# OFFICE, FLEX, CLASSROOM & LABORATORY SPACE FOR LEASE

## UNIVERSITY OF IDAHO RESEARCH PARK

958 S LOCHSA ST , POST FALLS, ID

### HIGHLIGHTS

- Available Offices & Suites - 84 SF - 7,267 SF
- Building Size - 30,600 SF
- Year Built - 2001
- Space Type - Office, Flex, Classroom & Laboratory
- Lease Rate - Starting at $21.60 PSF/Year MG

7FOLD REALTY ADVISORS

**Donnie Murrell**
208-758-7539
donnie@7foldrealty.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE

# PROPERTY OVERVIEW



## PRIME LOCATION

- Strategically located in Post Falls, Idaho in the growing Spokane-Coeur d'Alene corridor.
- Close access to I-90, providing seamless connectivity to Spokane, WA (20 minutes west) and Coeur d'Alene, ID (10 minutes east).
- Positioned near key amenities, including restaurants, retail centers, hotels, and recreational opportunities.

## PROPERTY HIGHLIGHTS

- Situated in the prestigious University of Idaho Research Park.
- Flexible leasing options: Individual spaces and suites available to suit diverse business needs.
- Ideal for research, office, or professional services in a collaborative, campus-like environment.
- Well-maintained facilities with ample parking and professional landscaping.
- Dedicated exterior and interior access for each Suite.
- Access to oversize classroom, shared kitchen and conference room.

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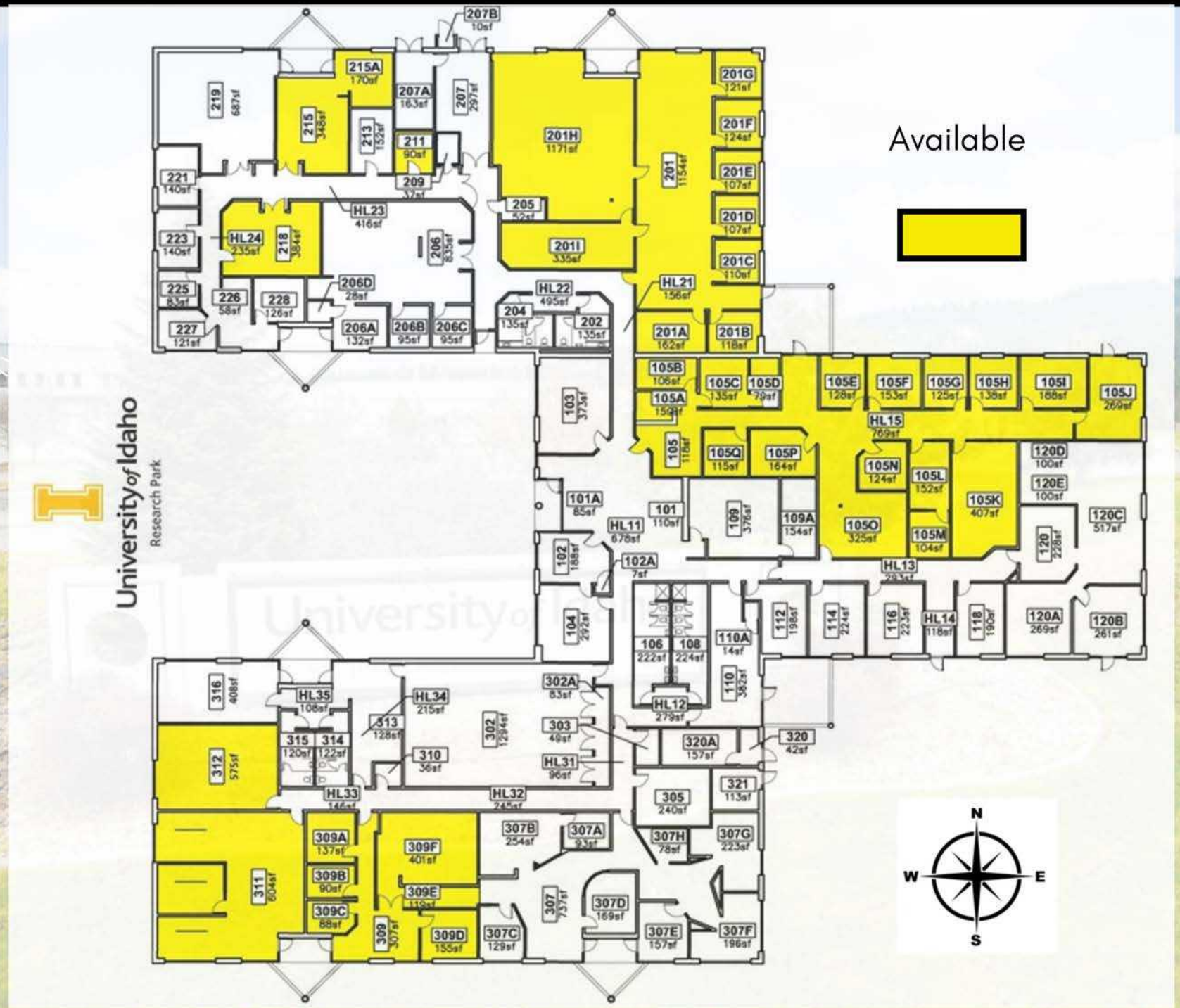
# FLOOR PLAN

