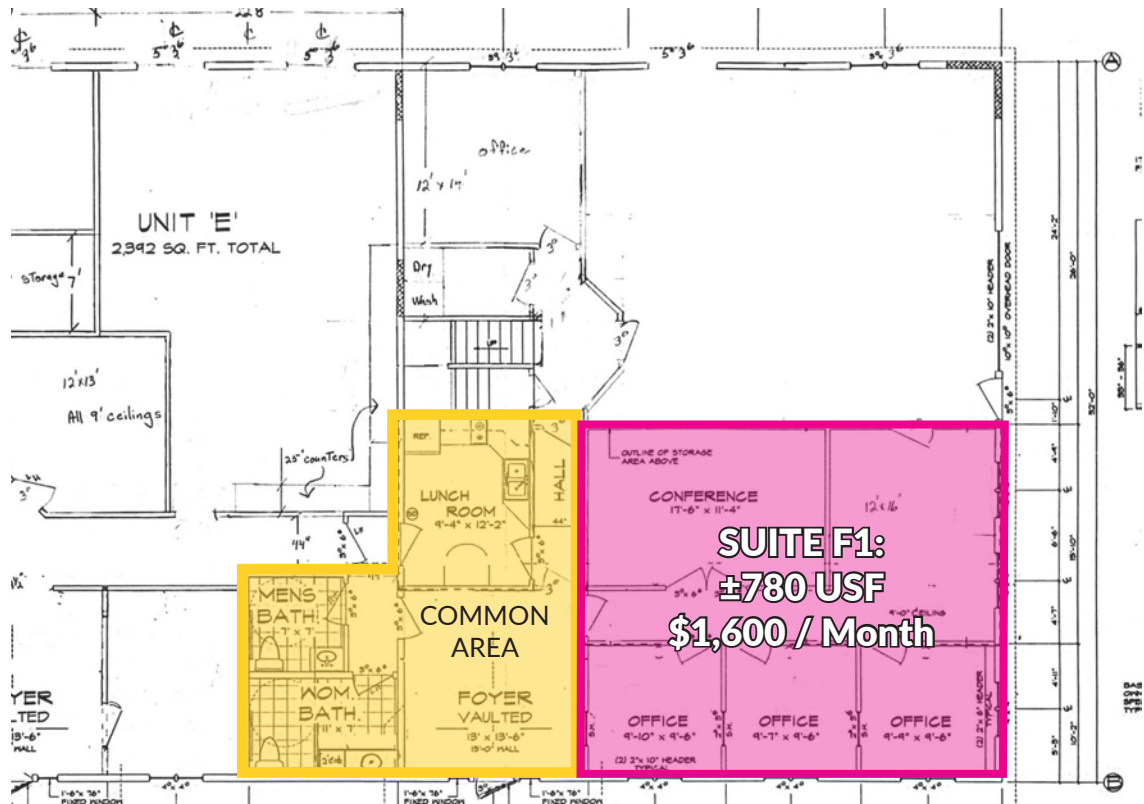
**KIEMLE  
HAGOOD**

# Floor Plans

761 N. Thornton Street | Post Falls, ID

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\*Tenant may set up reception area in common area foyer for their use





- Lease rates already include common area expenses
- Tenants pay their own janitorial, routine interior repairs and maintenance and their own utilities
- 3+ year lease term preferred
- Every suite has direct access to/from parking lot
- Suites offered as-is, but improvements may be considered
- Separate gas and electricity meters (Avista)
- Water and sewer are master metered (City of Post Falls)
- High speed internet available
- Desirable parking (approx. 47 unreserved spaces) and good access
- Flexible design/layout can accommodate office, medical, service or secondary retail/wholesale
- Project currently includes 6 suites totaling ±11,000 SF
- Existing tenants include photography, salon, education and construction related
- Well maintained, owner-managed property
- Shown by appointment, with advance notice

## Cornerstone Office Building

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## Property Highlights

Easy access to Highway 41 and I-90

Located just off E. Mullan Avenue

Ample on-site parking

Building and monument signage available

**KIEMLEHAGOOD**





# Cornerstone Office Building

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1579 WEST RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814



**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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