

For Sale & Lease

Office Space



1201 W Ironwood Drive

Coeur d'Alene, Idaho 83814

Property Description

4-Story Class B Office Building

Building Size: 46,604 SF +/-

Lot Size: 3.92 Acres +/-

Parcel Number: C-0000-011-2750

Zoning: C-17L

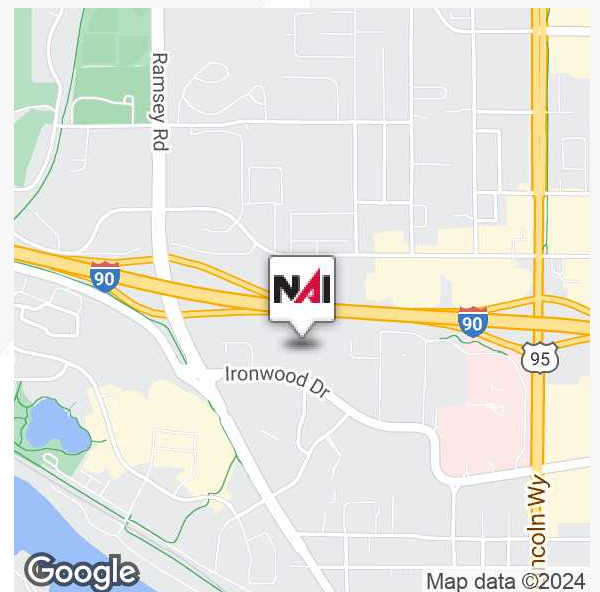
Year Built: 1976 - Remodeled 2000

Roof was Recently Replaced

Typical Floor Plate: 12,490 RSF +/-

Parking Ratio: 5/1,000 RSF

Single Tenant Lease Expires September 30, 2024. Tenant will be vacating.



Available Spaces For Lease

Space(s)	Lease Rate (NNN)	Size (SF +/-)
1201 W Ironwood Drive	\$10.00 SF/yr	46,604 SF +/-

