

FOR SUBLEASE



OFFICE SPACE

4442 W Riverbend Avenue | Post Falls, ID 83854



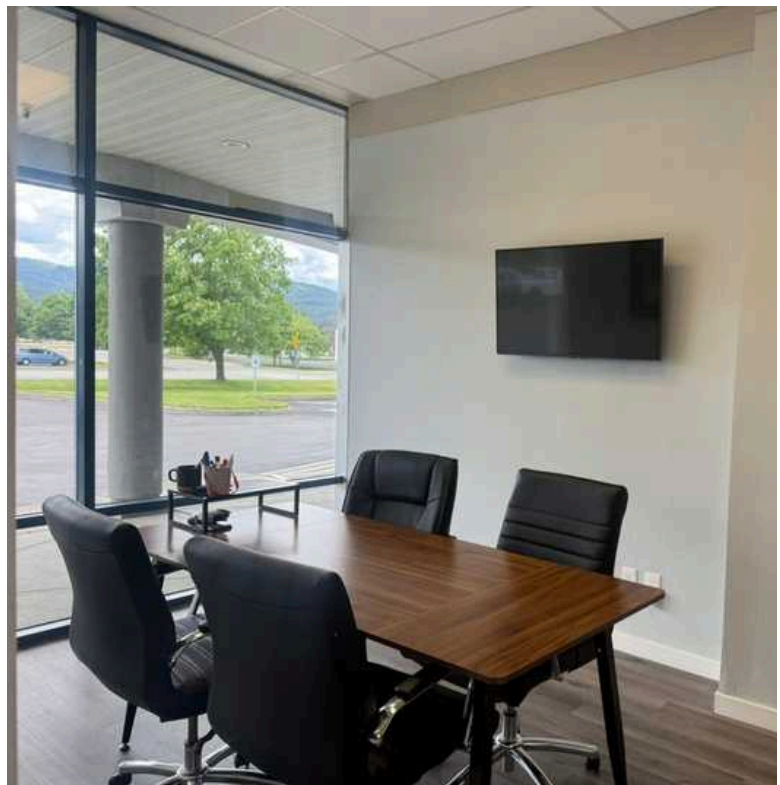
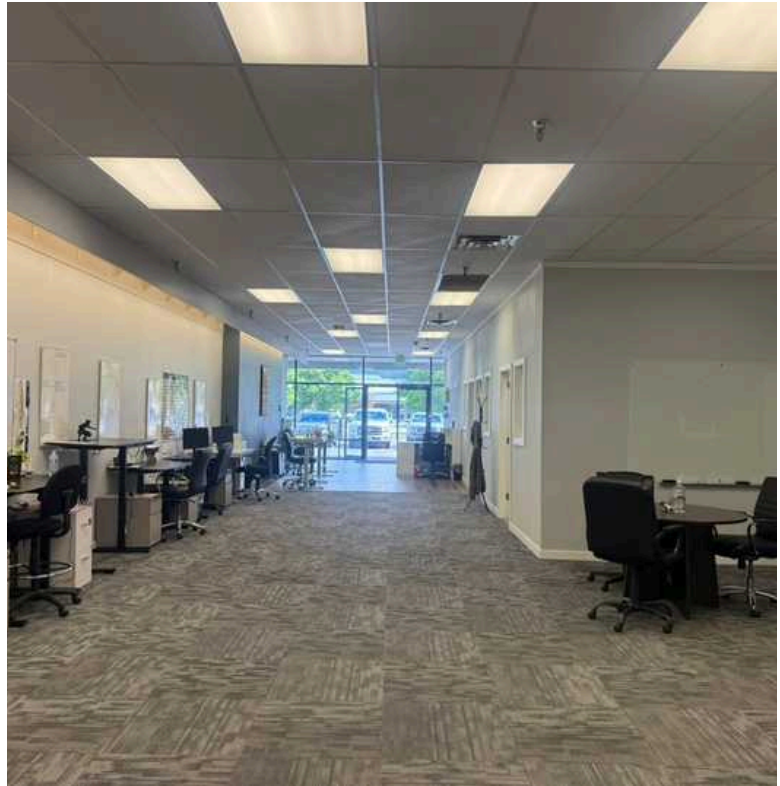
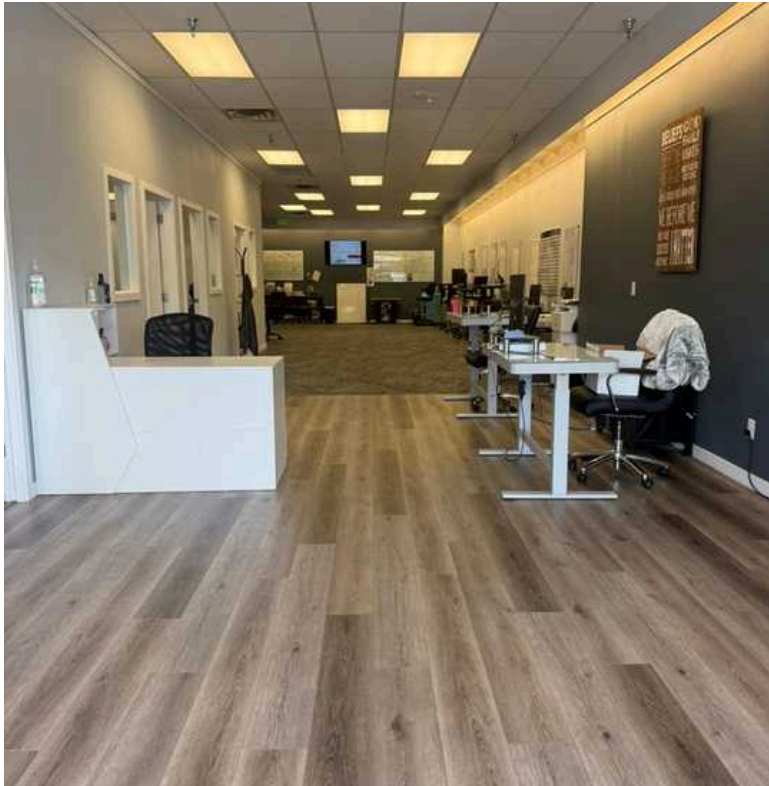
SUBLEASE RATE		\$2,800 /Month
EST. NNN RATE		\$0.20 PSF
SUBLEASE EXPIRATION		July 31, 2028
<i>*Options to sign a longer lease</i>		
SPACE SIZE		±2,540 SF
PARCEL NO.		PL9410000070
ZONING		Commercial
PARKING		Ample Parking

