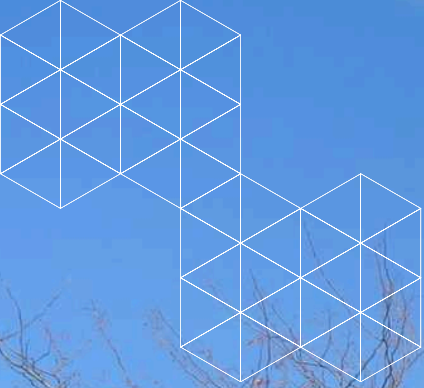


FOR SUBLEASE



CLASS A OFFICE SPACE

2065 W Riverstone Drive | Coeur d'Alene, ID 83814

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CLASS A OFFICE SPACE FOR SUBLEASE

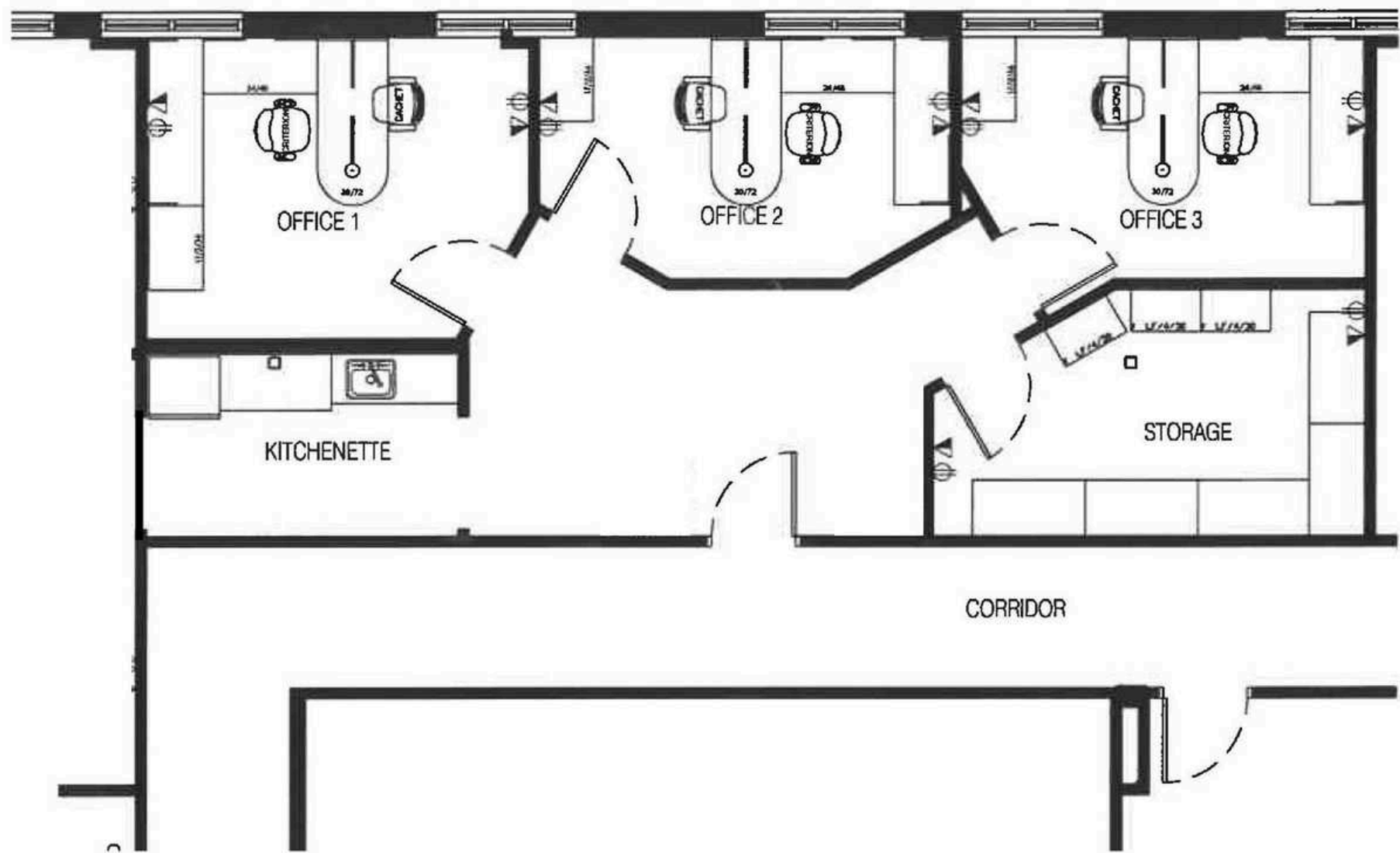
2065 W Riverstone Drive
Coeur d'Alene, ID 83814

