

# FOR LEASE



## Parkside Tower

601 E Front Avenue  
Coeur d'Alene, ID 83814

<b>SUITE</b>	403
<b>LEASE RATE</b>	\$22.00 PSF/YR + NNN
<b>LEASE TYPE</b>	NNN
<b>EST. NNN'S</b>	\$6.01 PSF/YR
<b>RENTABLE SF</b>	±2,350
<b>PARCEL NO</b>	CK1670003020
<b>ZONING</b>	CDA-DC (Downtown Core District)

**KIEMLE  
HAGOOD**

**PAT EBERLIN**

208.215.1375

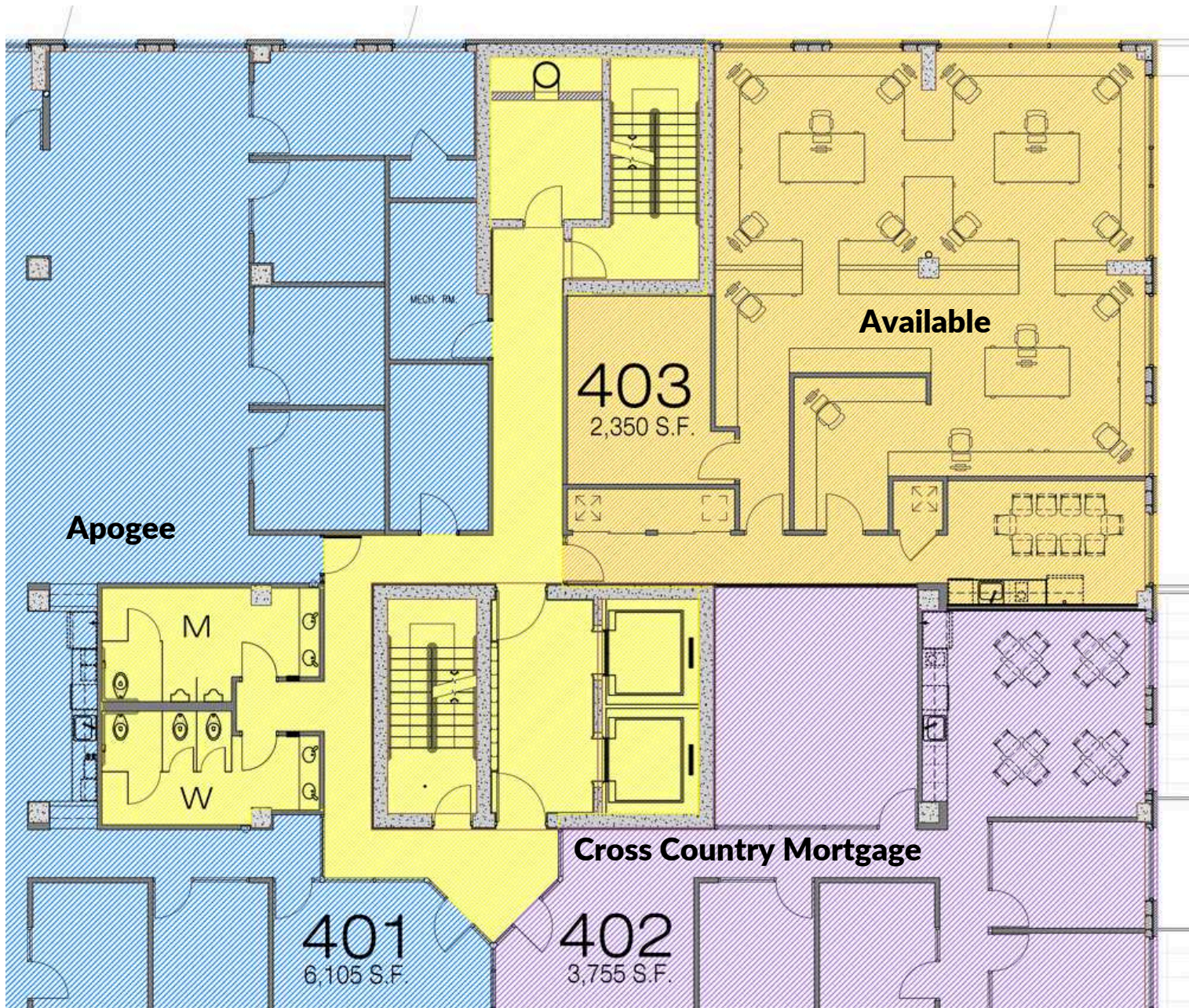
pat.eberlin@kiemlehaood.com

# FLOOR PLAN

## SUITE 403 DETAILS:

- Total Rentable Square Footage: ±2,350 SF
- Rental Rate: \$4,308 /Month + NNN
- Estimated NNN's: \$1,192/Month
