

# 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

**KIEMLE  
HAGOOD**

**PAT EBERLIN**

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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.

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

**Total Building Square footage: 28,418 SF**

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

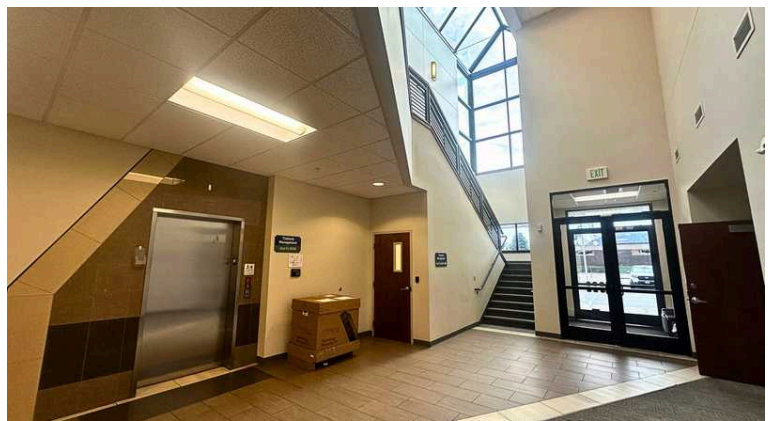
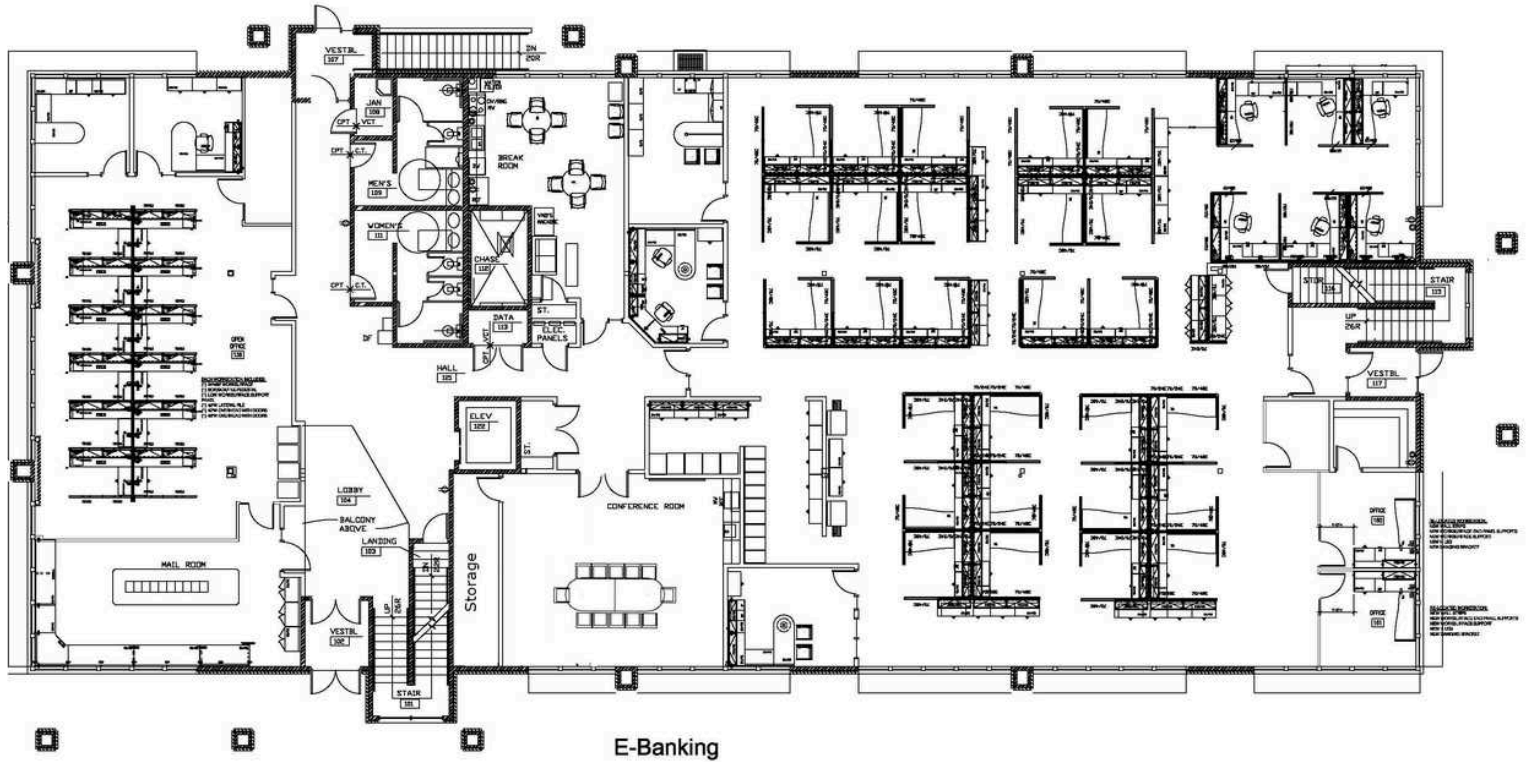
Next Annual rent increase: July 1, 2026

