

# FOR SALE OR LEASE

**NEW PRICE  
REDUCTION!**

**NOW \$599,000**



## Unit LL01

Suite Size: ±3,693 SF (Usable)

Offering Price: ~~\$699,000~~

**Reduced Offering Price: \$599,000**

Lease Rate: \$1.50 PSF / Month, NNN

Parcel #: CJ3180000220

- \$50 PSF Landlord TI contribution towards a new lease
- Currently in "shell" condition
- One of two Suites with direct exterior access
- Purchase includes a pro rata share of common area and its amenities

## **Chinook Medical Building**

980 W. Ironwood Drive  
Coeur d'Alene, ID 83814

**KIEMLE  
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The Chinook Medical Building offers premier Class A medical office space located in the heart of the highly sought-after Ironwood Drive medical corridor. This four-level professional office building is thoughtfully designed to meet the needs of healthcare providers and professional tenants alike. Key amenities include a spacious public parking lot, and a covered drive-thru entry for patient convenience. The building also features dedicated backup emergency power and a direct fiber optic connection to Kootenai Health (KMC), ensuring seamless connectivity and operational reliability. With its prime location and exceptional infrastructure, the Chinook Medical Building is an ideal choice for medical and healthcare professionals seeking a modern, high-performance office environment.

## Property Highlights

### Architectural Design

- Designed by renowned G.D. Longwell Architects
- Distinctive, professional presence in a premier office setting

### Parking & Accessibility

- 24 secure underground parking stalls
- Ample public parking – exceeds city requirements
- Covered drive-thru entry for convenient tenant and client access

### Connectivity & Infrastructure

- Direct fiber optic connection to Kootenai Health (KMC)
- Dedicated emergency backup power system to ensure uninterrupted operations

### Building Overview

- Four-level Class A professional office building
- Built for functionality, efficiency, and long-term tenant satisfaction





