

FOR SALE OR LEASE



PROFESSIONAL OFFICE BUILDING

2123 N Government Way | Coeur d'Alene, ID 83814



OFFERING PRICE

\$6,950,000

LEASE RATE

\$20.00 PSF /YR + NNN

LEASE AVAILABLE

August 2026

TYPE OF LEASE

Single Tenancy

BUILDING SIZE

±28,418 SF

LOT SIZE

±2.02 AC

PARCEL NO.

CJ4130010020

ZONING

C-17

YEAR BUILT

2009

PARKING SPACES

147

**KIEMLE
HAGOOD**

PAT EBERLIN

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2123 N Government Way is a 28,418 square foot professional office building positioned on 2.02 acres just south of I-90 and east of Highway 95. This C-17 zoned property has served as a single Tenant office building since constructed in 2009. The site provides for full vehicular circulation around the building with parking on all sides. There are ±147 total parking stalls.

*Tenant has purchased a building and will be vacating at the end of their current term

Total Building Square footage: 28,418 SF

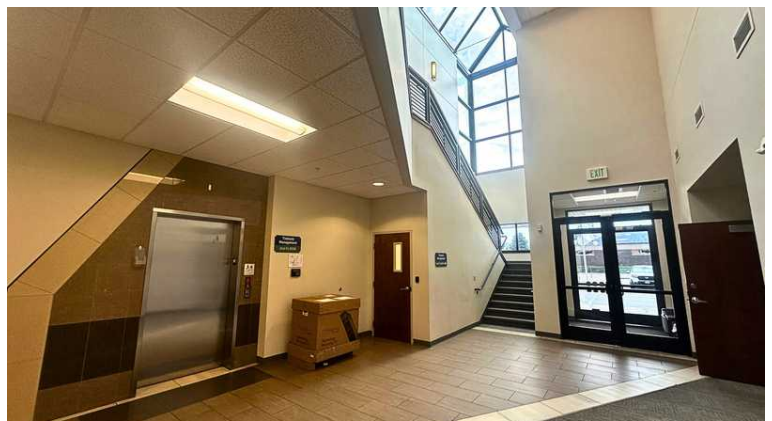
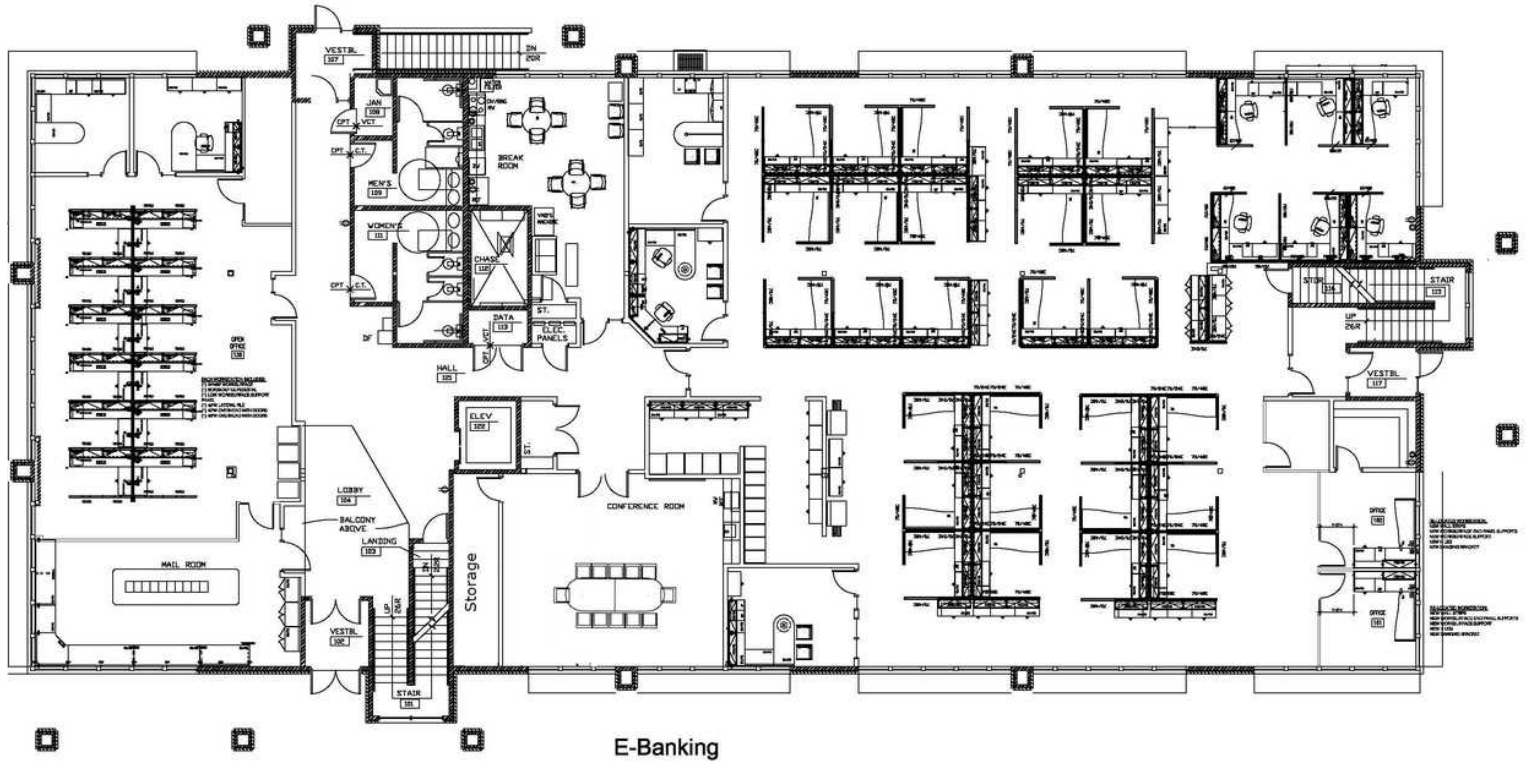
- Main level: 12,289 SF
- Second Floor: 12,289 SF
- Lower Level: 3,840 SF