**\*\*P&L's available with signed NDA**



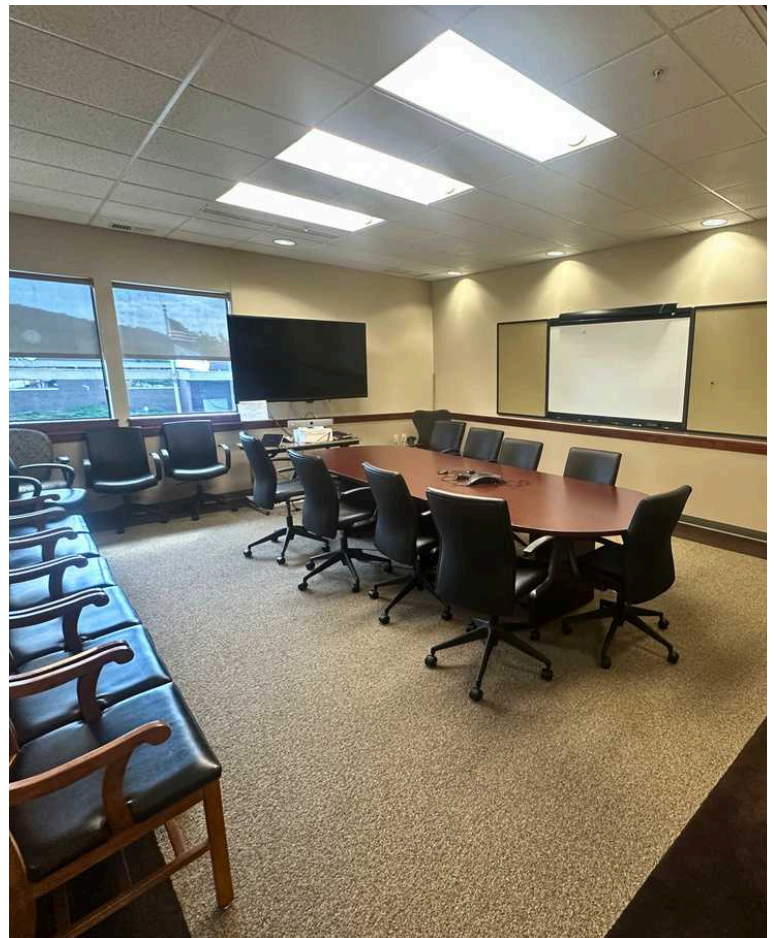
