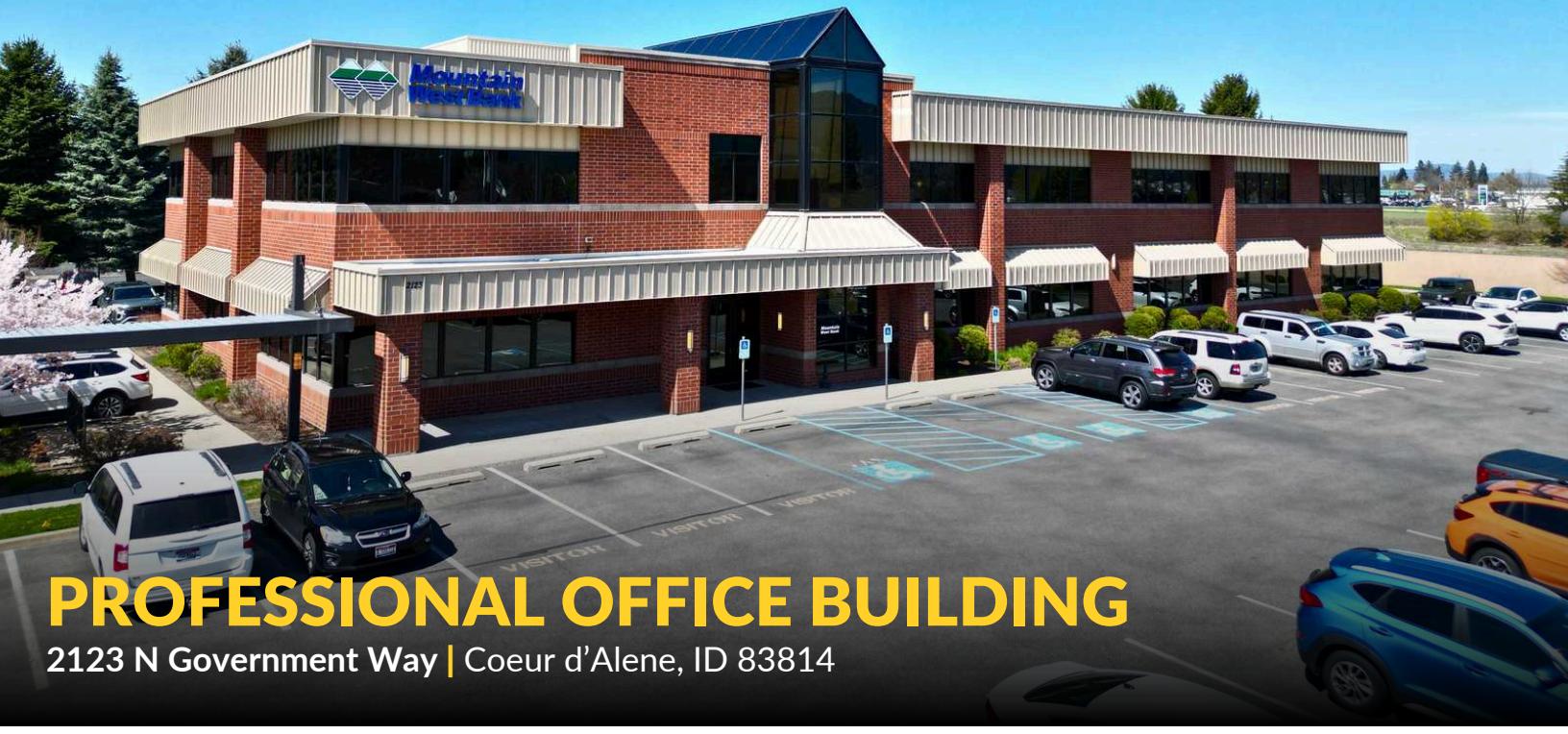


FOR SALE OR LEASE



PROFESSIONAL OFFICE BUILDING

2123 N Government Way | Coeur d'Alene, ID 83814



OFFERING PRICE \$6,950,000

LEASE RATE \$20.00 PSF /YR + NNN

LEASE AVAILABLE August 2026

TYPE OF LEASE Single Tenancy

BUILDING SIZE ±28,418 SF

LOT SIZE ±2.02 AC

PARCEL NO. CJ4130010020

ZONING C-17

YEAR BUILT 2009

PARKING SPACES 147

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

**KIEMLE
HAGOODY**

PROPERTY DESCRIPTION |

2123 N Government Way is a 28,418 square foot professional office building positioned on 2.02 acres just south of I-90 and east of Highway 95. This C-17 zoned property has served as a single Tenant office building since constructed in 2009. The site provides for full vehicular circulation around the building with parking on all sides. There are ±147 total parking stalls.

