

FOR SALE OR LEASE

**NEW PRICE
REDUCTION!**

NOW \$599,000



Unit LL01

Suite Size: ±3,693 SF (Usable)

Offering Price: ~~\$699,000~~

Reduced Offering Price: \$599,000

Lease Rate: \$1.50 PSF / Month, NNN

Parcel #: CJ3180000220

- \$50 PSF Landlord TI contribution towards a new lease
- Currently in "shell" condition
- One of two Suites with direct exterior access
- Purchase includes a pro rata share of common area and its amenities

**KIEMLE
HAGOOD**

Chinook Medical Building

980 W. Ironwood Drive
Coeur d'Alene, ID 83814

PAT EBERLIN

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MARY KIENBAUM

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The Chinook Medical Building offers premier Class A medical office space located in the heart of the highly sought-after Ironwood Drive medical corridor. This four-level professional office building is thoughtfully designed to meet the needs of healthcare providers and professional tenants alike. Key amenities include a spacious public parking lot, and a covered drive-thru entry for patient convenience. The building also features dedicated backup emergency power and a direct fiber optic connection to Kootenai Health (KMC), ensuring seamless connectivity and operational reliability. With its prime location and exceptional infrastructure, the Chinook Medical Building is an ideal choice for medical and healthcare professionals seeking a modern, high-performance office environment.

Property Highlights

Architectural Design

- Designed by renowned G.D. Longwell Architects
- Distinctive, professional presence in a premier office setting

Parking & Accessibility

- 24 secure underground parking stalls
- Ample public parking – exceeds city requirements
- Covered drive-thru entry for convenient tenant and client access

Connectivity & Infrastructure

- Direct fiber optic connection to Kootenai Health (KMC)
- Dedicated emergency backup power system to ensure uninterrupted operations

Building Overview

- Four-level Class A professional office building
- Built for functionality, efficiency, and long-term tenant satisfaction