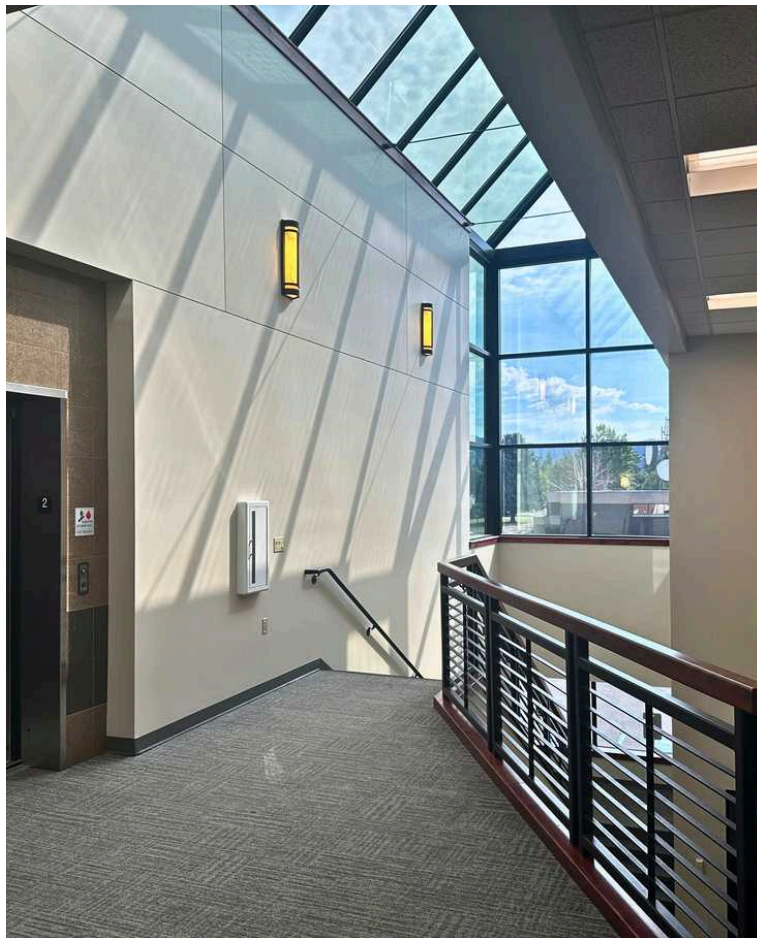
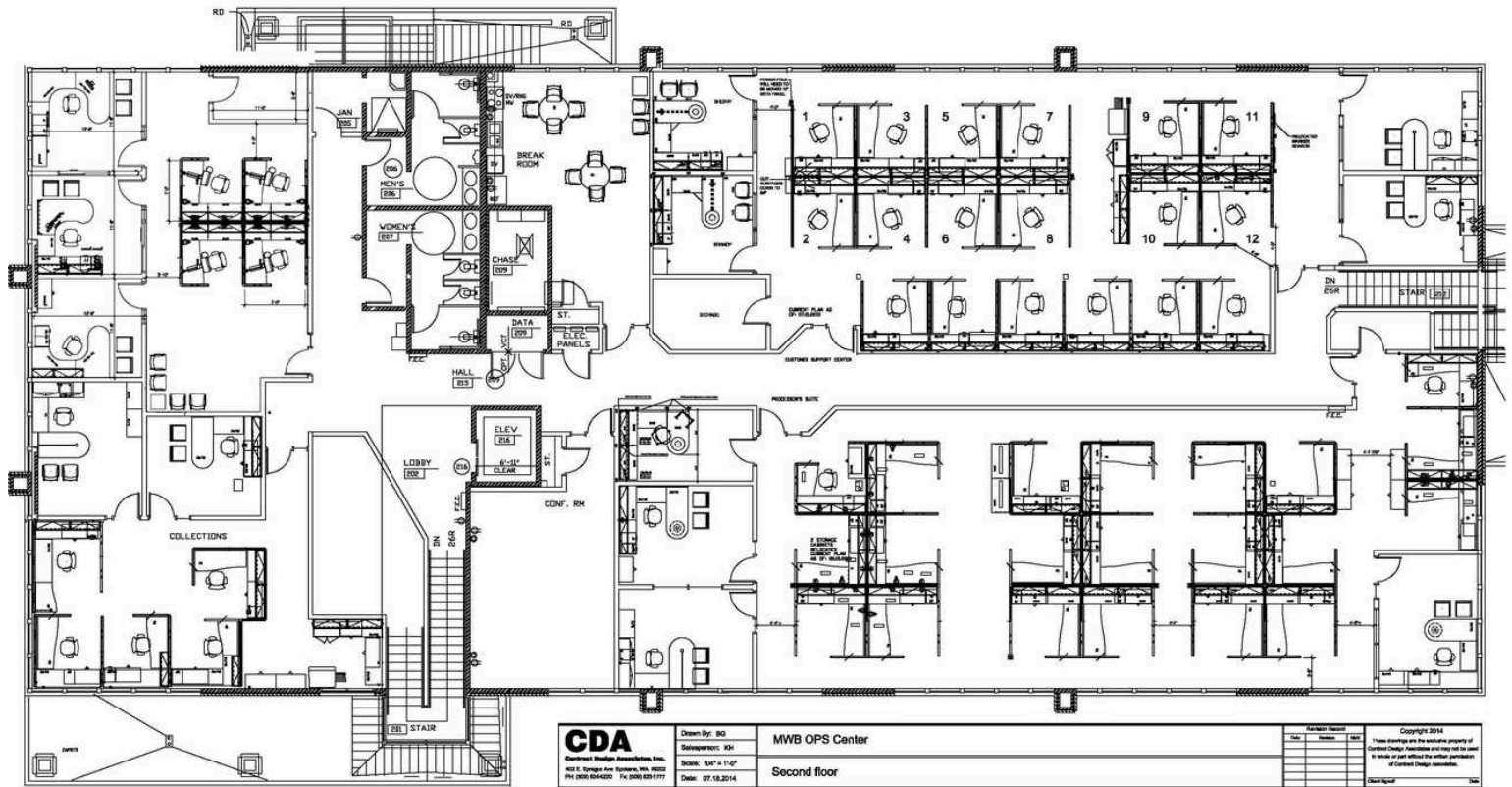