Next Annual rent increase: July 1, 2026

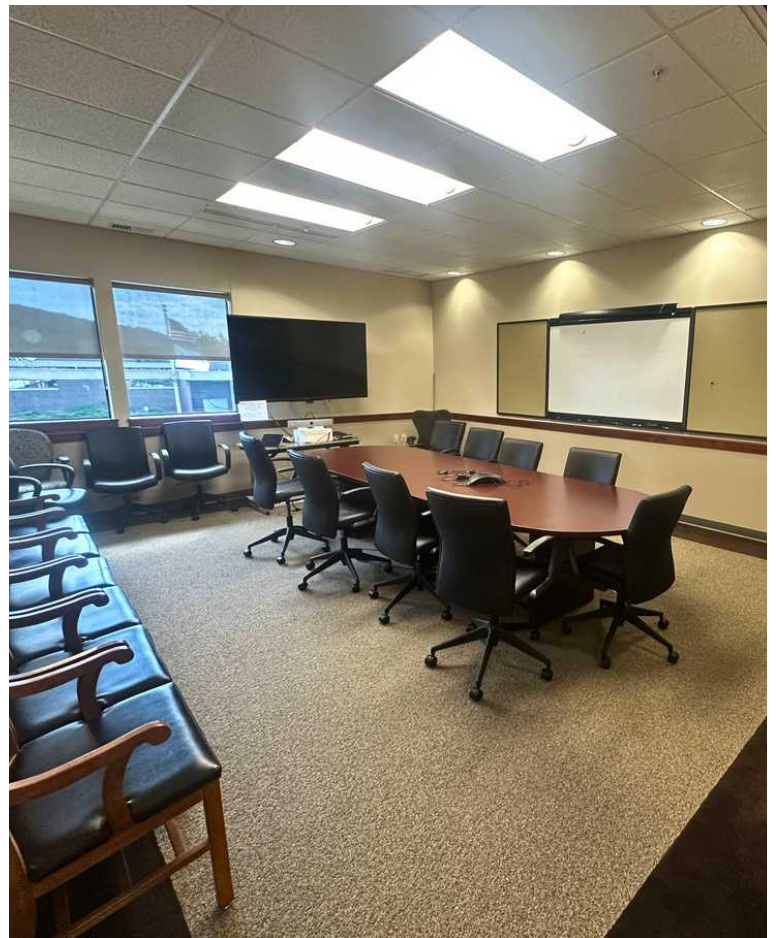