## Lower Level

LL01 | ±3,693 SF

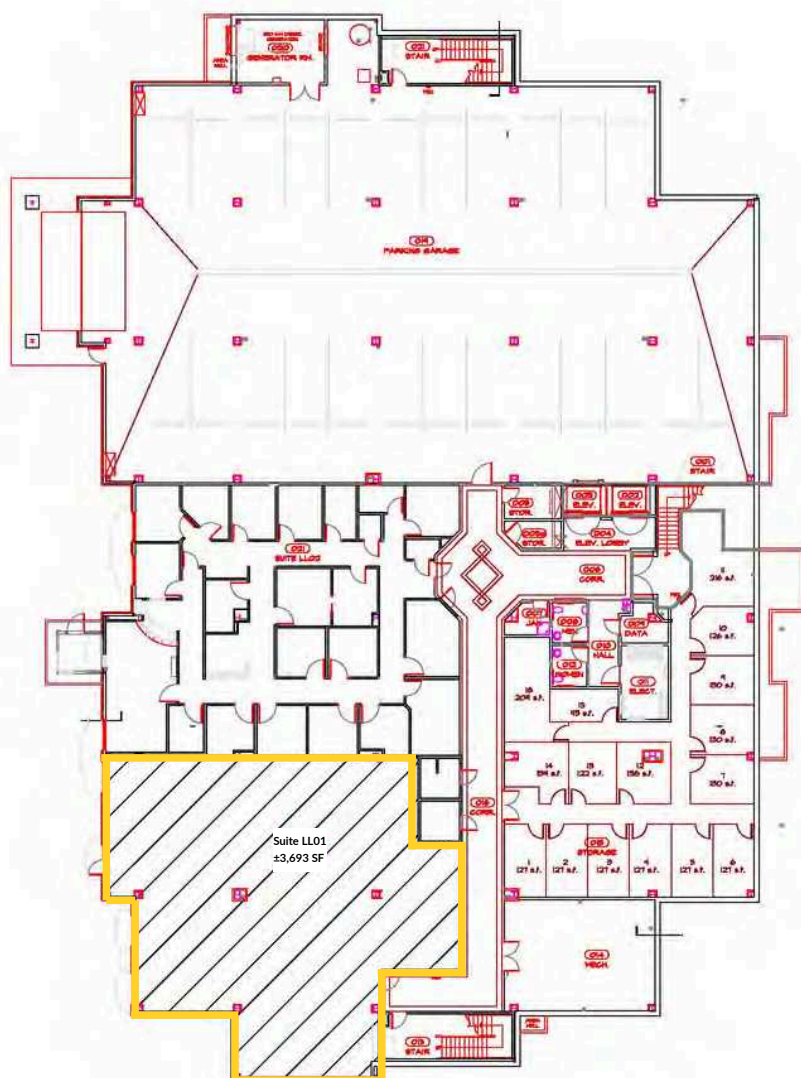
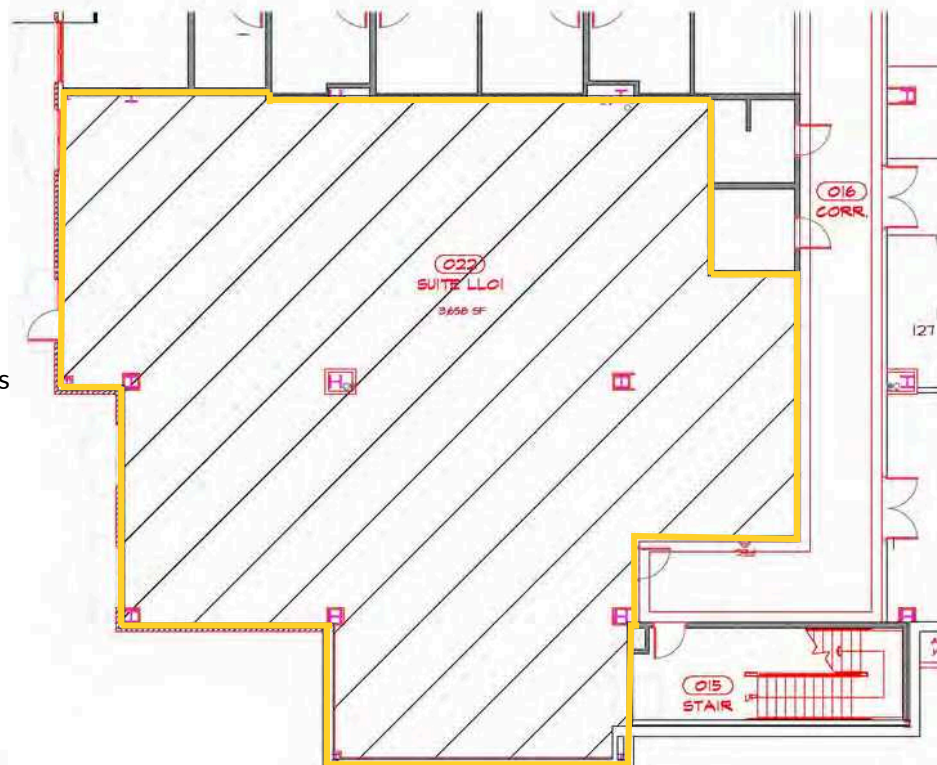
Offering Price: \$699,000