Lower Level

LL01 | ±3,693 SF

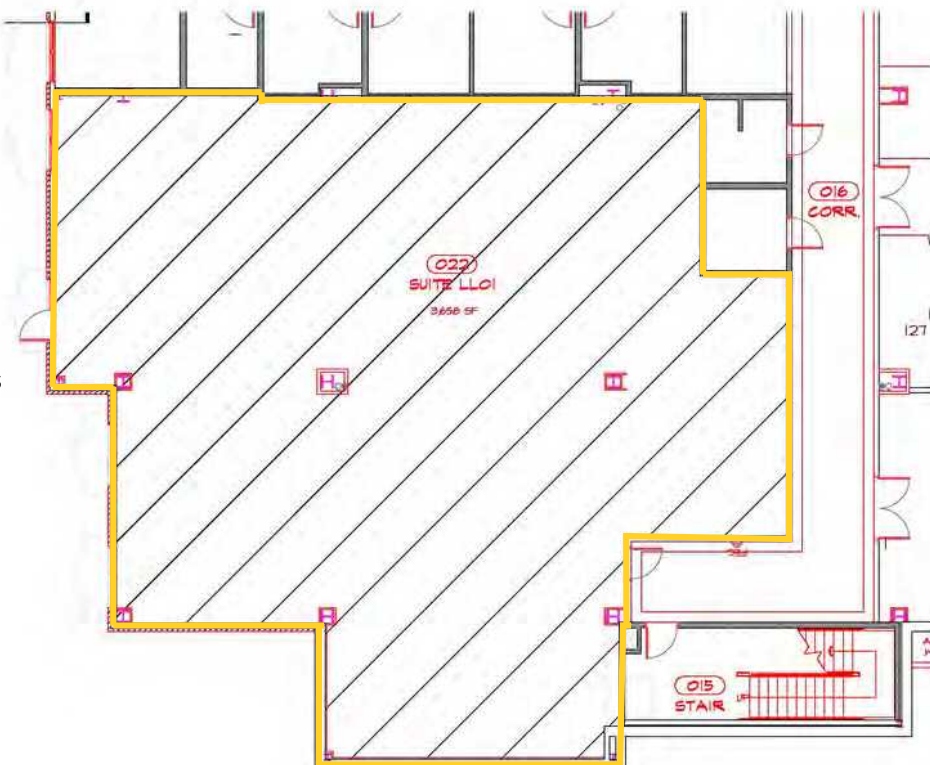
Offering Price: \$699,000

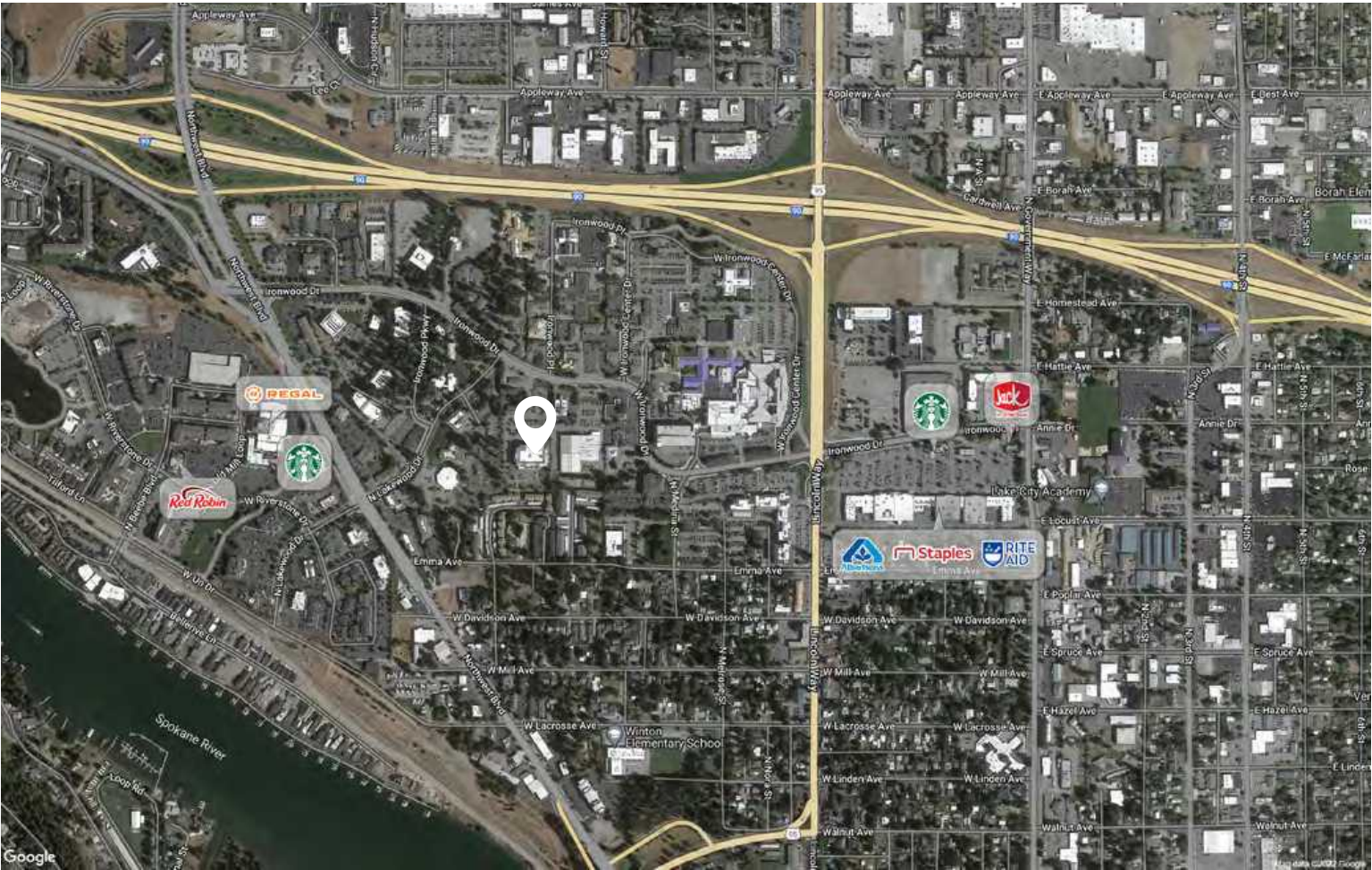
Reduced Offering Price: \$599,000

Lease Rate: \$1.50 PSF / Month, NNN

Parcel: CJ318000220

- \$50 PSF Landlord TI contribution towards a new lease
- Currently in "shell" condition
- One of two suites with direct exterior access
- Purchase includes a pro-rata share of common area and amenities





CHINOOK MEDICAL BUILDING

VIEW LOCATION

908 W Ironwood Drive, Coeur d'Alene, ID 83814

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

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