

# SPACE FOR LEASE



## COMMERCIAL OFFICE SUITE

### SUITE E

Rent: \$3,330 per month (\$1.50 PSF)

Rentable SF: ±2,220 RSF

*\*additional office build out can be negotiated with higher lease rate*

*Expense Type: Gross Lease*

*Tenant pays electricity/internet/data/cable/janitorial*

## CORNERSTONE OFFICE BUILDING

761 N. Thornton Street  
Post Falls, ID 83854

[View  
Location](#)



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**KIEMLE  
HAGOOD**

# AVAILABLE SPACE

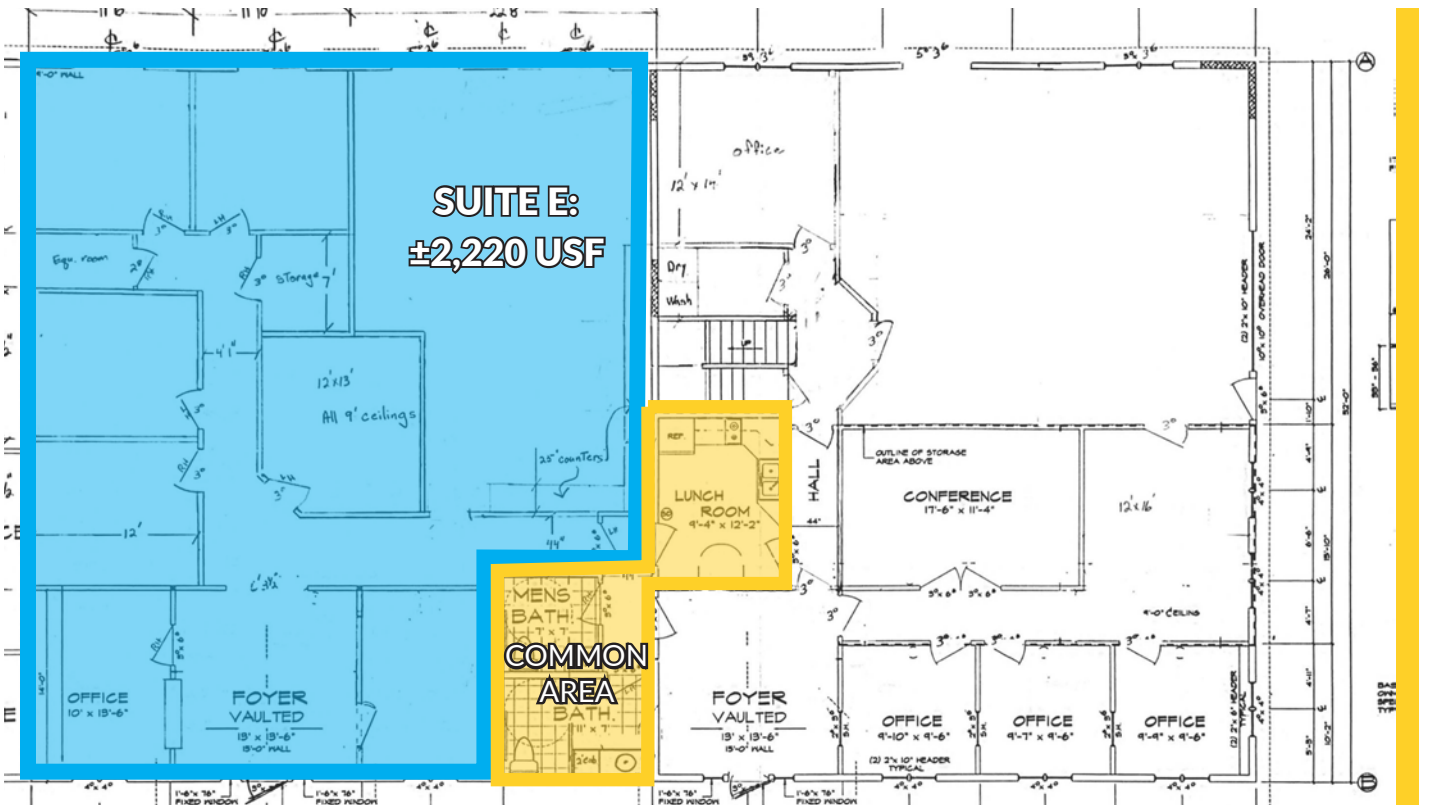
761 N. Thornton Street  
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## SUITE E

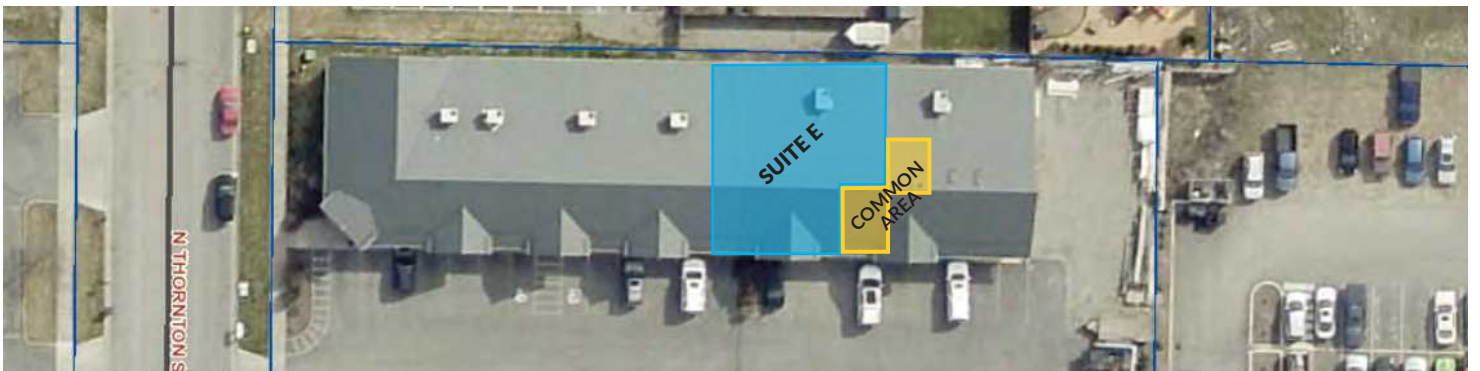
Rent: \$3,330 per month  
Rentable SF: ±2,220 RSF

Expense Type: Gross Lease

Tenant pays electricity/internet/data/cable/  
janitorial



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





\*Outline is approximate

- *Lease rates already include common area expenses*
- *Tenants pay their own janitorial, routine interior repairs and maintenance*
- *3+ year lease term preferred*
- *Every suite has direct access to/from parking lot*
- *Suites offered as-is, but improvements may be considered*
- *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 civil engineering*
- *Well maintained, owner-managed property*
- *Shown by appointment, with advance notice*

## **CORNERSTONE OFFICE BUILDING**

761 N. Thornton Street  
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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**



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1579 WEST RIVERSTONE DRIVE, SUITE 102  
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**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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