## UNIVERSITY OF IDAHO RESEARCH PARK

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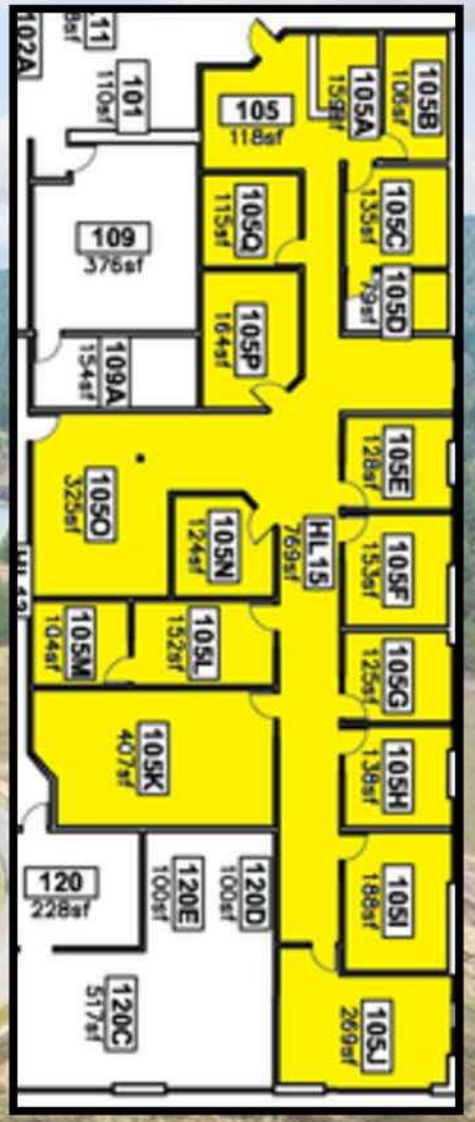
# SUITES & OFFICES AVAILABLE

## UNIVERSITY OF IDAHO RESEARCH PARK

| AVAILABILITY AS OF 12/1/2025 | | | |
|---|---|---|---|
| Suite | Size | Type | Lease Rate |
| Suite 105 | 3,758 SF | Office | $21.60 PSF/YEAR MG |
| Suite 201 w/Shop | 3,509 SF | Flex | $21.60 PSF/YEAR MG |
| Suite 211 | 90 SF | Laboratory | $225/MO/MG |
| Suite 215 & 215A | 518 SF | Laboratory | $26.40 PSF/YEAR MG |
| Suite 218/HL24 | 384 SF | Laboratory | $26.40 PSF/YEAR MG |
| Suite 309 | 1,297 SF | Office | $21.60 PSF/YEAR MG |
| Suite 311 | 1,151 SF | Office | $21.60 PSF/YEAR MG |
| Suite 312 | 575 SF | Office | $21.60 PSF/YEAR MG |
| CONTIGUOUS SUITES | | | |
| Suite 105 & 201 | 7,267 SF | Office w/Shop | $21.60 PSF/YEAR MG |
| Suite 309, 311 & 312 | 3,023 SF | Office | $21.60 PSF/YEAR MG |