- 6 reserved garage parking spaces available.

Contact list agent for more information



# PROPERTY OVERVIEW

## PROPERTY DETAILS:

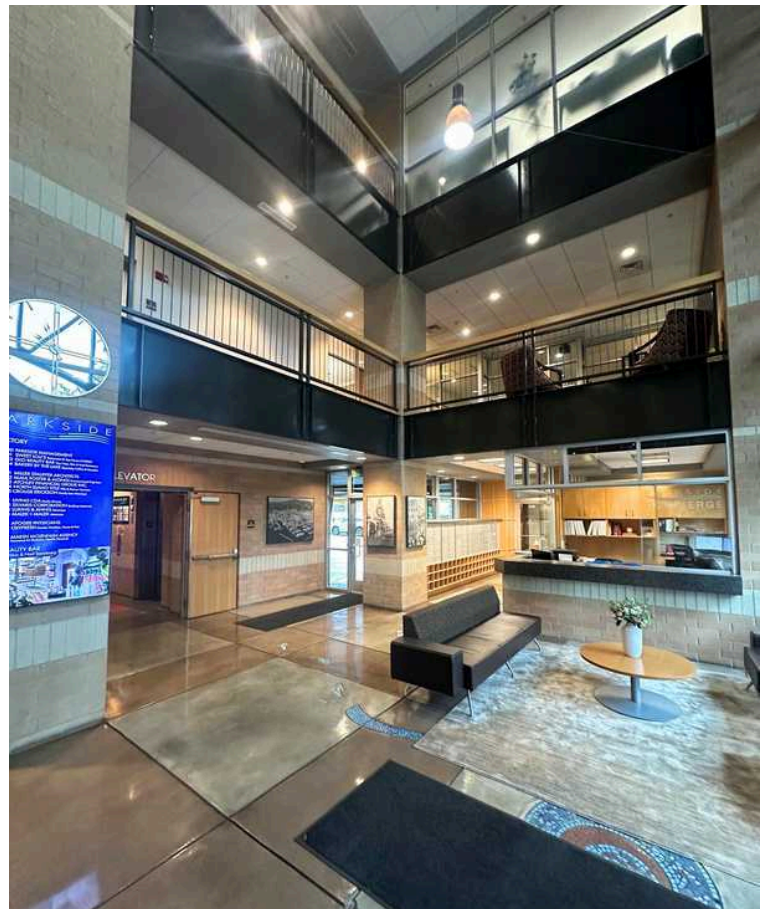
Prominent and unique downtown location within walking distance of banks, city parks, public hiking/walking trails, downtown restaurants, boardwalks, marinas and the Coeur d'Alene Resort. Suites offer mountain and/or lake views with open and flexible floor plans. This opportunity captures the true North Idaho experience. \*Call listing agent to schedule a tour.

