

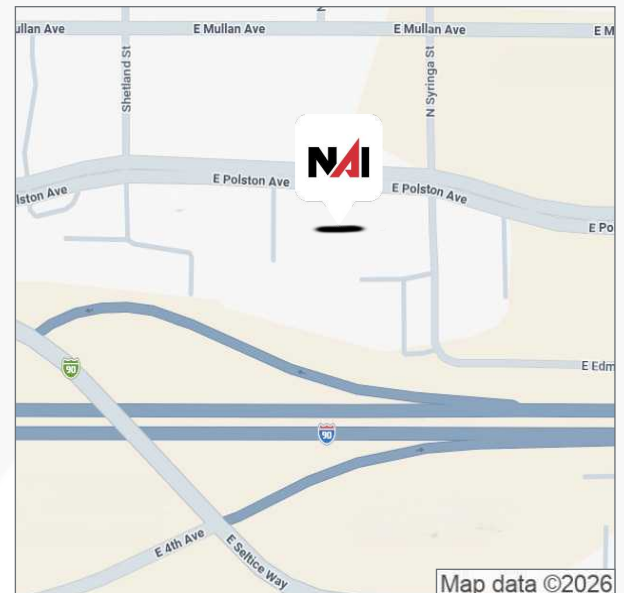
FOR LEASE OFFICE/MEDICAL

634 N CALGARY CT
POST FALLS, ID 83854



PROPERTY HIGHLIGHTS

- Office/Medical Office For Lease
- Proposed Building Size: \pm 9,540 SF
- Lot Size: \pm 0.97 Acres
- Located on the corner of Calgary Court and Polston Avenue
- Adjacent to Northwest Specialty Hospital
- Permit Ready
- Building completion can occur within approximately 12 months of lease execution
- Building will be a grey shell delivery, with Tenant Improvement available for the entire building