LEASE RATE	\$ 1,857 /Month
LEASE TYPE	Full Service
AVAILABLE SUITE	Suite # 203
SUITE SIZE	±792 SF
AVAILABLE DATE	January 1, 2026
LEASE EXPIRATION	February 2027
TOTAL BUILDING SF	±22,204 SF
YEAR BUILT	2007
LOT SIZE	±1.4839 AC
PARCEL	CJ5000010060
ZONING	C-17 - Commercial District - CDA



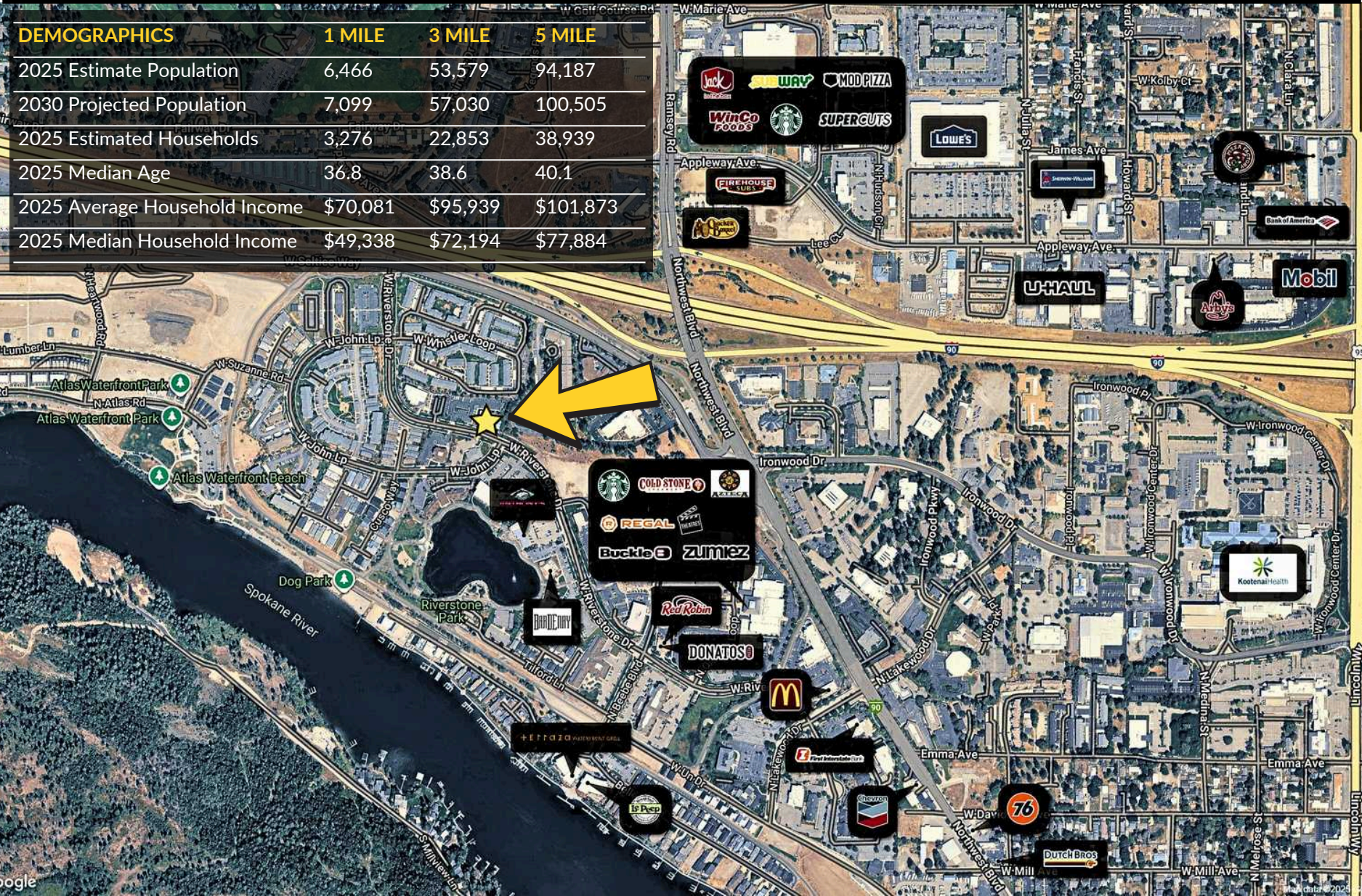
Well designed second-floor office space featuring ±792 square feet, three private offices, a kitchenette, and a convenient storage/IT room. The suite benefits from abundant natural light and elevator access, with common restrooms located just across the hall. Property provides excellent on-site parking and monument signage opportunities for added visibility. Conveniently located near Interstate 90 and Highway 95, this space offers an ideal setting for professional office users seeking accessibility and functionality in a prime location.