Sale Price: \$4,500,000

For more information

Jon Jeffreys, SIOR

O: 509 622 3566

jjeffreys@naiblack.com



CLICKSCAN FOR PROPERTY VIDEO

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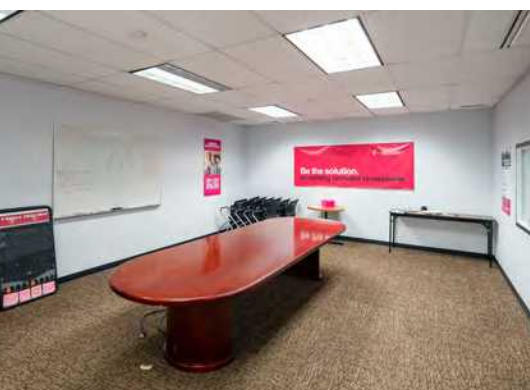
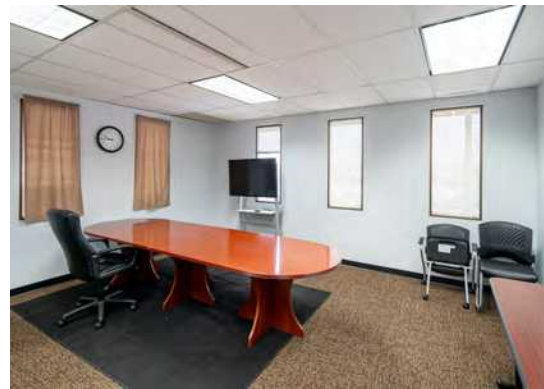
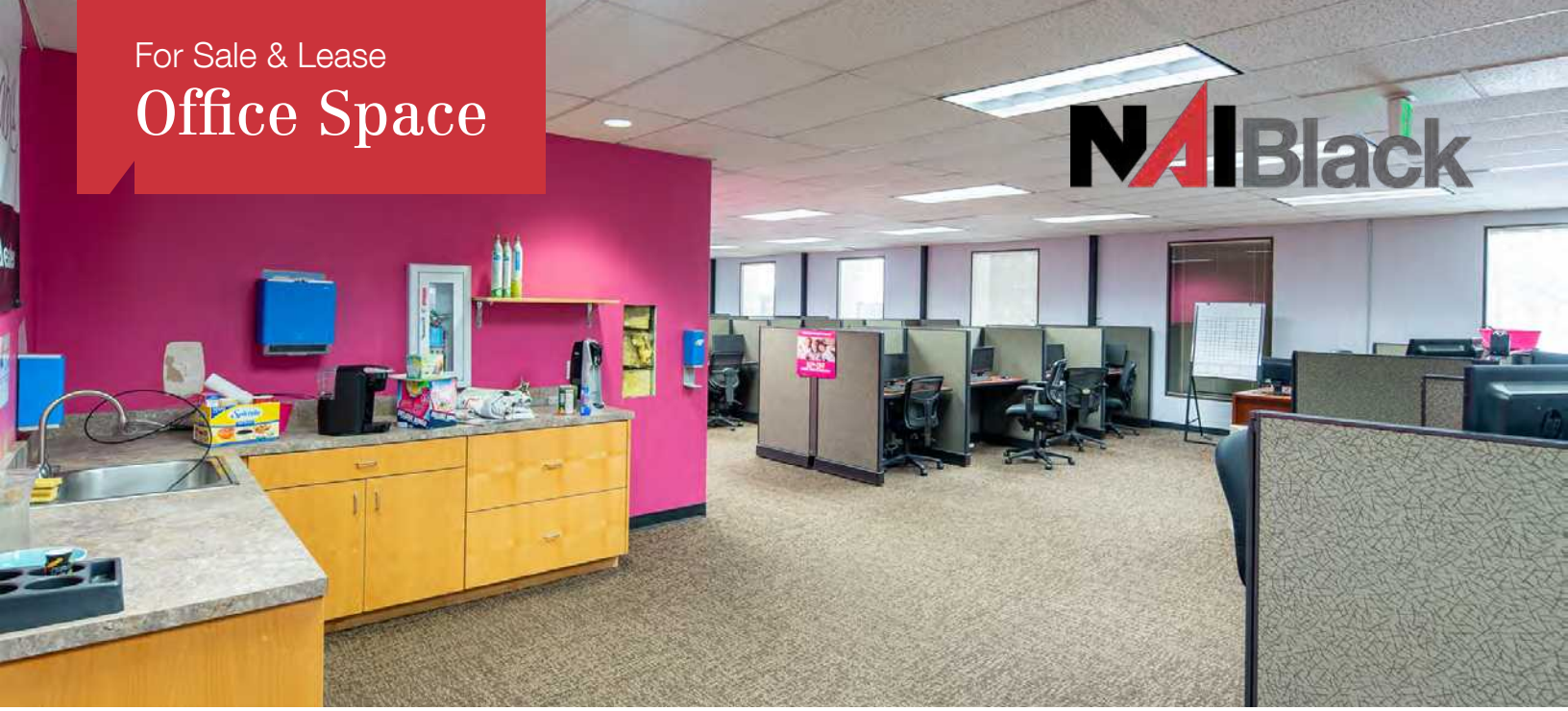