Contact Listing Broker for Lease Rate

JON JEFFREYS, SIOR
Office (509) 622 3566
jjeffreys@naiblack.com

NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

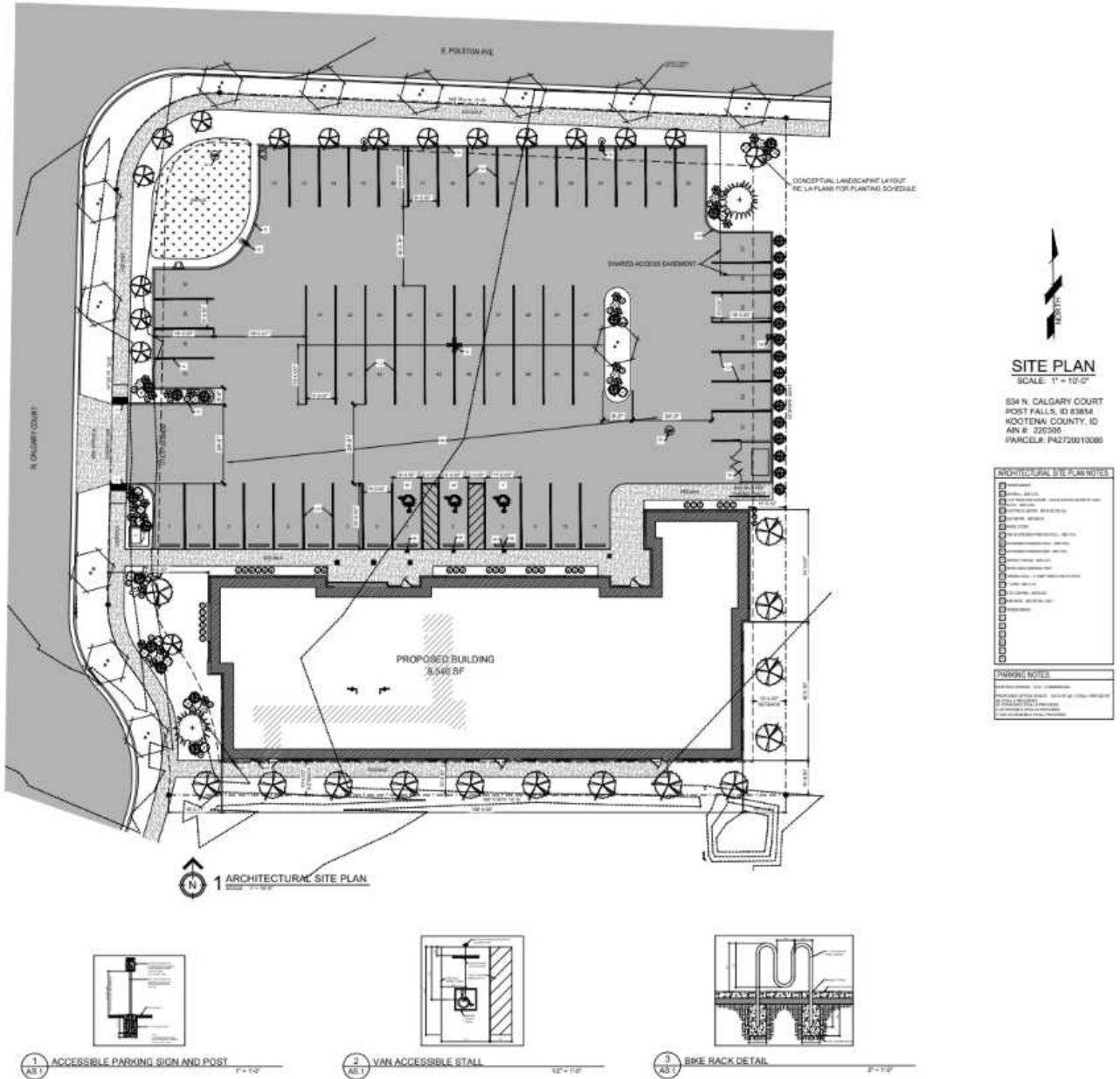
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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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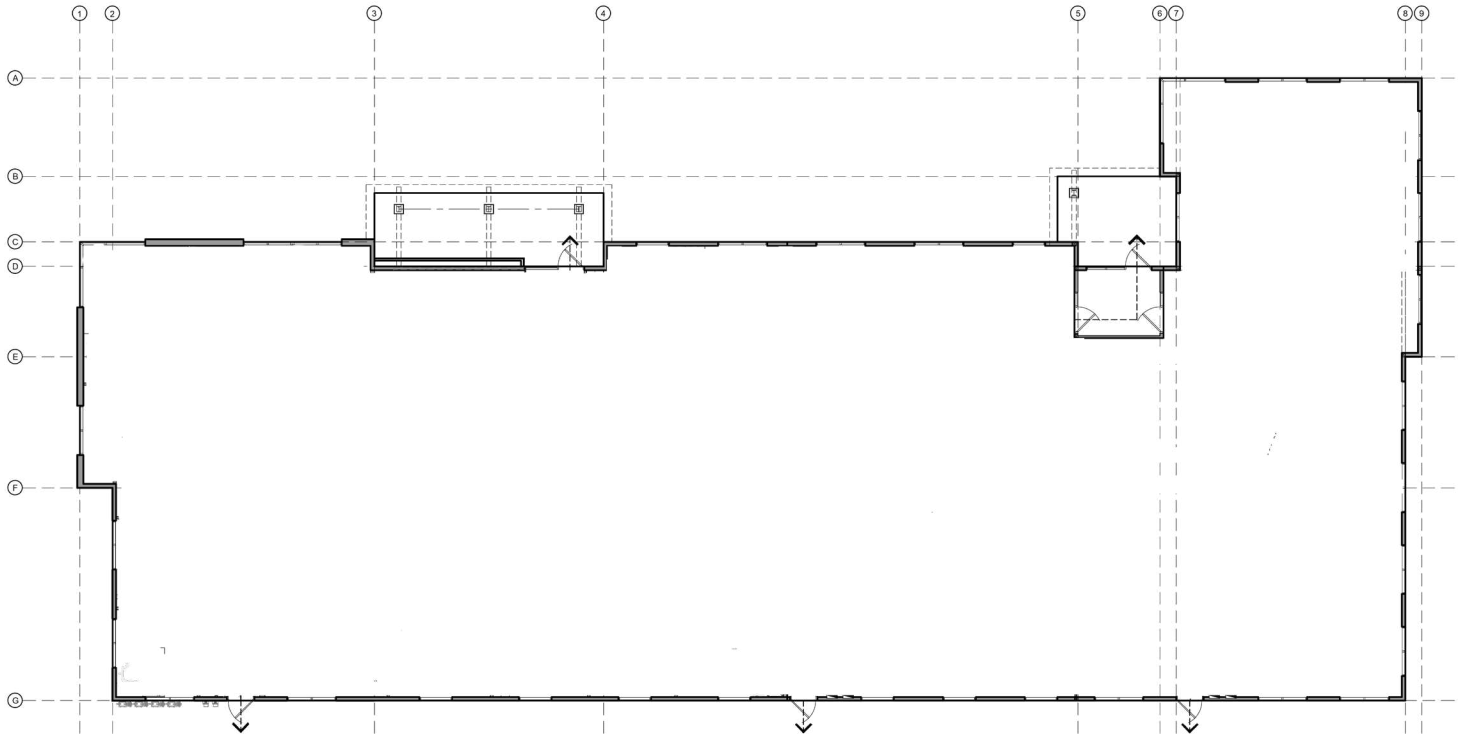
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**Grey shell delivery, with Tenant Improvement available for the entire building.*



