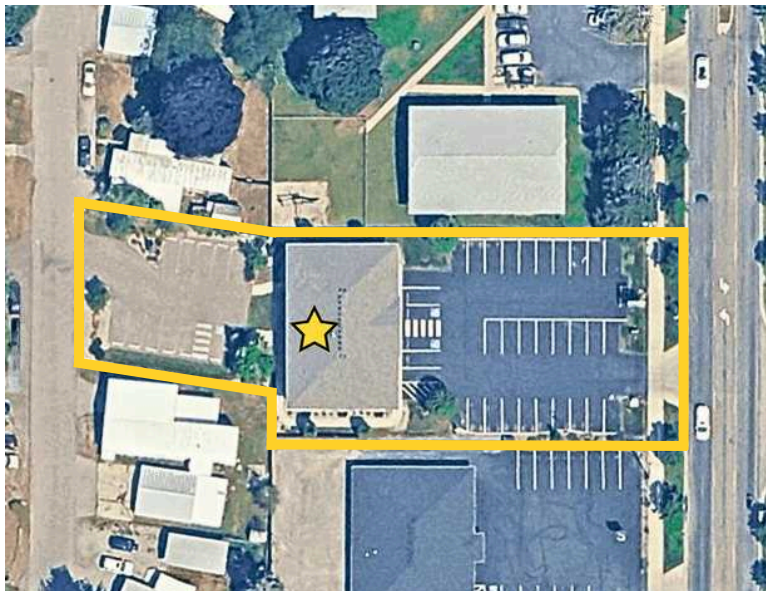


# FOR SUBLEASE



## HAYDEN PROFESSIONAL BUILDING

8475 N Government Way | Hayden, ID 83835



### LEASE RATE

| \$2.00 PSF /Month  
(\$3,600)

### LEASE TYPE

| Full Service

\*Tenant shall pay suite janitorial & internet/data/cable

### AVAILABLE SUITE

| Suite #202

### AVAILABLE DATE

| December 9, 2025

### LEASE EXPIRATION

| October 31, 2027

### SUITE SIZE

| ±1,800 SF

### YEAR BUILT

| 1999

**PAT EBERLIN**

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**MARY KIENBAUM**

208.770.2589

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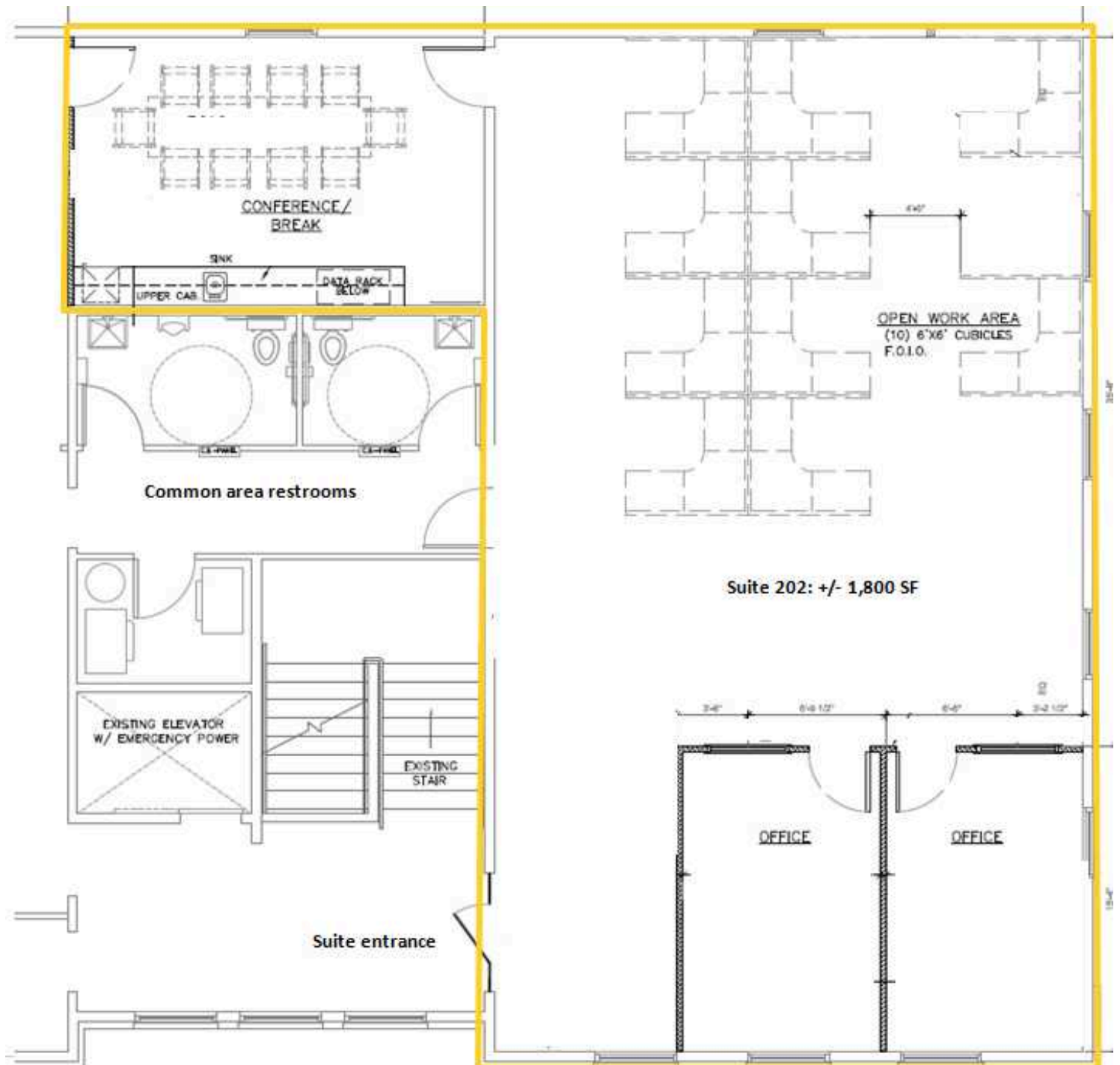
**KIEMLE  
HAGOOD**