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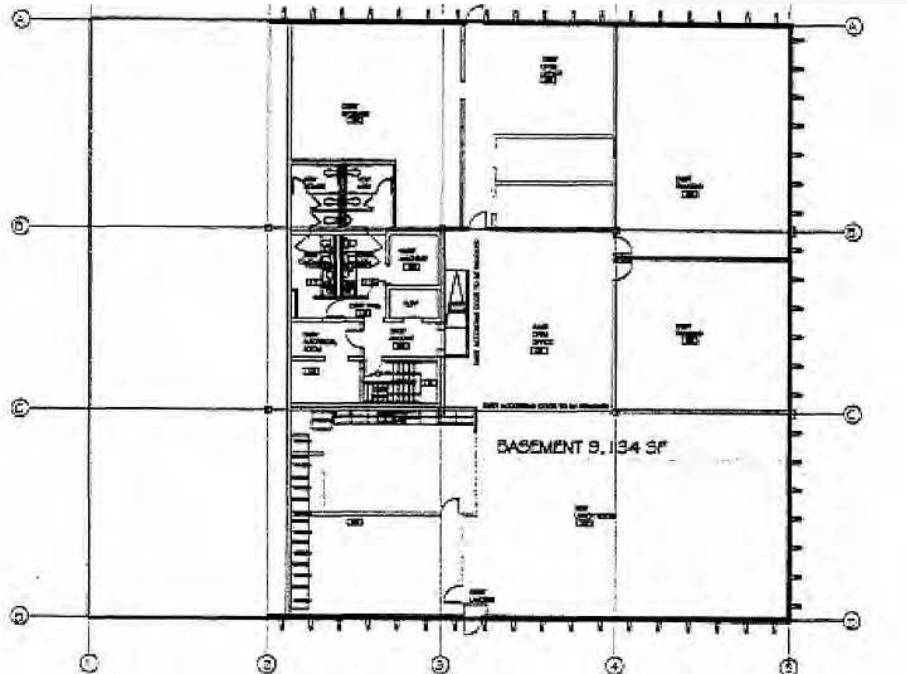
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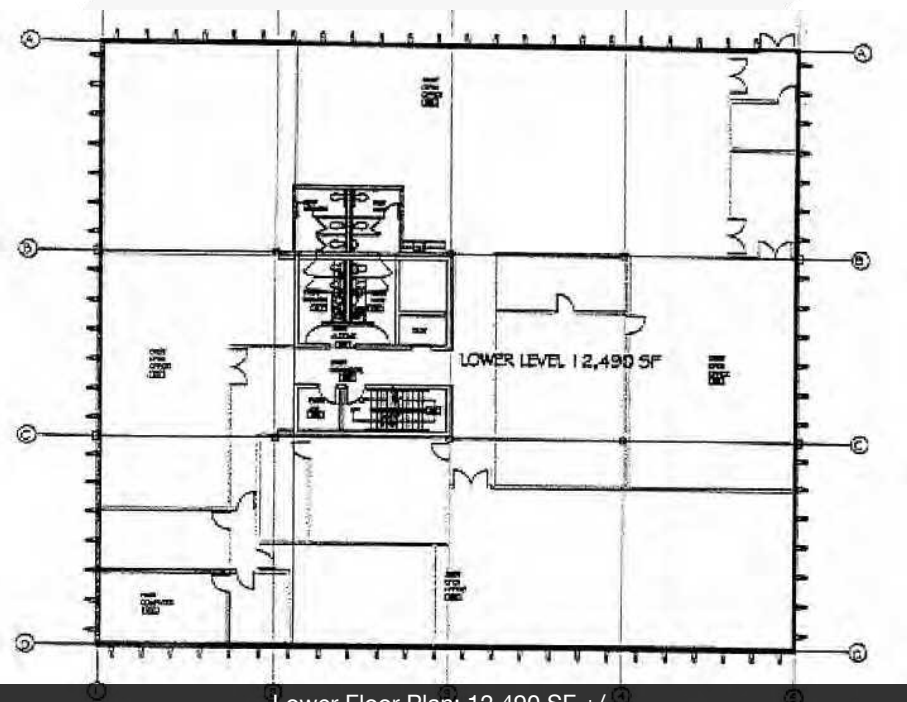
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Basement Floor Plan: 9,134 SF +/-