Suite 105

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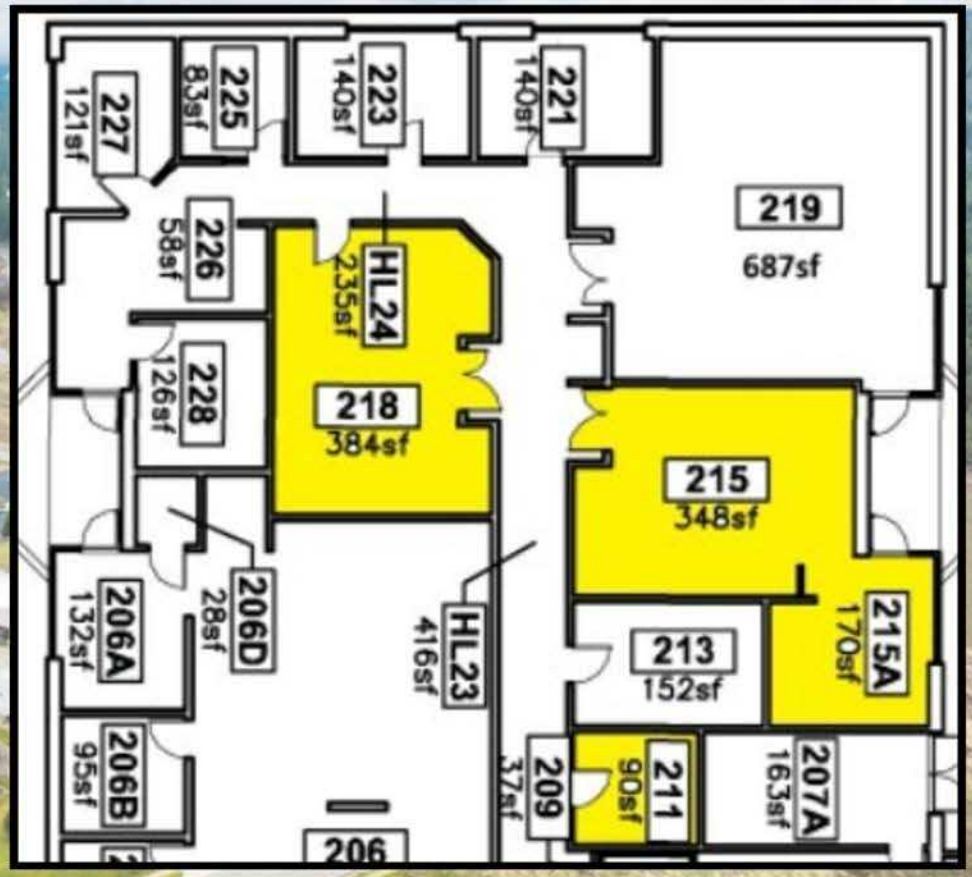
# SUITES & OFFICES AVAILABLE