2 EGRESS PLAN
SCALE: 1/8" = 1'-0"

CODE ANALYSIS

SHI

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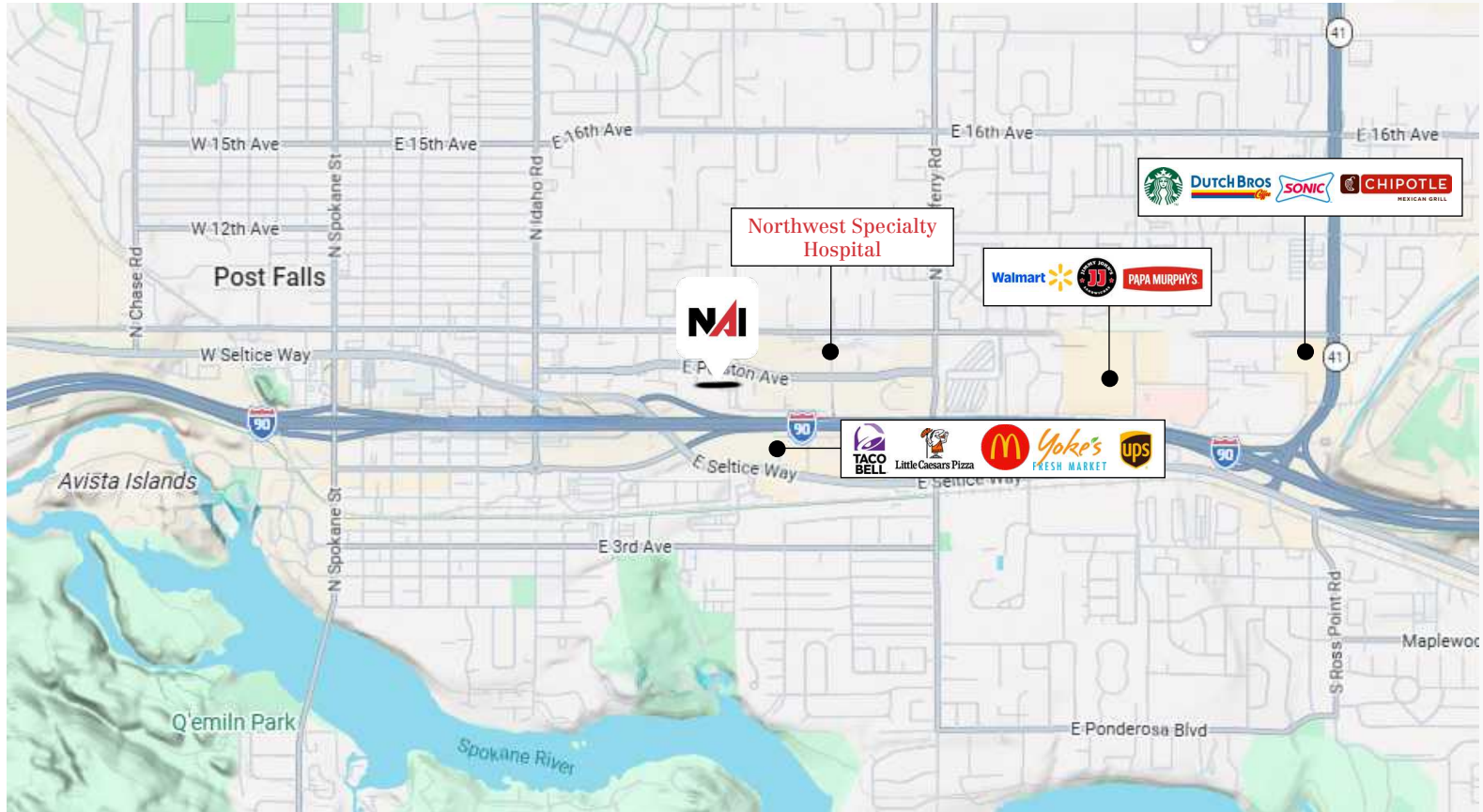
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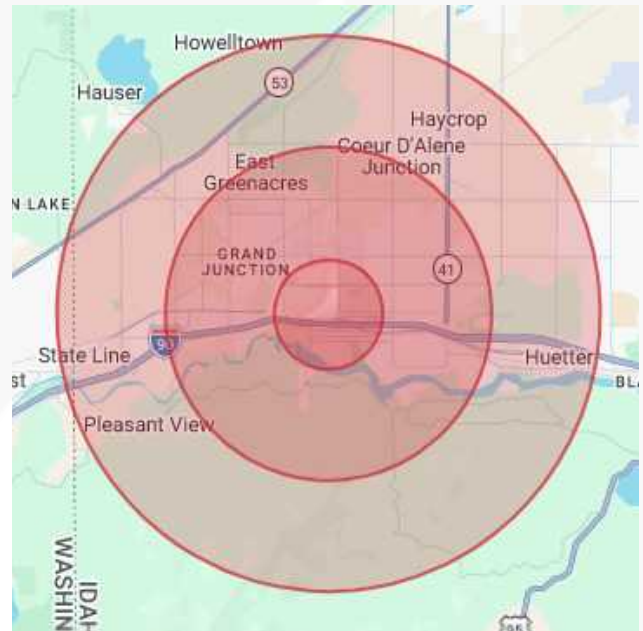
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	9,345	48,924	63,030
Avg. Age	39	39	39
Avg. Age (Male)	38	38	38
Avg. Age (Female)	39	40	40
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	3,624	18,642	23,929
# of Persons per HH	2.57	2.61	2.62
Avg. HH Income	\$79,755	\$94,411	\$99,497
Avg. House Value	\$425,563	\$532,946	\$568,058



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