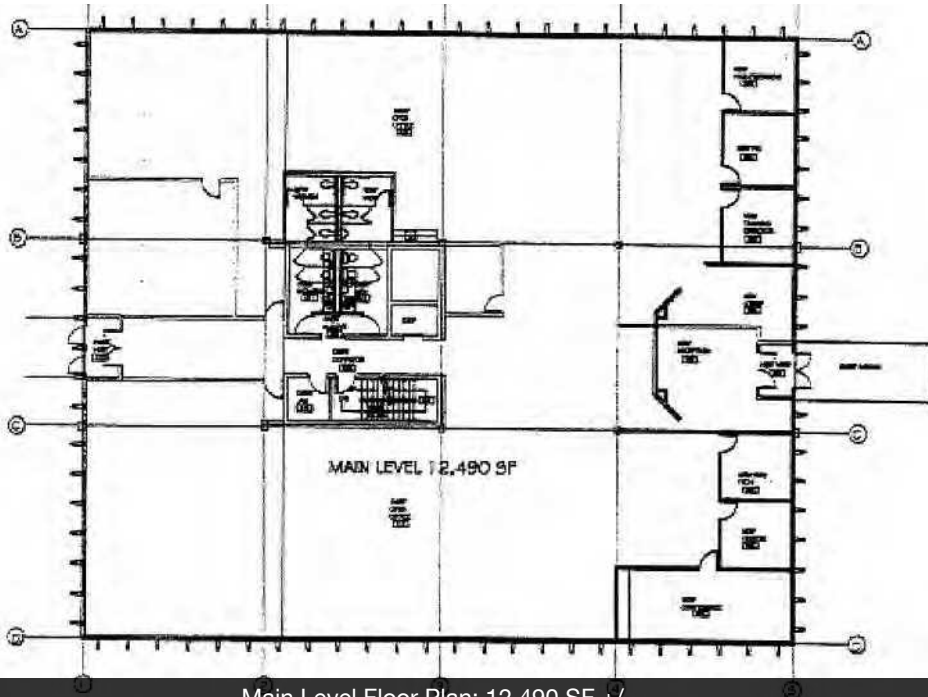


Lower Floor Plan: 12,490 SF +/-

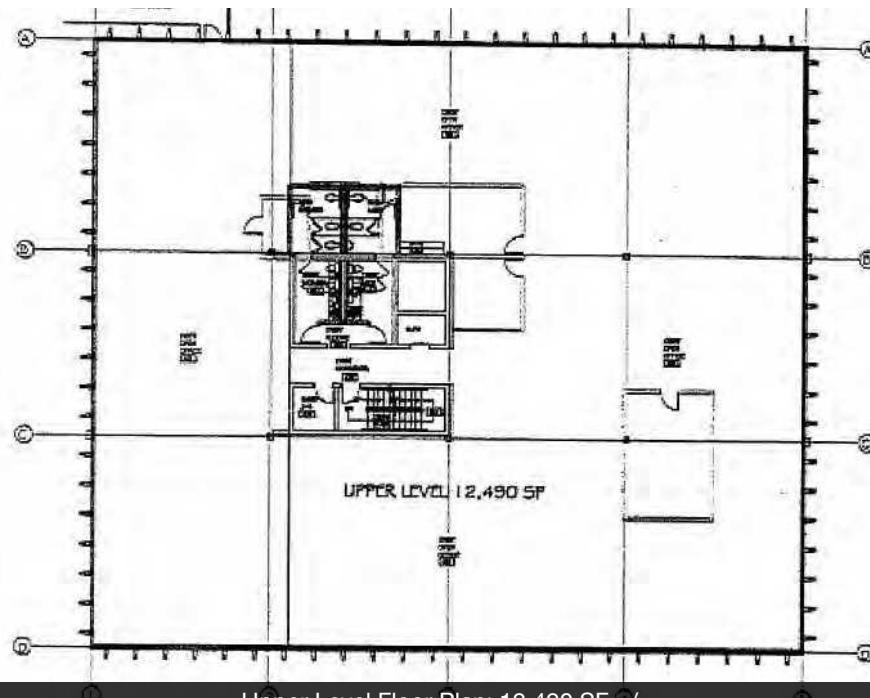
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Main Level Floor Plan: 12,490 SF +/-



Upper Level Floor Plan: 12,490 SF +/-

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Dalton Gardens **NAI Black**



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