



Lovely Nails

SUITE A1

FOR LEASE END CAP RETAIL/OFFICE SPACE

675 Kootenai Cutoff Rd, Suite A1 | Ponderay, ID 83852

**Now Offering 1/2 OFF
6 Month's Base Rent for
Qualified Tenants!**
Subject to length of lease and other
lease terms.

WALMART CENTER RETAIL/OFFICE SPACE AVAILABLE

LEASE DETAILS

AVAILABLE SUITE | Suite A1

SUITE SIZE | ±2,240 SF

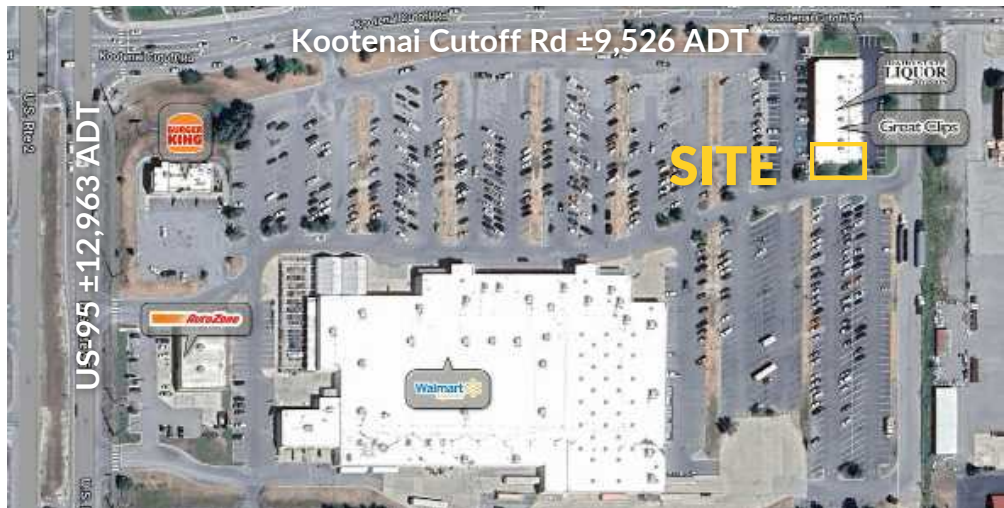
ASKING RENT | ~~\$22.00~~ \$18.00 PSF/YR, NNN (±\$3,360/Month, NNN)

*Now Offering 1/2 Off 6 Month's Base Rent for Qualified Tenants. Subject to length of lease and other lease terms

YEAR BUILT | 2003

ANCHOR TENANTS:

- WalMart
- Lovely Nails
- Liquor Store
- Great Clips
- Burger King
- Auto Zone



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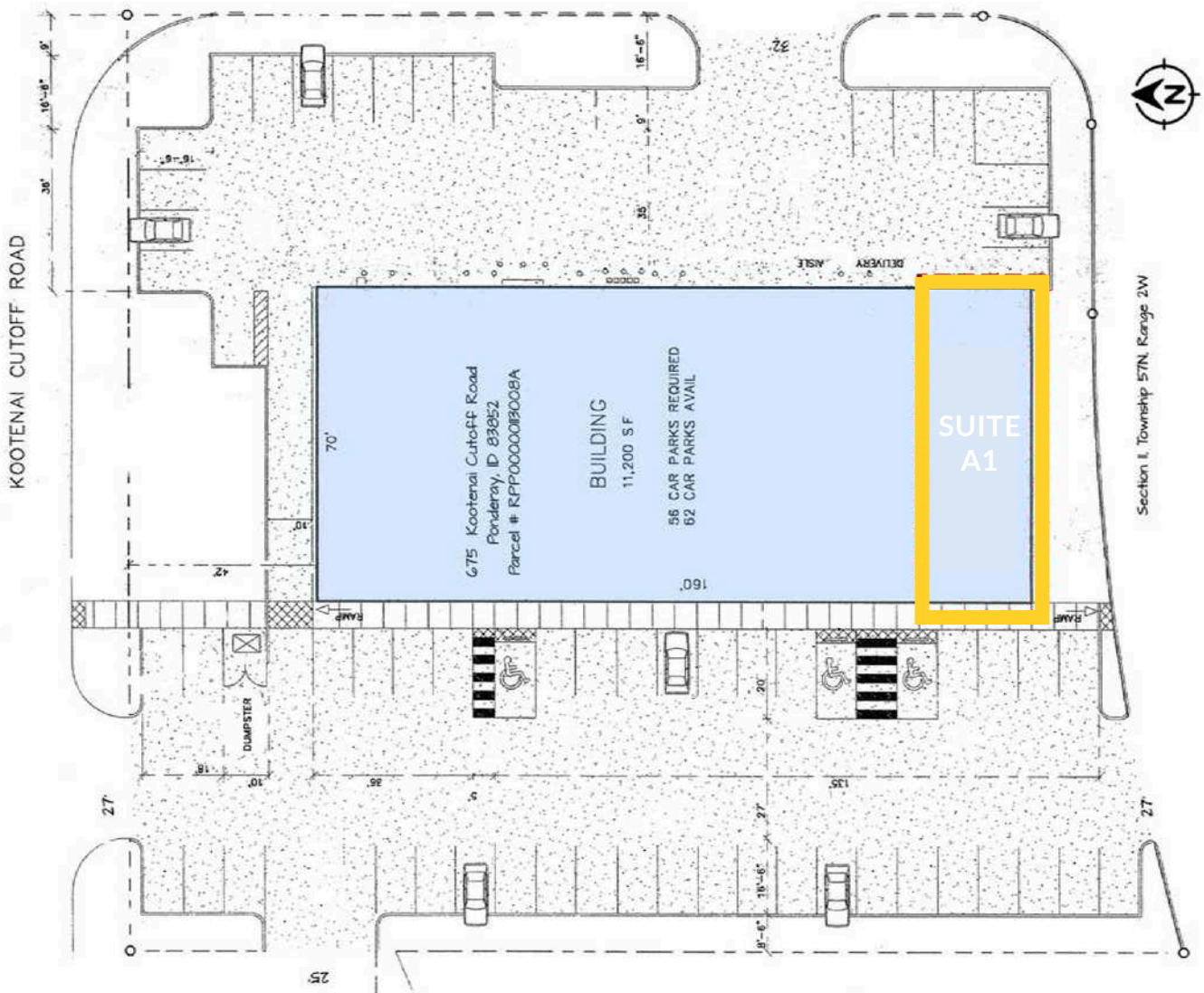
LEASE DETAILS