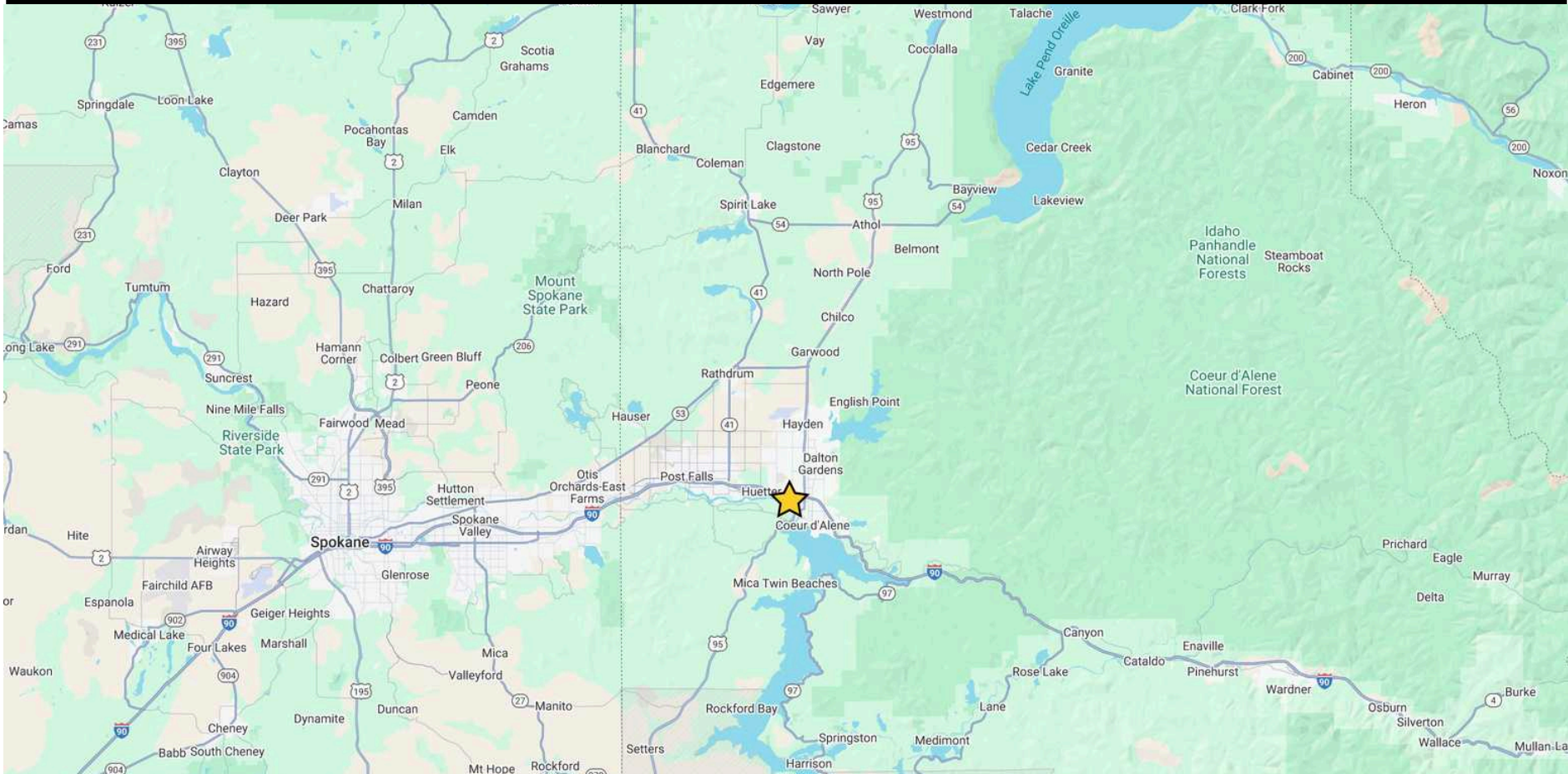
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Estimate Population	6,466	53,579	94,187
2030 Projected Population	7,099	57,030	100,505
2025 Estimated Households	3,276	22,853	38,939
2025 Median Age	36.8	38.6	40.1
2025 Average Household Income	\$70,081	\$95,939	\$101,873
2025 Median Household Income	\$49,338	\$72,194	\$77,884



VIEW LOCATION



CLASS A OFFICE SPACE FOR SUBLEASE



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