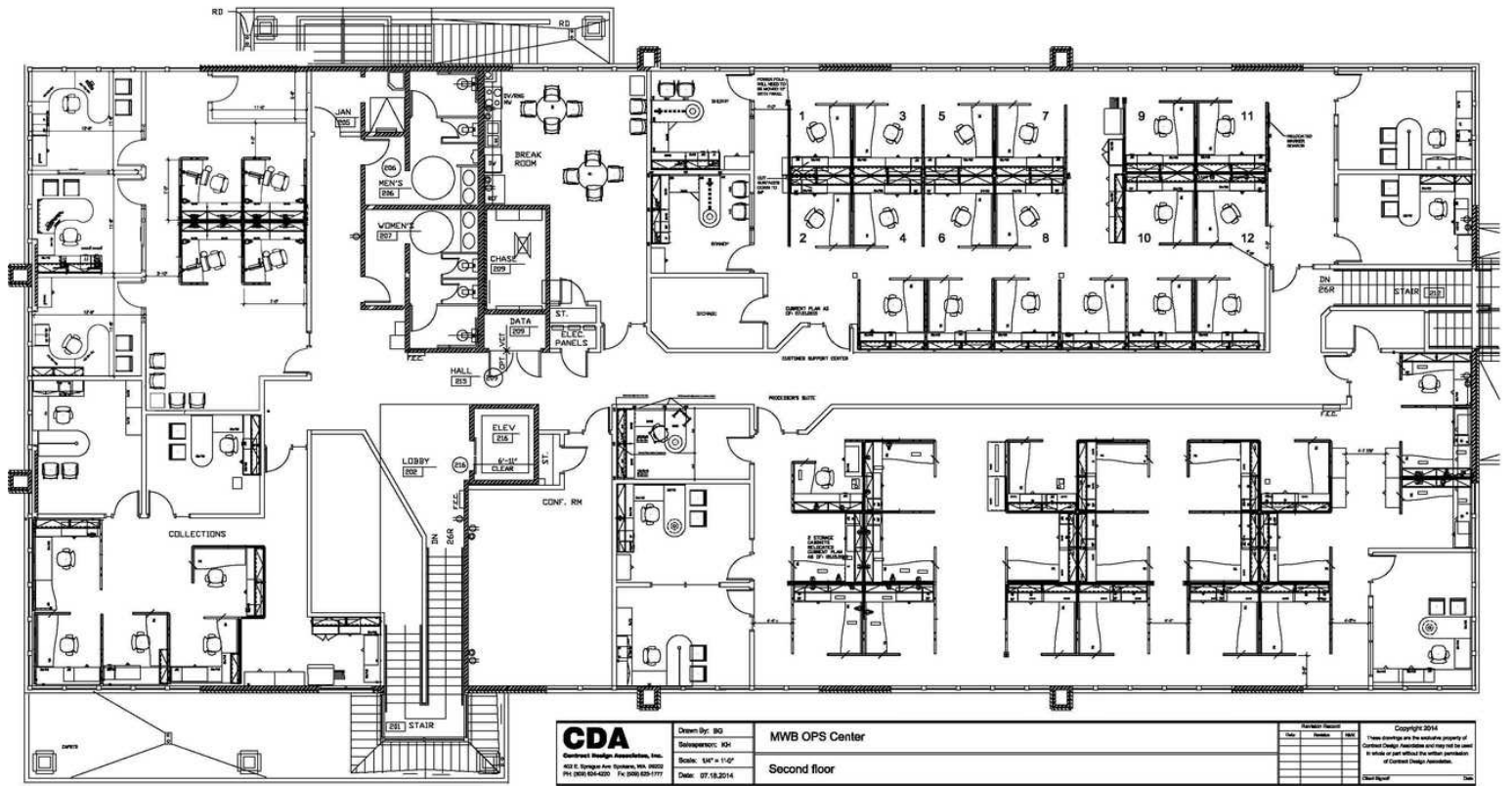
****P&L's available with signed NDA**