SUITE A1

Suite Size: ±2,240 SF

Asking Rent: ~~\$22.00~~ \$18.00 PSF/YR, NNN (±\$3,360/Month, NNN)

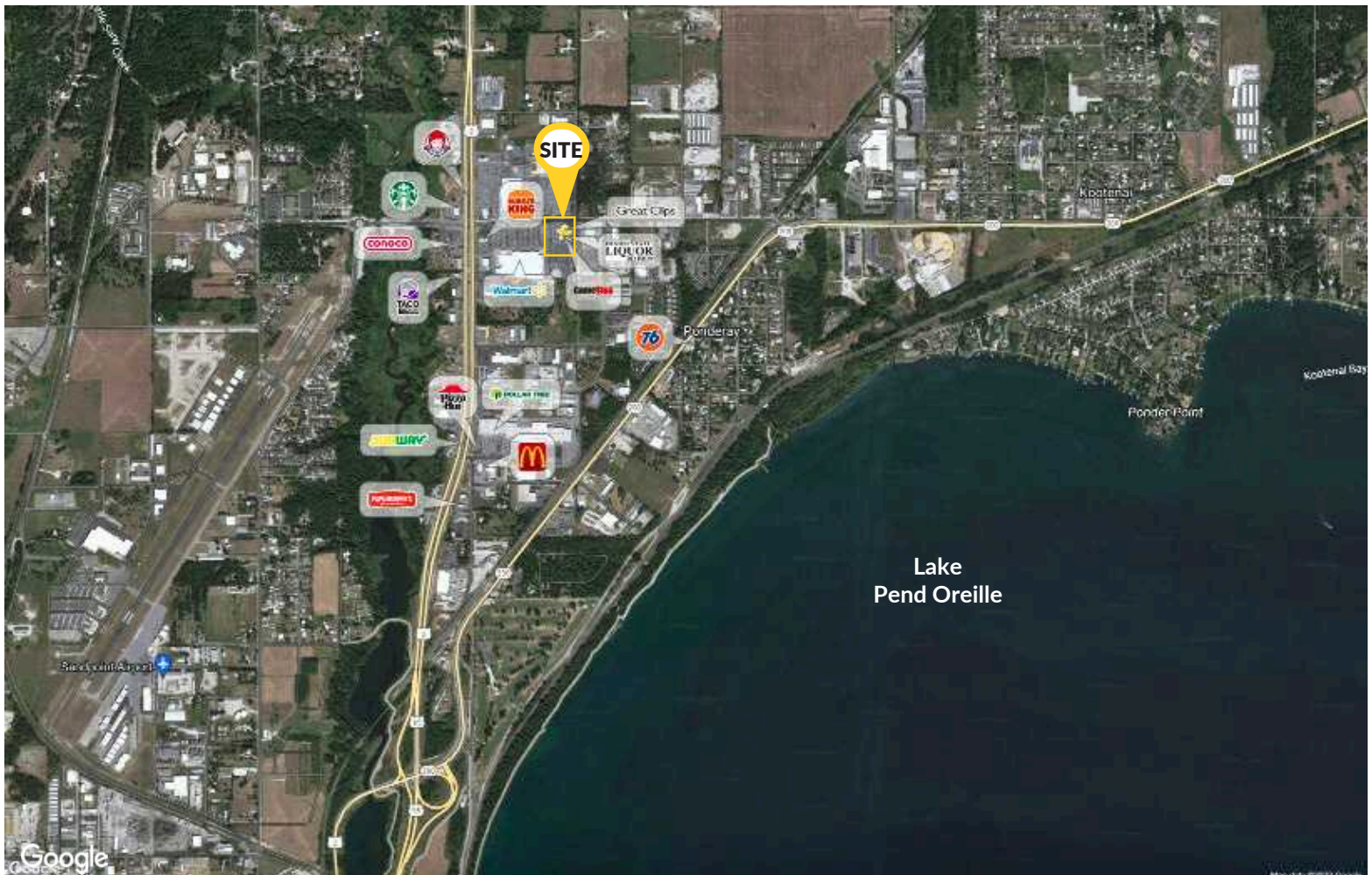
**Now Offering ½ Off 6 Month's Base Rent for Qualified Tenants. Subject to length of lease and other lease terms*



PROPERTY DETAILS:

- Endcap facing WalMart
- Reciprocal parking and access with larger Walmart Center
- Former GameStop Location
- Slat wall panels throughout
- Separate utilities including HVAC
- Roll down security across glass store front
- Wired for security/alarm including cameras, fiber internet available





Lake
Pend Oreille



END CAP RETAIL SPACE

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

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

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