Lease Abstract |

*Tenant has purchased a building and will be vacating at the end of their current term

Tenancy: Single (Mountain West Bank)

Total Building Square footage: 28,418 SF

- Main level: 12,289 SF
- Second Floor: 12,289 SF
- Lower Level: 3,840 SF

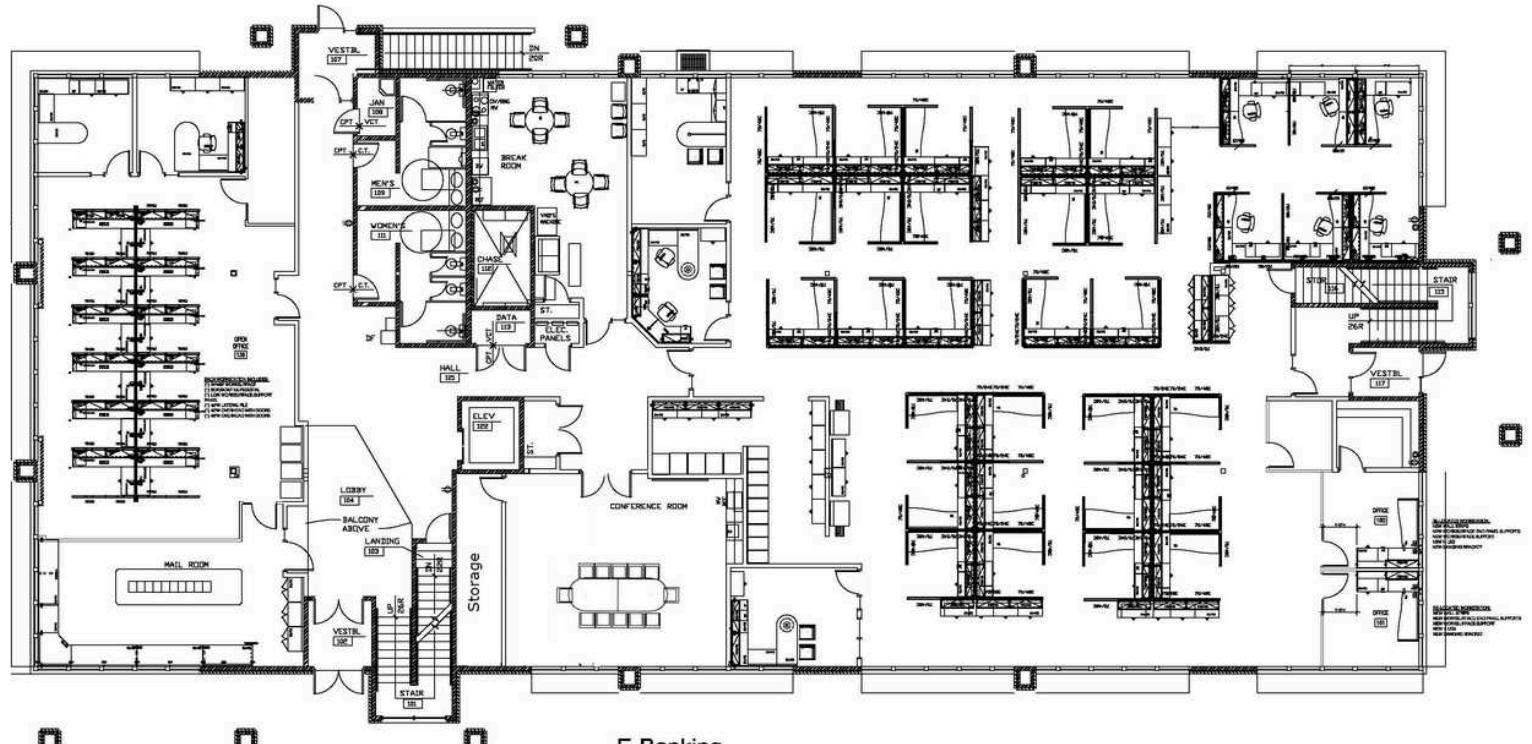
Lease expiration: June 30, 2027