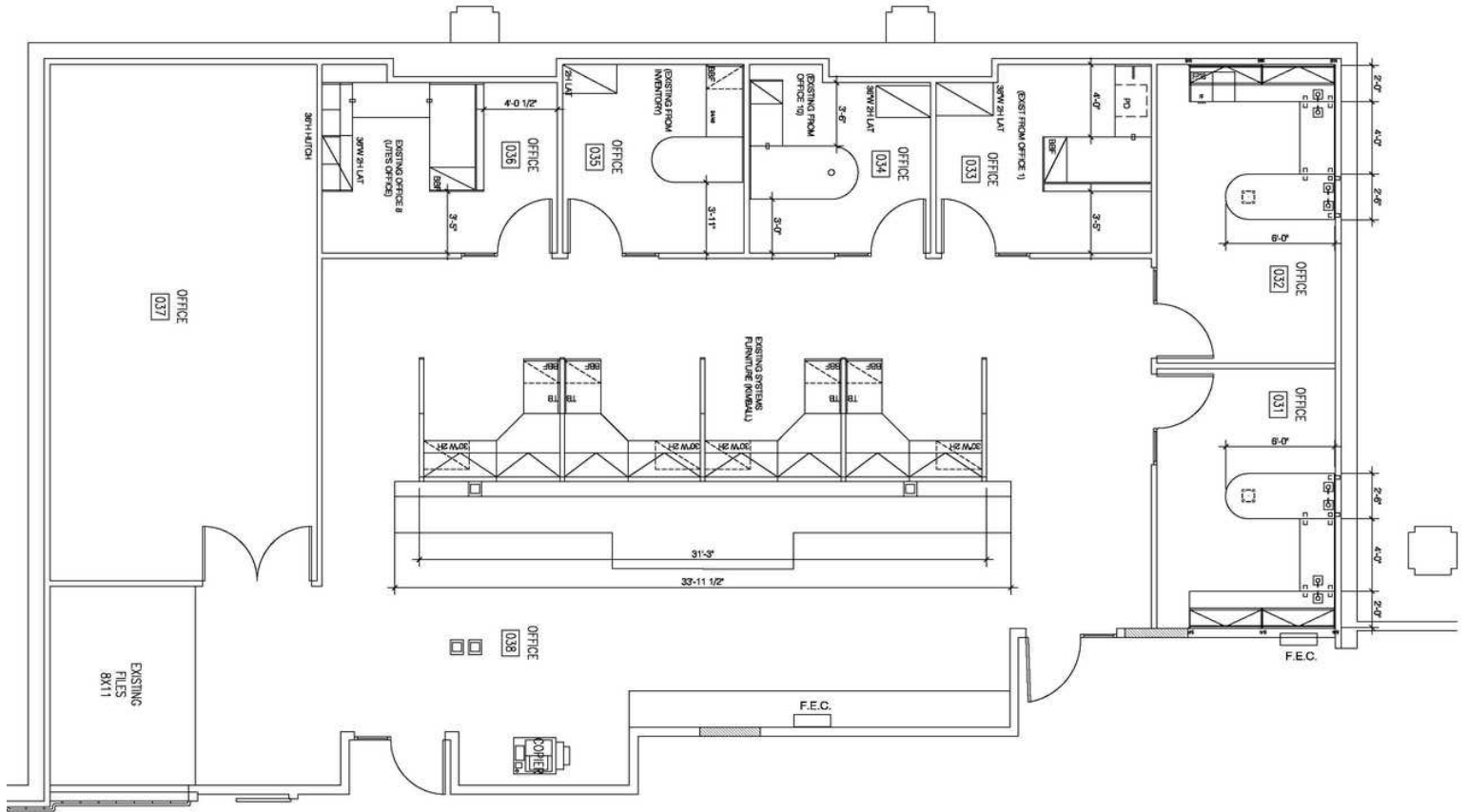
FLOOR PLANS | MAIN FLOOR



FLOOR PLANS | FLOOR 2



FLOOR PLANS | LOWER LEVEL



LOCATION OVERVIEW | COEUR D'ALENE, ID



Coeur d'Alene, Idaho

Coeur d'Alene, Idaho, is a vibrant city nestled along the north shore of Lake Coeur d'Alene, renowned for its stunning natural beauty and year-round recreation. With its charming downtown, scenic waterfront, and easy access to outdoor activities such as boating, hiking, and skiing, the city offers a unique blend of small-town charm and modern amenities. Coeur d'Alene is also a growing hub for business, tourism, and community events, making it an attractive destination for both residents and visitors alike. With its strong economic growth, thriving tourism industry, and supportive community atmosphere, Coeur d'Alene has become an exceptional place for investors and business owners looking to establish or expand their presence in a dynamic market.