Reduced Offering Price: \$599,000

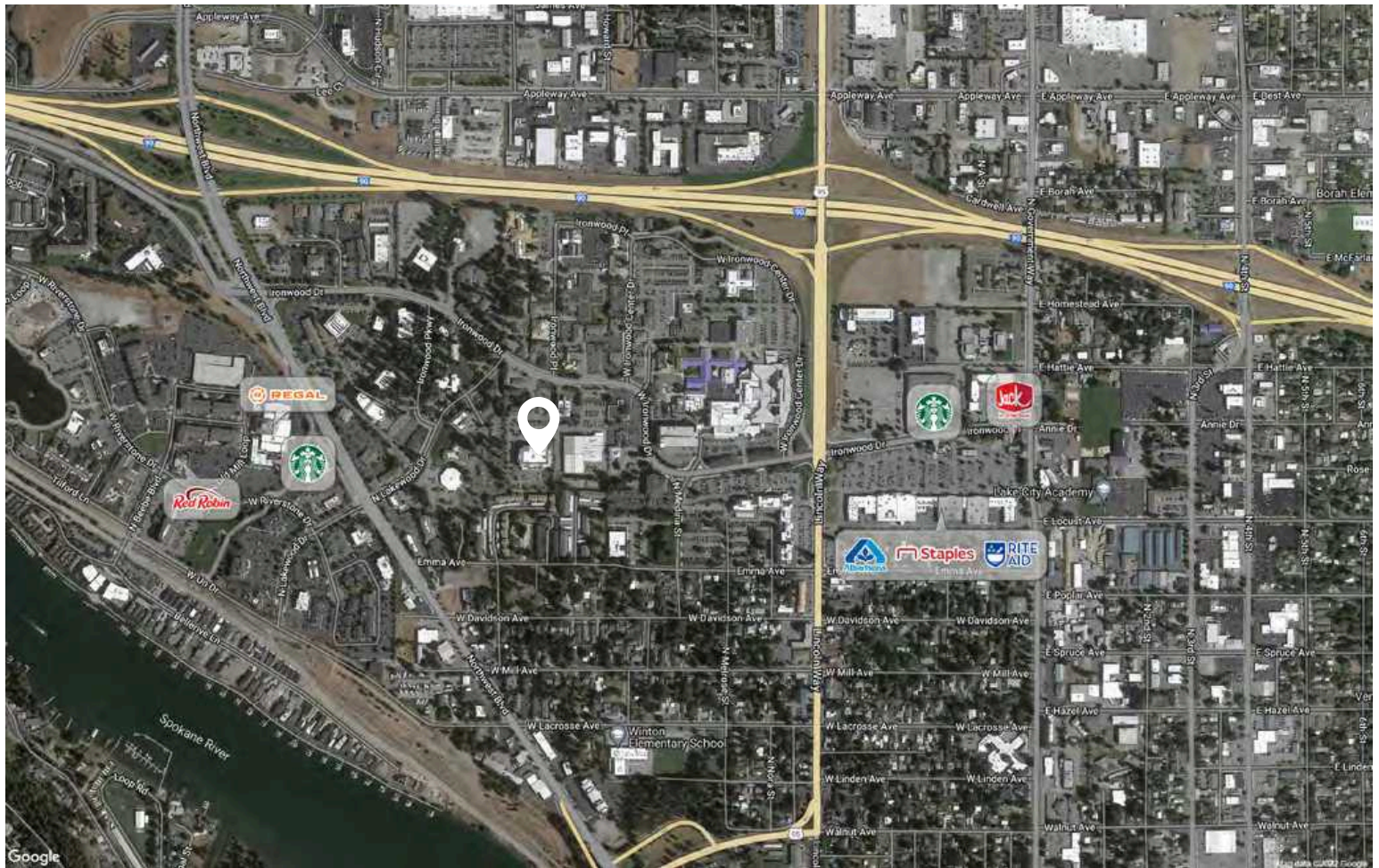
Lease Rate: \$1.50 PSF / Month, NNN

Parcel: CJ318000220

- \$50 PSF Landlord TI contribution towards a new lease
- Currently in "shell" condition
- One of two suites with direct exterior access
- Purchase includes a pro-rata share of common area and amenities







# CHINOOK MEDICAL BUILDING

[VIEW LOCATION](#)

908 W Ironwood Drive, Coeur d'Alene, ID 83814

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## OFFICE LOCATIONS

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

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