



# EARLY DAWN COMMERCIAL CENTER

NEW RETAIL/FLEX BUILDING | 4129 E EARLY DAWN AVENUE | POST FALLS, ID 83854



## 3 MONTHS OF FREE BASE RENT!\*

\*EXCLUSIVE TO BLDG B & C - INCENTIVE REQUIRES A 3-YEAR CONTRACT MINIMUM

CONTACT



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KIEMLEHAGOOD

HIGHLIGHTS



Now leasing three brand new buildings along Highway 41 in Post Falls.

Retail space and flex industrial space available.

Excellent visibility and access from Highway 41 (19,000 VPD).

**Rare landlord offering! \$25/SF TI allowance & additional \$25/SF amortized TI allowance. \***

*\*TI allowance offering for retail space only.*

DETAILS



SPACE	SIZE	RATE
BLDG A	1,933- 5,889 SF	\$27.00/SF/YR
BLDG B&C	2,400 - 4,800 SF	\$15.00/SF/YR

<b>Lease Type:</b>	NNN
<b>Zoning:</b>	C-17
<b>Clear Height:</b>	14' OH

UPDATED: 2.11.2026

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## CLASS A FINISHES



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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT

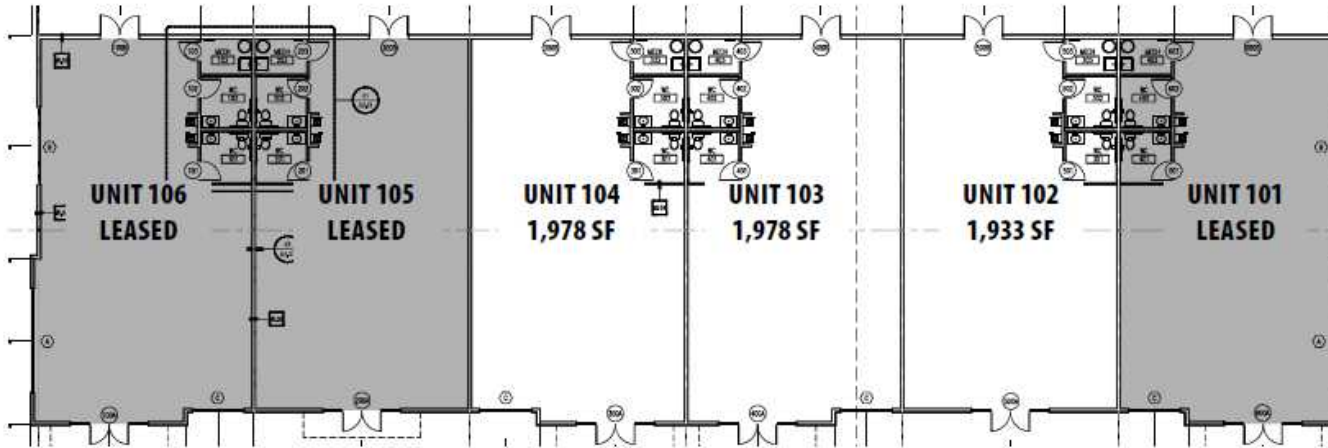


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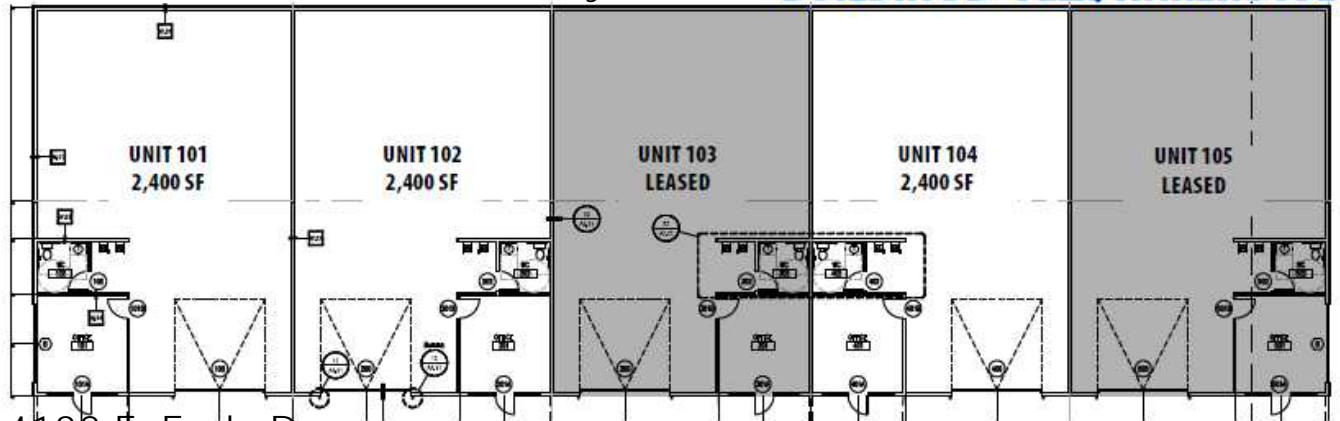
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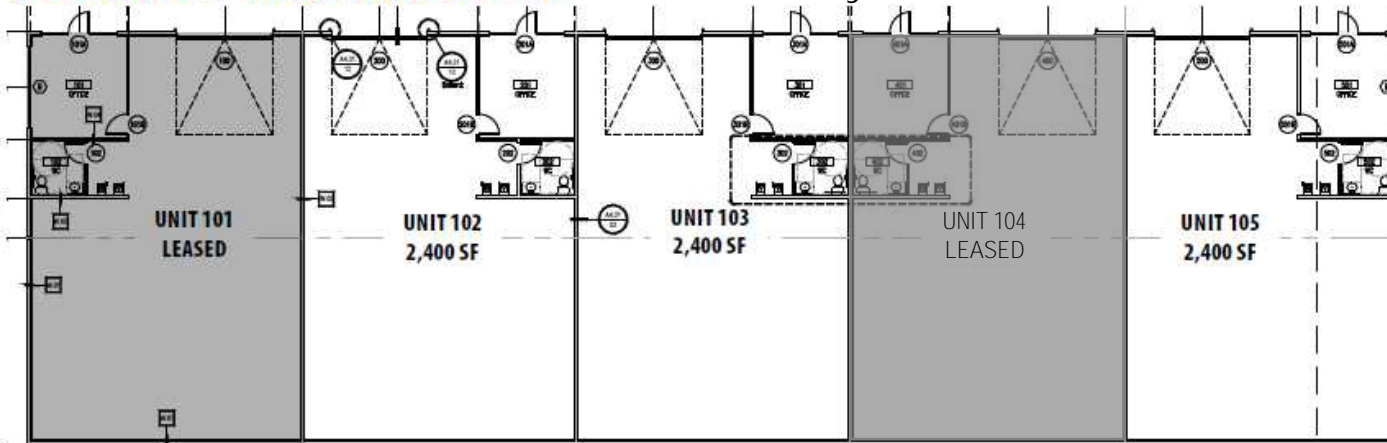
**BUILDING A - RETAIL** - 4131 E. Early Dawn



4131 E. Early Dawn - **BUILDING B - FLEX/WAREHOUSE**



**BUILDING C - FLEX/WAREHOUSE** - 4133 E. Early Dawn



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# LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