Next Annual rent increase: July 1, 2026

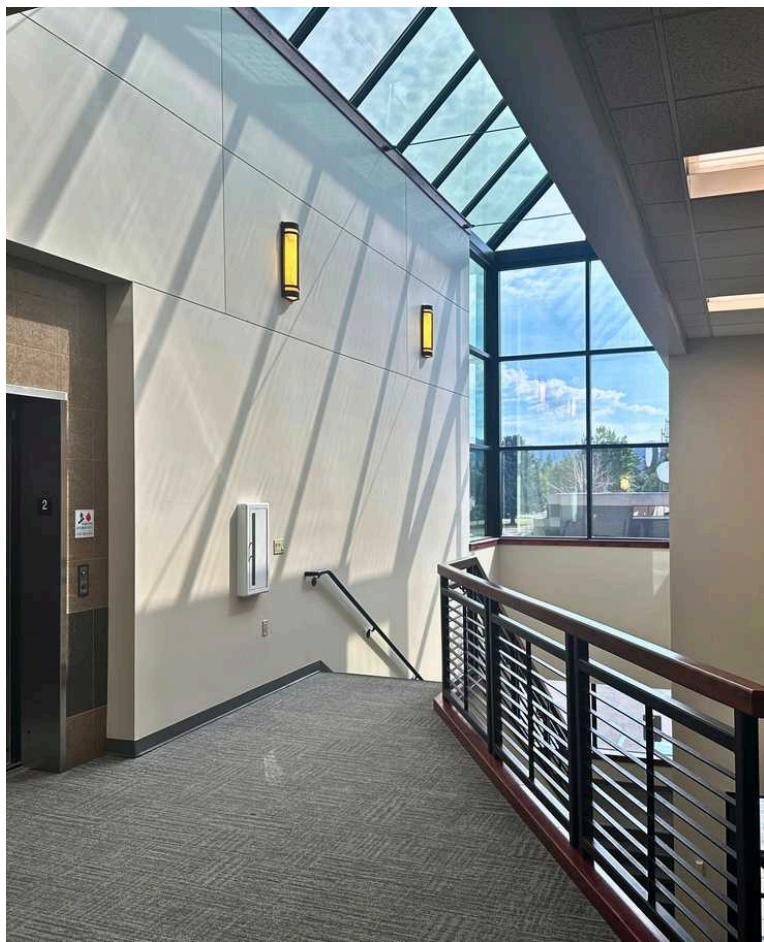
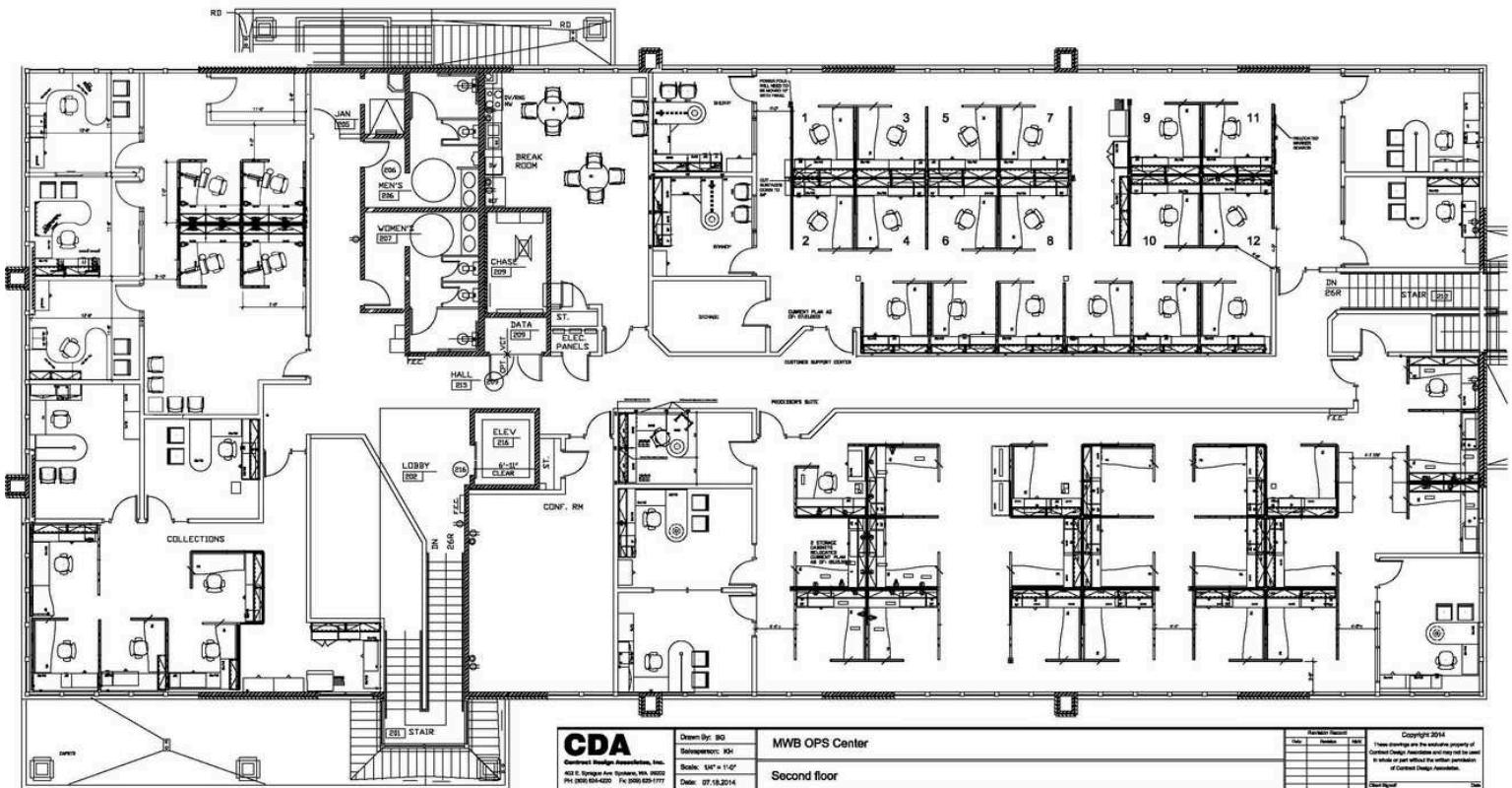
**P&L's available with signed NDA