## UNIVERSITY OF IDAHO RESEARCH PARK

Suites 201 - 3,509 SF

Suites 218, 211 & 215

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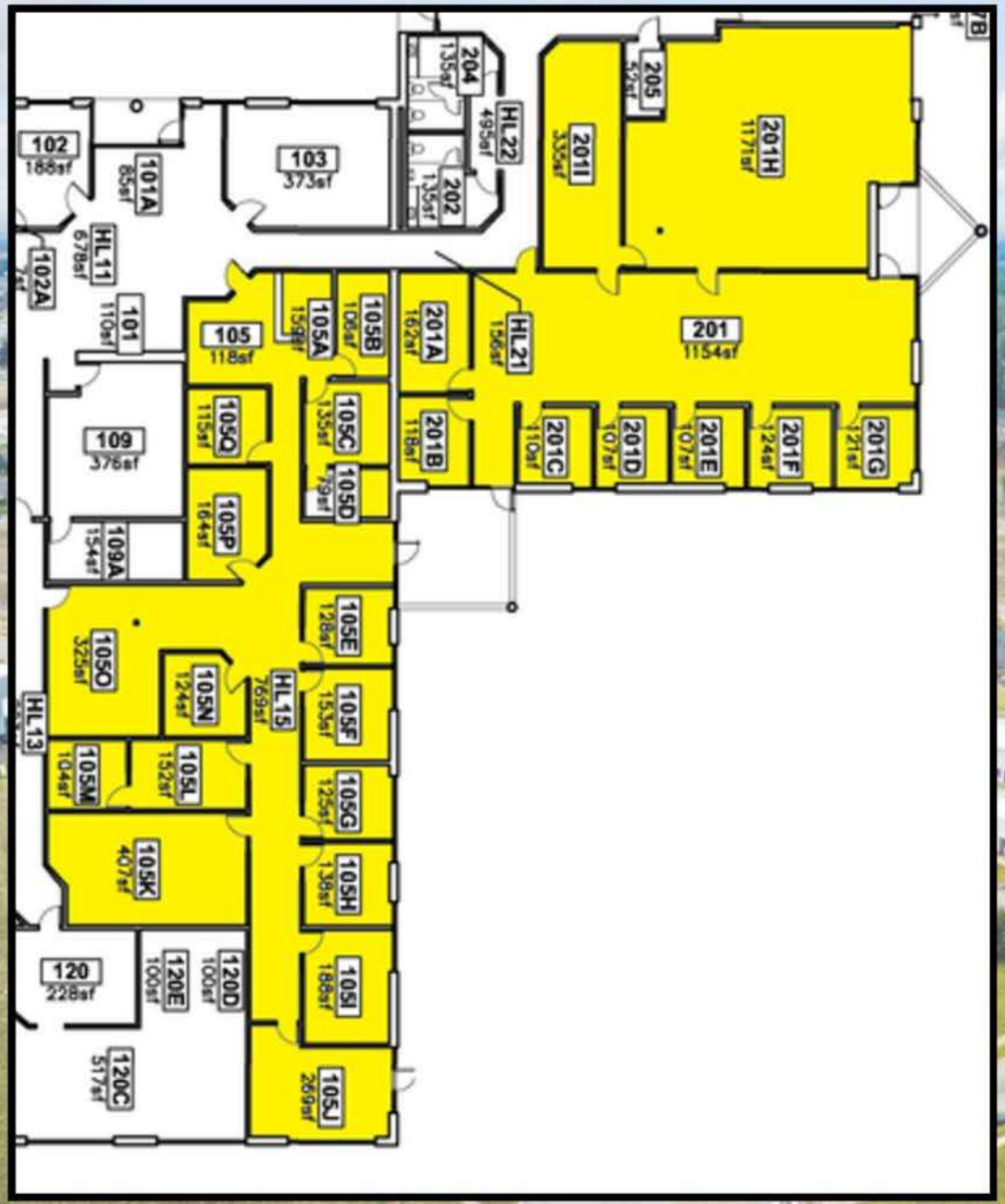
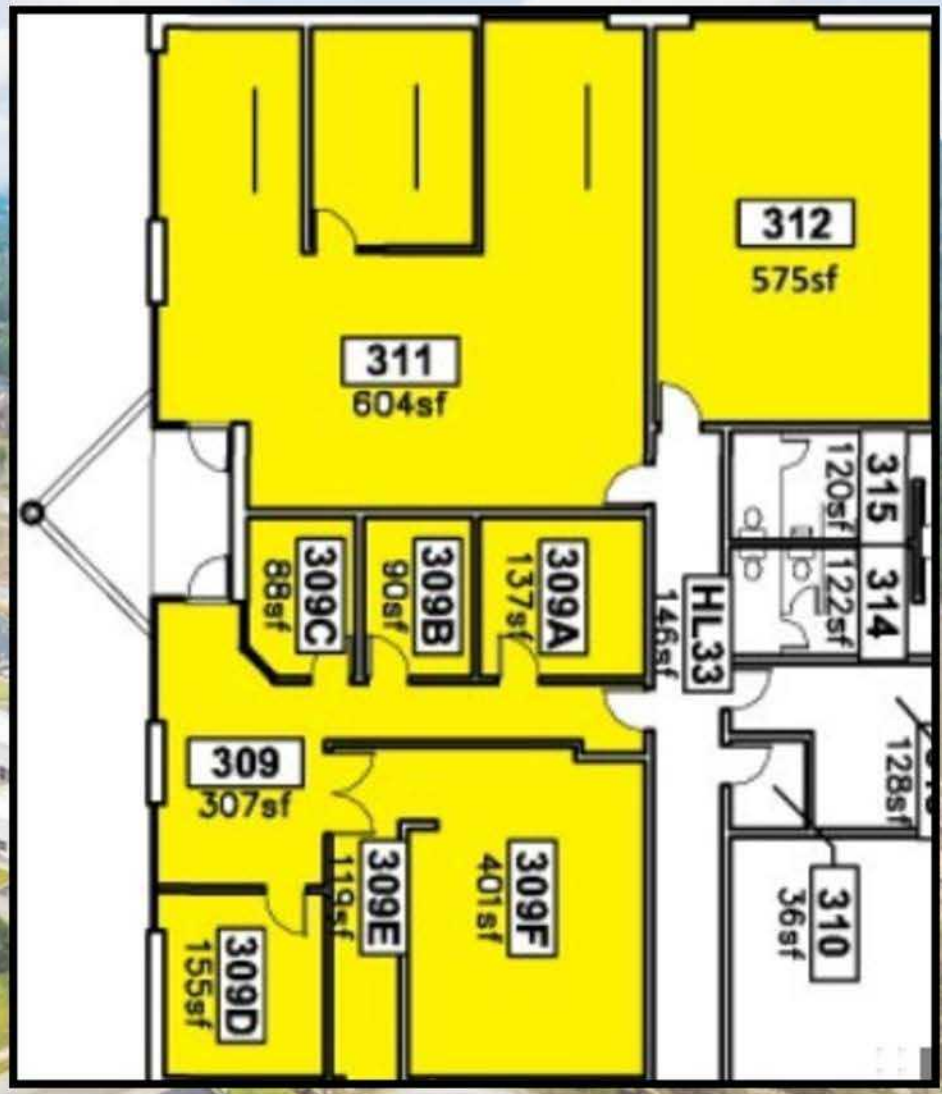
# SUITES & OFFICES AVAILABLE