SUN RENTAL CENTER

EXPRESSIONS SCHOOL OF PERFORMING ARTS

**BLDG A**  
RETAIL

LEFT-HAND TURNING LANE SB TRAFFIC

**BLDG C**  
FLEX INDUSTRIAL

BLUEGRASS FARMS APARTMENTS

**BLDG B**  
FLEX INDUSTRIAL

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1 MILE RADIUS



POPULATION  
**8,280**



HISTORIC ANN. GROWTH  
**1.3%**



AVG. HOUSEHOLD INC.  
**\$90,720**

3 MILE RADIUS



POPULATION  
**44,575**



HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$95,313**

5 MILE RADIUS



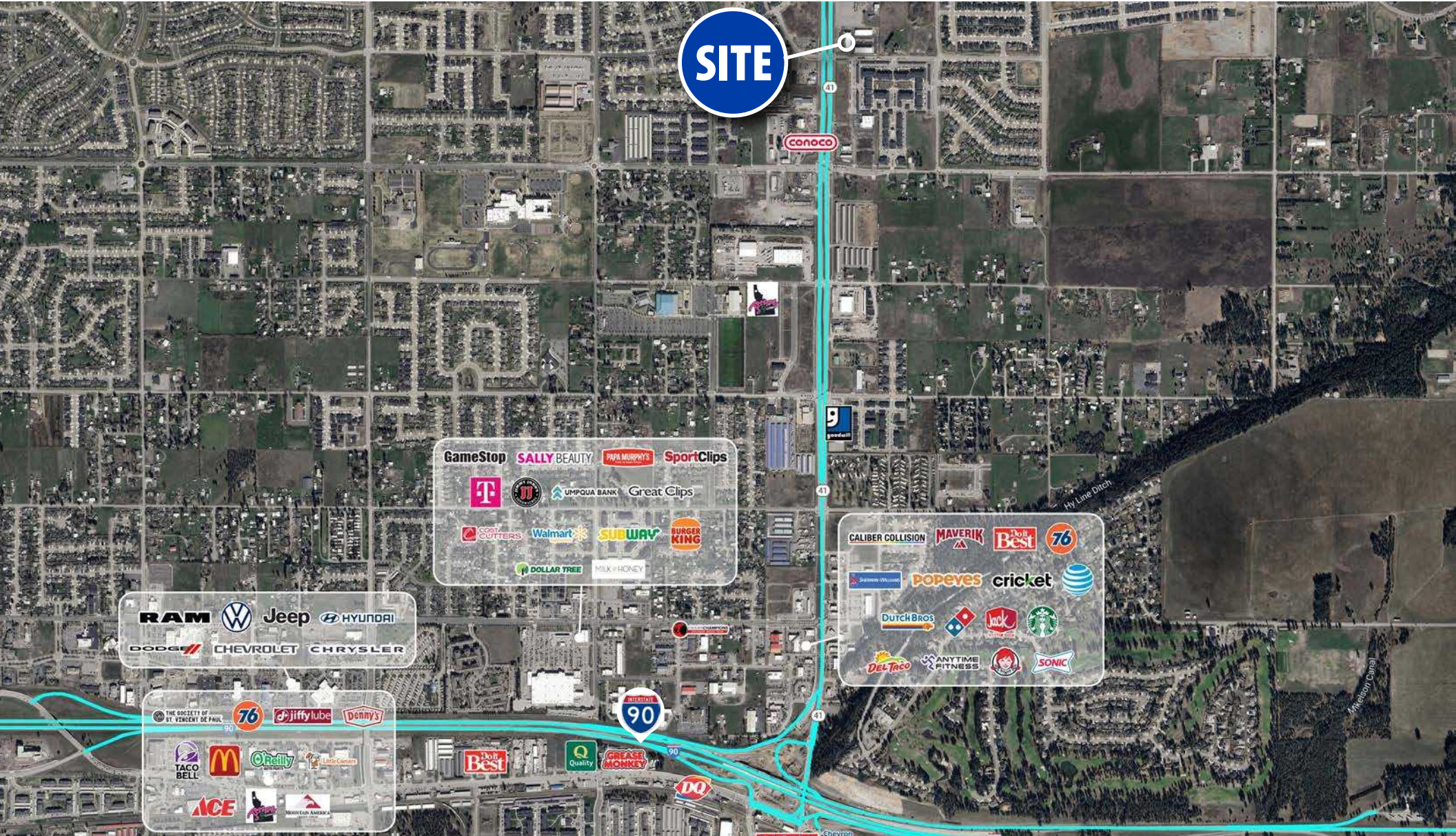
POPULATION  
**90,086**



HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$96,106**



# NEW I-90 INTERCHANGE



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