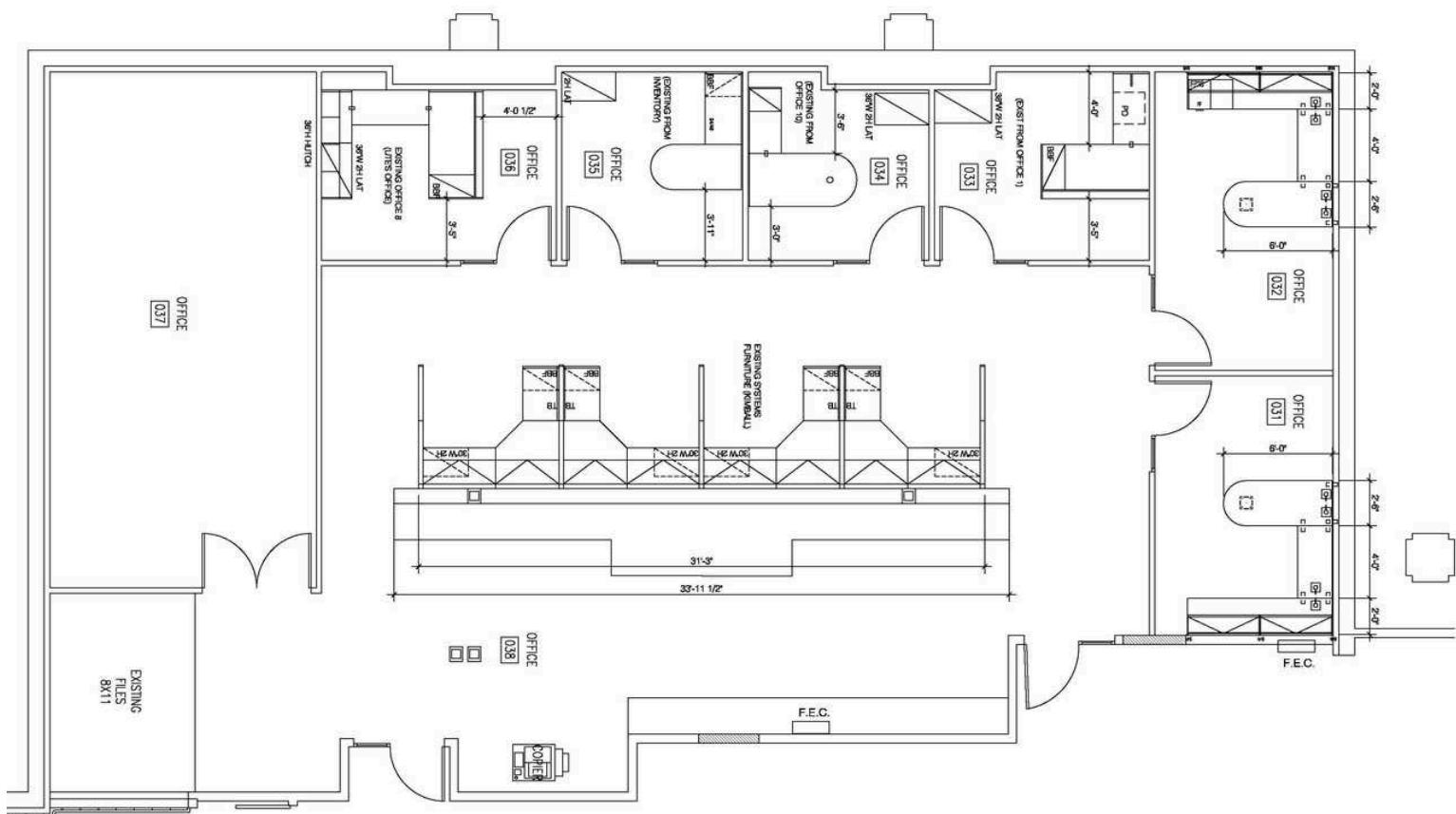
FLOOR PLANS | MAIN FLOOR



FLOOR PLANS | FLOOR 2



FLOOR PLANS | LOWER LEVEL



LOCATION OVERVIEW | COEUR D'ALENE, ID



Coeur d'Alene, Idaho

Coeur d'Alene, Idaho, is a vibrant city nestled along the north shore of Lake Coeur d'Alene, renowned for its stunning natural beauty and year-round recreation. With its charming downtown, scenic waterfront, and easy access to outdoor activities such as boating, hiking, and skiing, the city offers a unique blend of small-town charm and modern amenities. Coeur d'Alene is also a growing hub for business, tourism, and community events, making it an attractive destination for both residents and visitors alike. With its strong economic growth, thriving tourism industry, and supportive community atmosphere, Coeur d'Alene has become an exceptional place for investors and business owners looking to establish or expand their presence in a dynamic market.



DEMOGRAPHICS | SURROUNDING AREA



POPULATION

	1 MI	3 MI	5 MI
Est Pop 2025	10,976	52,055	84,324
Projected Pop 2030	11,521	55,008	89,490
Projected Annual Growth	1.0%	1.1%	1.2%
Census Population (2020)	10,635	50,524	81,820
Adj. Daytime Demos	15,233	46,089	65,168



EMPLOYMENT & INCOME

	1 MI	3 MI	5 MI
Est. Average HHI (2025)	\$67,027	\$96,755	\$103,518
Projected HHI (2030)	\$66,174	\$95,597	\$102,224
Est. Median HHI (2025)	\$52,158	\$72,198	\$77,886
Projected HHI (2030)	\$51,503	\$71,238	\$77,078