## UNIVERSITY OF IDAHO RESEARCH PARK

### Suites 105 & 201 - 7,267 SF

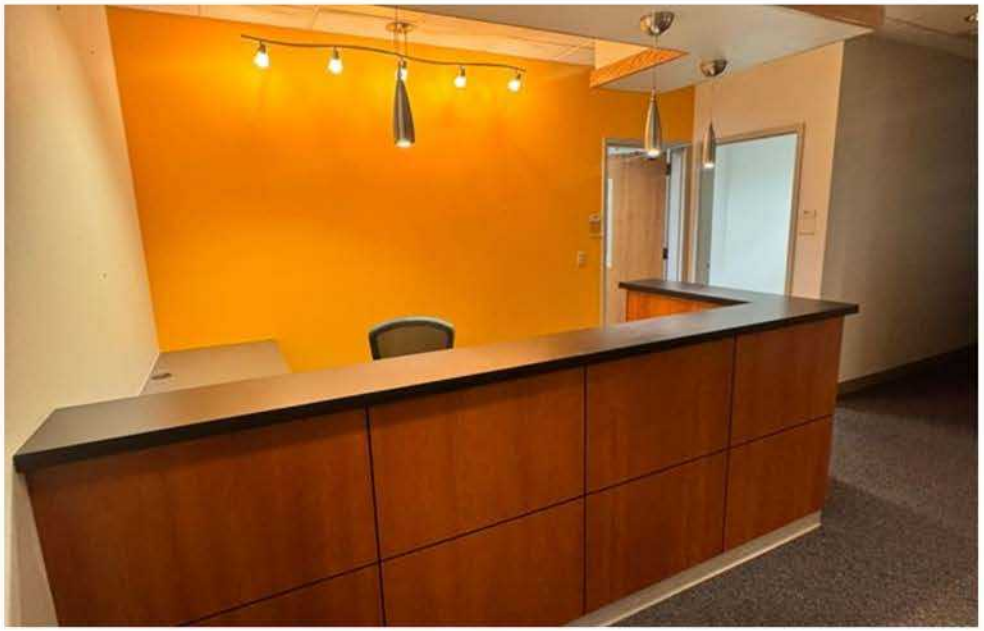



### Suites 309, 311 & 312 - 3,023 SF



# COMMON AREA

# SUITE 105 - 3,758 SF



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# SUITE 201 - 3,509 SF

## INCLUDES 1,171SF SHOP SPACE

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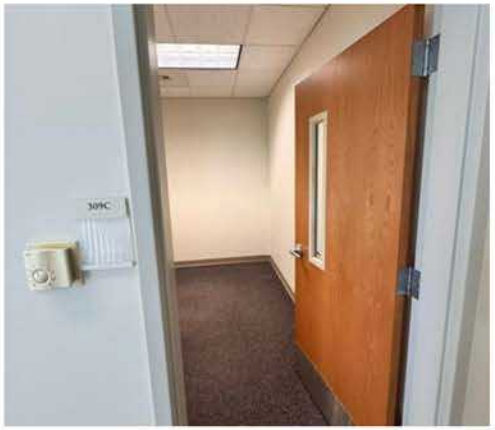
# SUITE 309 - 1,297 SF