## AMENITIES

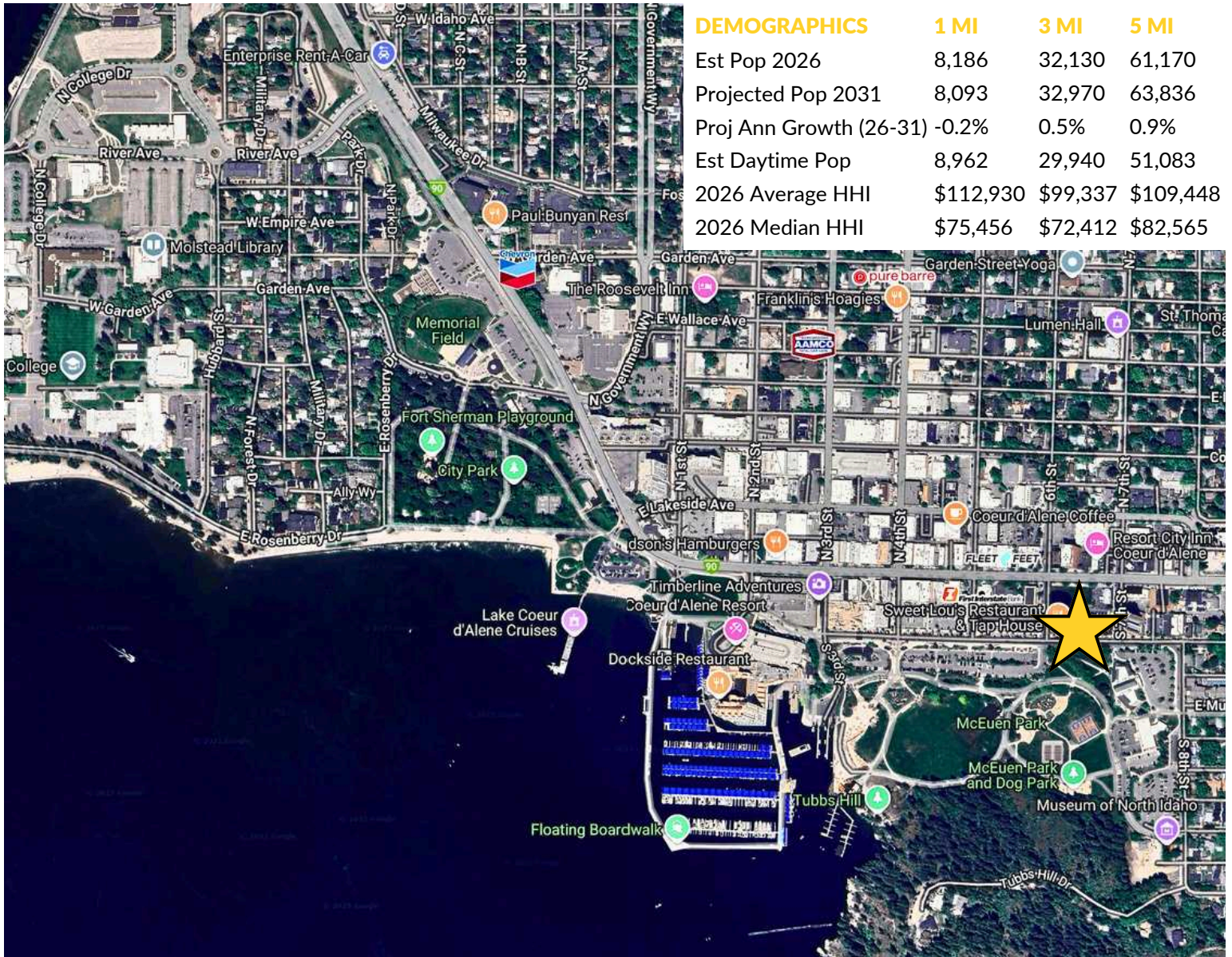
- Built in 2008 by Miller Stauffer Architects
- On-Site Management
- Tremendous Natural Light
- Underground Reserved Parking
- Grand Lobby/Lounge Entrance
- Miniature Golf Course
- On-Site Fitness Center
- 20 Stories (5 Commercial)
- Main Level Restaurant, Bakery & Coffee

## TENANT ROSTER

- 101 Sweet Lou's
- 102 Glo Beauty Bar
- 103 Glo Beauty Bar
- 104 Bakery by the Lake
- 201 Miller Stauffer Architects
- 202 Maul Foster
- 203 Atchley Financial
- 204 North Idaho Title
- 205 Crouse & Assoc.
- 301 Coeur Living
- 302 Malek + Malek
- 303 Lukins Annis
- 304 Malek + Malek
- 401 Apogee
- 402 Cross Country Mortgage
- 403 (Vacant)
- 502 Marsh McClenna



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**OFFICE LOCATIONS**

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

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