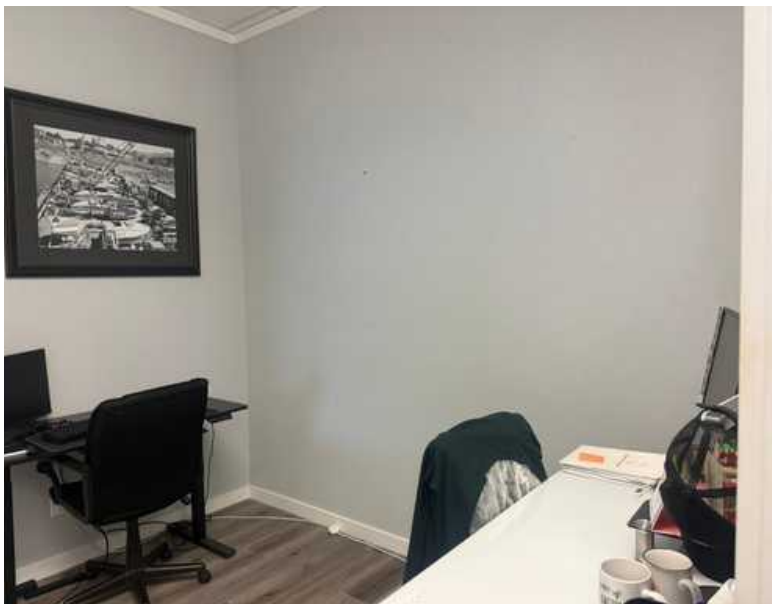
KIEMLE
HAGOOD

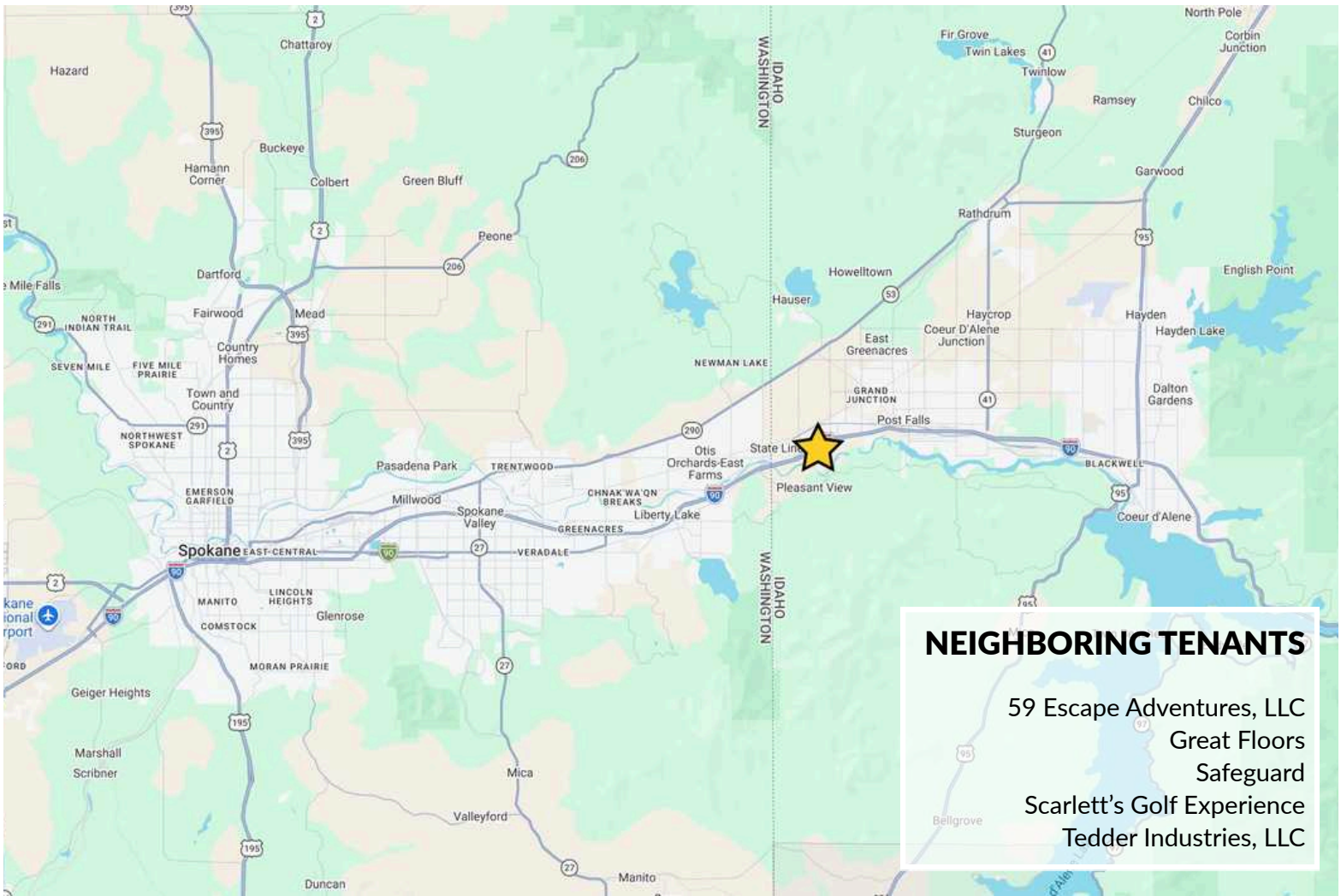
DOMINIC DICKERSON
509.755.7507

dominic.dickerson@kiemleahagood.com

Located in Tedder Business Center in Post Falls, this office sublease offers a highly accessible location with prominent I-90 signage and visibility. The property sits within the established Riverbend business corridor, with convenient access to Post Falls, Coeur d'Alene, and Spokane, as well as nearby retail, dining, fuel, and service amenities. Offered as a two-year sublease slightly below current market rates, with potential options to extend, this is an attractive opportunity for office, service, retail, or administrative users seeking flexibility, freeway exposure, and a strong North Idaho location.







NEIGHBORING TENANTS

- 59 Escape Adventures, LLC
- Great Floors
- Safeguard
- Scarlett's Golf Experience
- Tedder Industries, LLC

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VIEW LOCATION



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OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201