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# OTHER OFFICE SPACES

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# SUITE 215 – LABORATORY SPACE

# UNIVERSITY OF IDAHO RESEARCH PARK

SUITE 215

SUITE 215

SUITE 218

SUITE 215
EXTERIOR ENTRANCE

SUITE 218

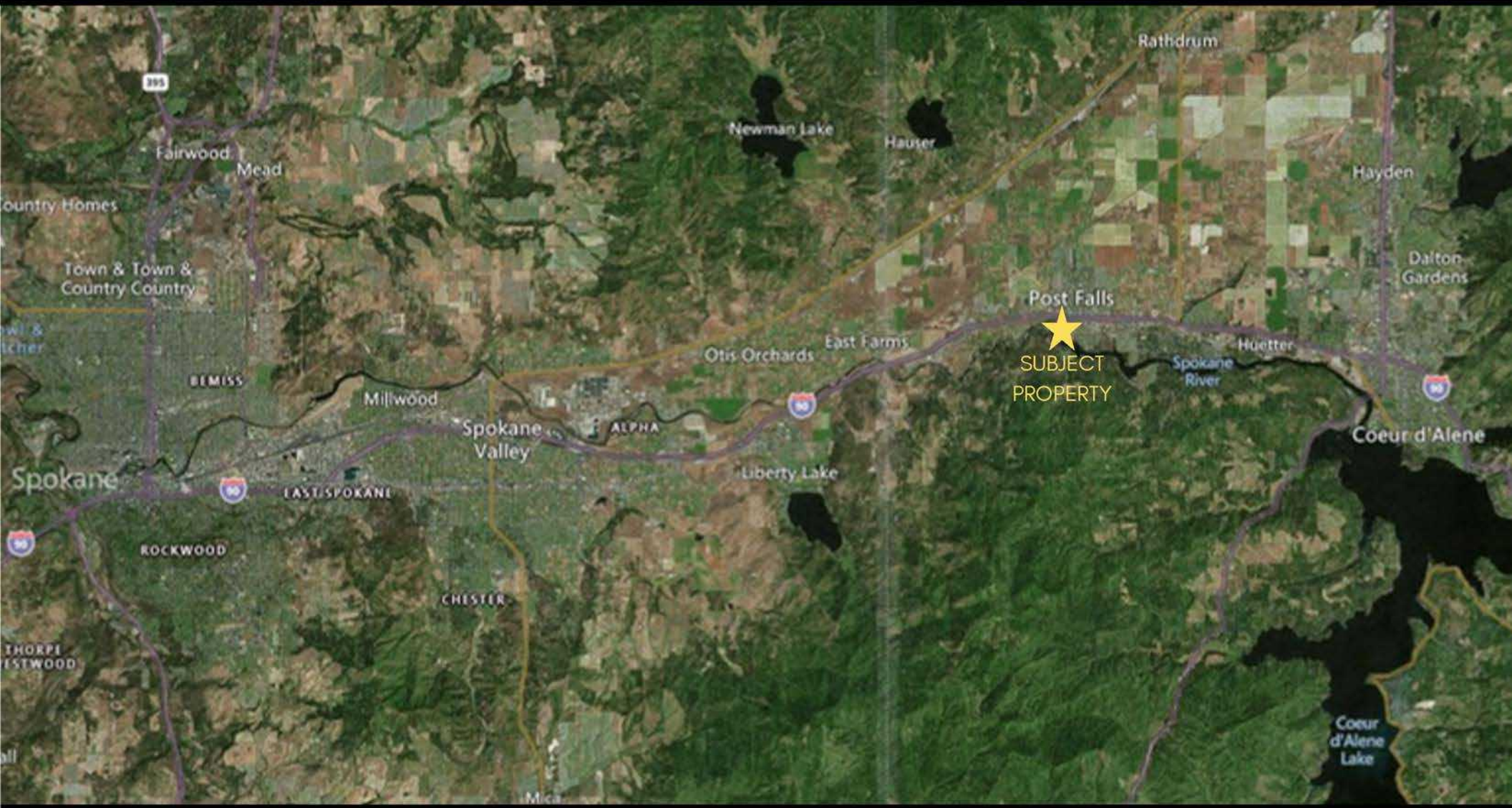
SUITE 215

SUITE 218

SUITE 218

# INLAND NORTHWEST

# UNIVERSITY OF IDAHO RESEARCH PARK

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