Downtown Coeur d'Alene, ID



Tubbs Hill

McEuen Park



DEMOGRAPHICS | SURROUNDING AREA



POPULATION

	1 MI	3 MI	5 MI
Est Pop 2025	10,976	52,055	84,324
Projected Pop 2030	11,521	55,008	89,490
Projected Annual Growth	1.0%	1.1%	1.2%
Census Population (2020)	10,635	50,524	81,820
Adj. Daytime Demos	15,233	46,089	65,168



EMPLOYMENT & INCOME

	1 MI	3 MI	5 MI
Est. Average HHI (2025)	\$67,027	\$96,755	\$103,518
Projected HHI (2030)	\$66,174	\$95,597	\$102,224
Est. Median HHI (2025)	\$52,158	\$72,198	\$77,886
Projected HHI (2030)	\$51,503	\$71,238	\$77,078

WORKFORCE OVERVIEW



78.0% Drive to Work Alone



8.8% Drive to Work in Carpool



7.3% Work at Home



3.5% Walk to Work



0.7% Travel to Work by Public Transportation

White Collar 57.3%

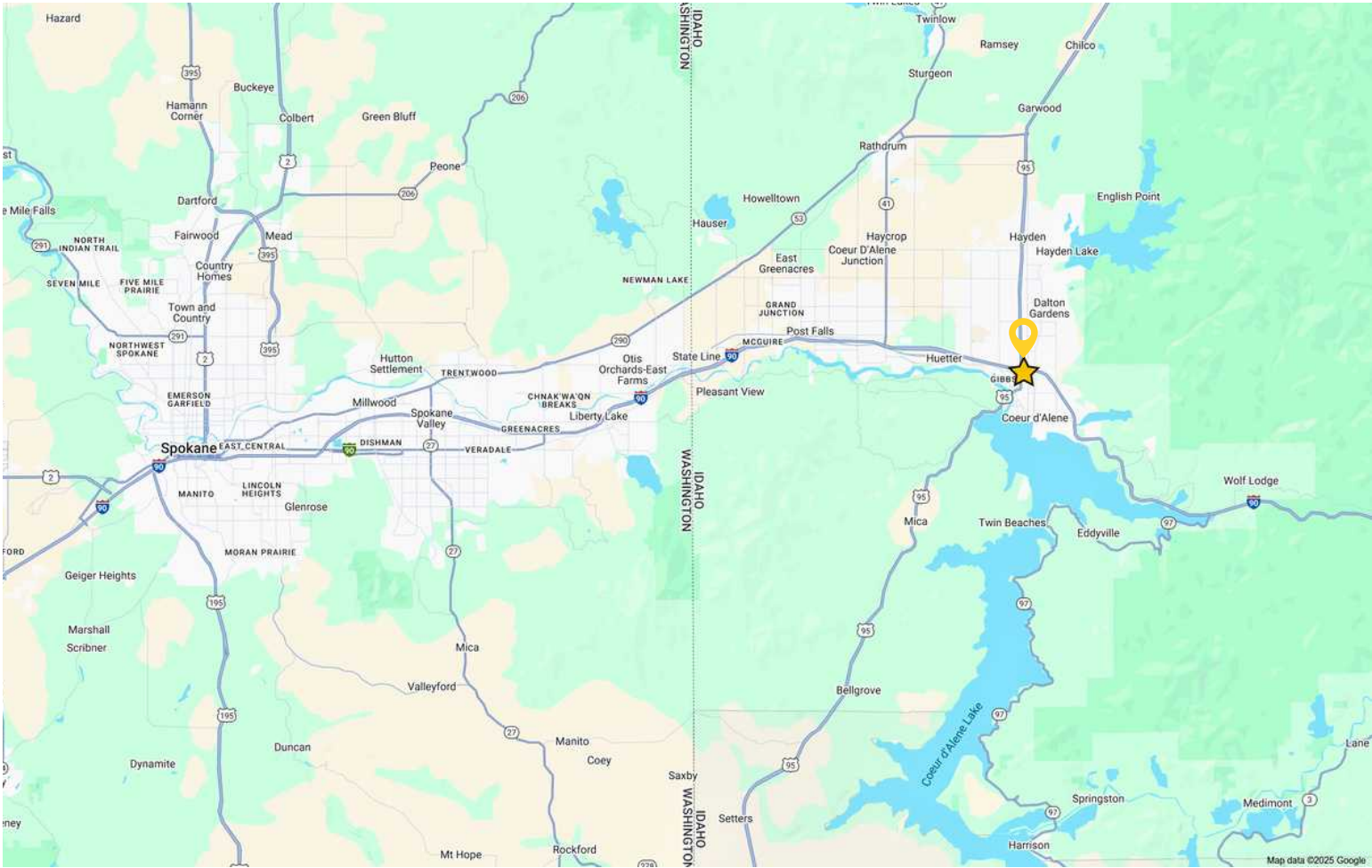


Blue Collar Workers 42.7%



Services 21.7%





Professional Office Building

2123 N Government Way, Coeur d'Alene, ID 83814

[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