WORKFORCE OVERVIEW



78.0% Drive to Work Alone



8.8% Drive to Work in Carpool



7.3% Work at Home



3.5% Walk to Work



0.7% Travel to Work by Public Transportation

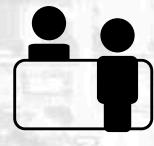
White Collar 57.3%

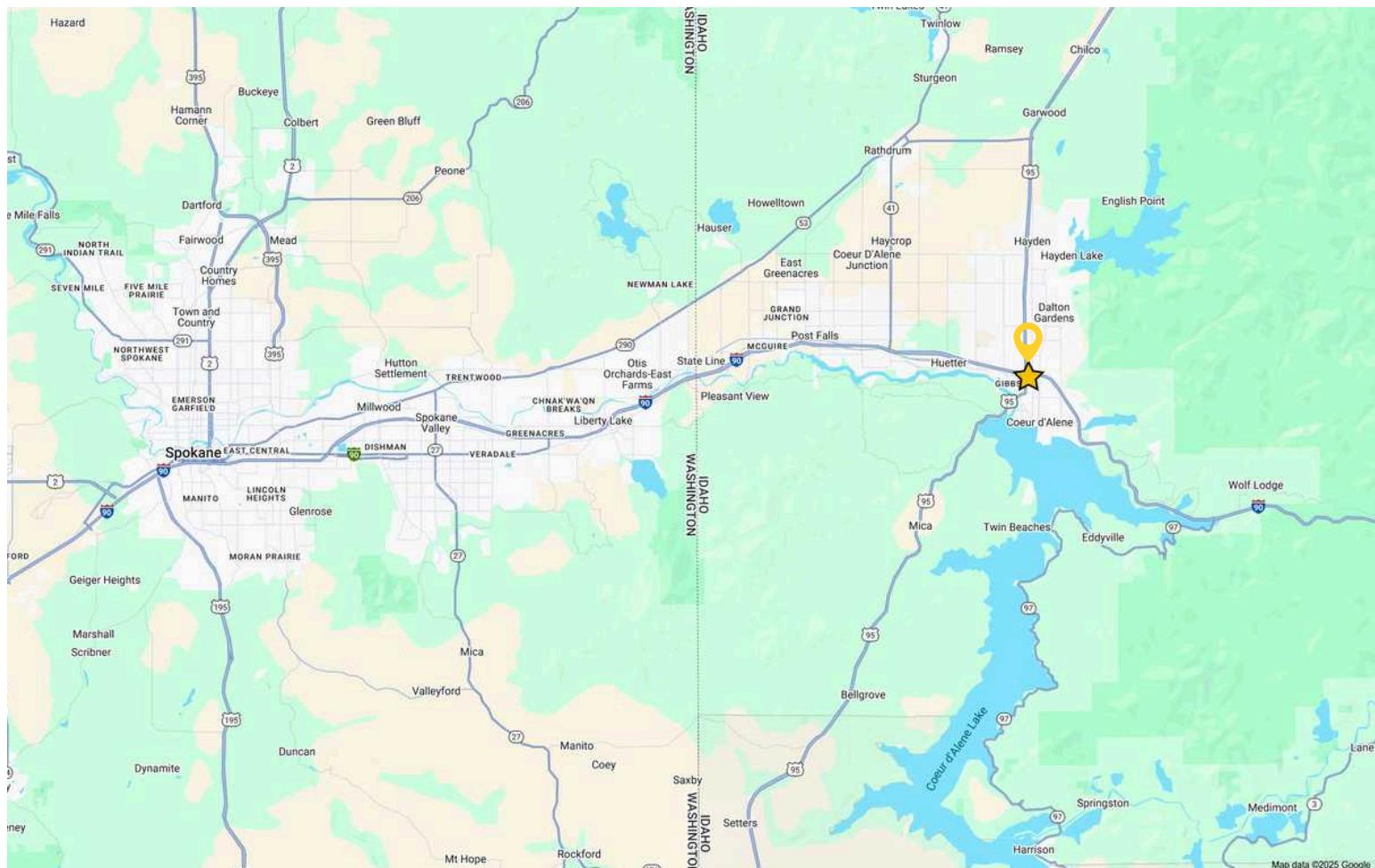


Blue Collar Workers 42.7%



Services 21.7%





Professional Office Building

2123 N Government Way, Coeur d'Alene, ID 83814

[VIEW LOCATION](#)



PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

[KIEMLE]
[HAGOOD]

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

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

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