## PROPERTY OVERVIEW

## HAYDEN PROFESSIONAL BUILDING **FOR SUBLEASE**

Discover an exceptional leasing opportunity in the heart of Hayden's commercial district! This well maintained  $\pm 8,348$  SF building sits on a  $\pm 0.48$  acre lot and offers excellent visibility and accessibility. Suite 202 features  $\pm 1,800$  SF of professional space, ideal for office, retail, or service-oriented businesses. Customers and employees will appreciate the  $\pm 41$  on-site parking stalls plus 3 ADA parking spaces. Zoned C-Commercial, this location supports a wide range of business uses. Tenant to pay suite janitorial, internet, data, and cable.







DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	7,7119	50,827	84,833
2030 Projected Population	7,225	53,485	90,629
2025 Estimated Households	3,080	20,099	34,649
2025 Median Age	45.5	41.3	40.0
2025 Average Household Income	\$101,196	\$108,702	\$103,878
2025 Median Household Income	\$81,287	\$86,662	\$80,676

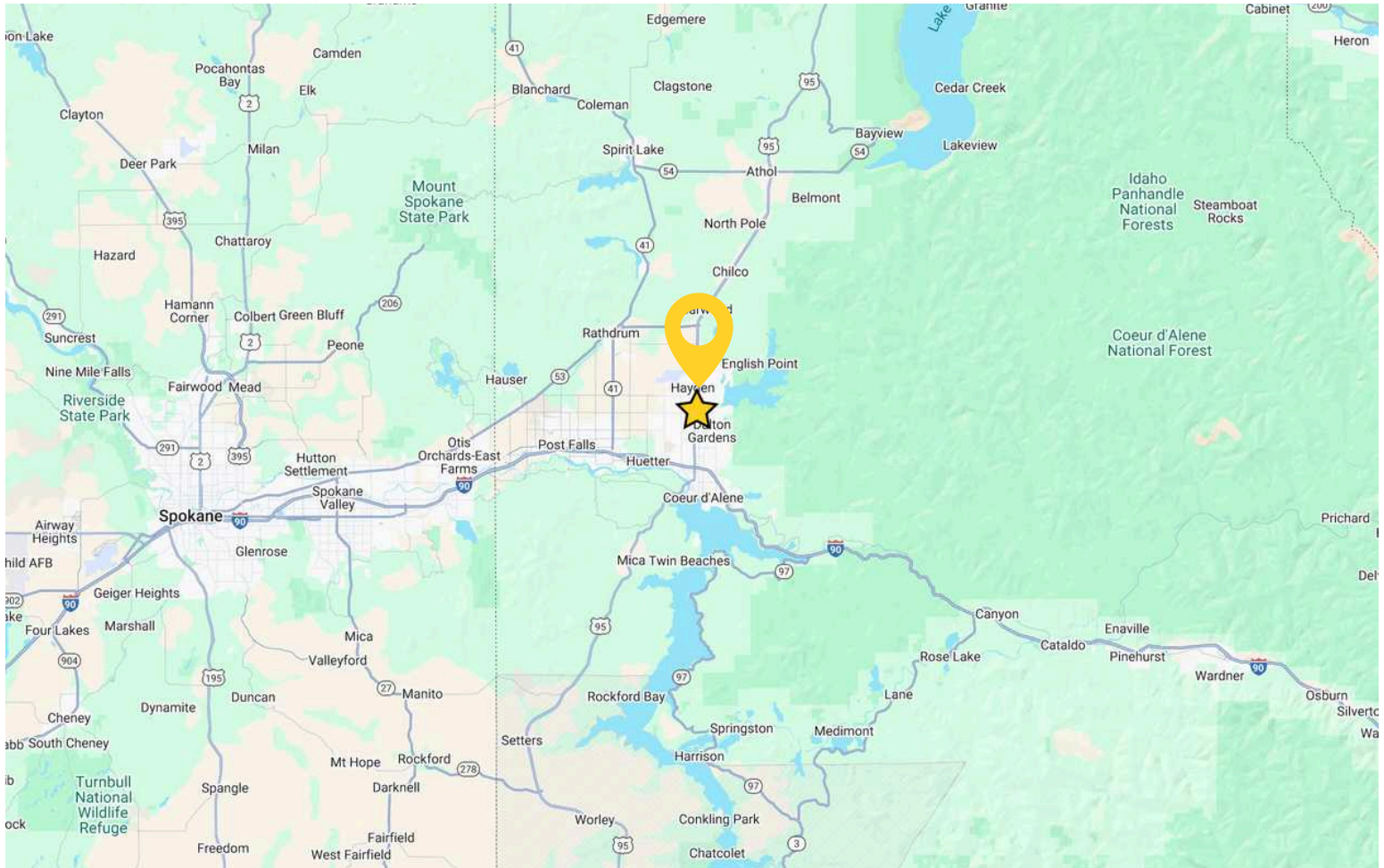


## SUITE PHOTOS

## HAYDEN PROFESSIONAL BUILDING FOR SUBLEASE







# HAYDEN PROFESSIONAL BUILDING

8475 N Government Way | Hayden, ID 83835

[VIEW LOCATION](#)

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## OFFICE LOCATIONS

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

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