# FLOOR PLANS | MAIN FLOOR



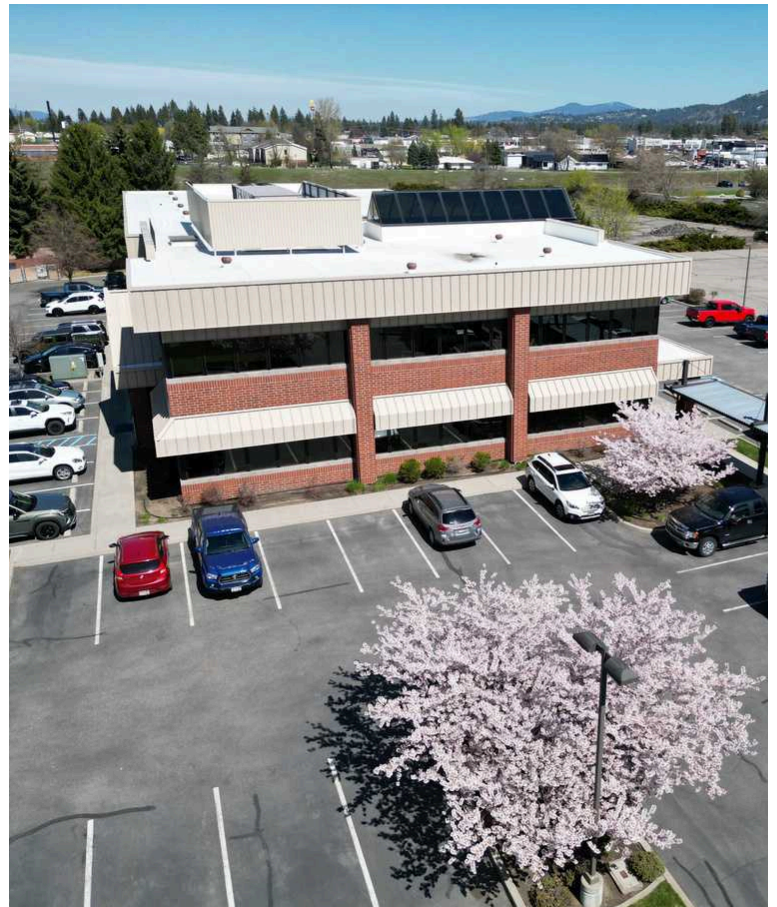
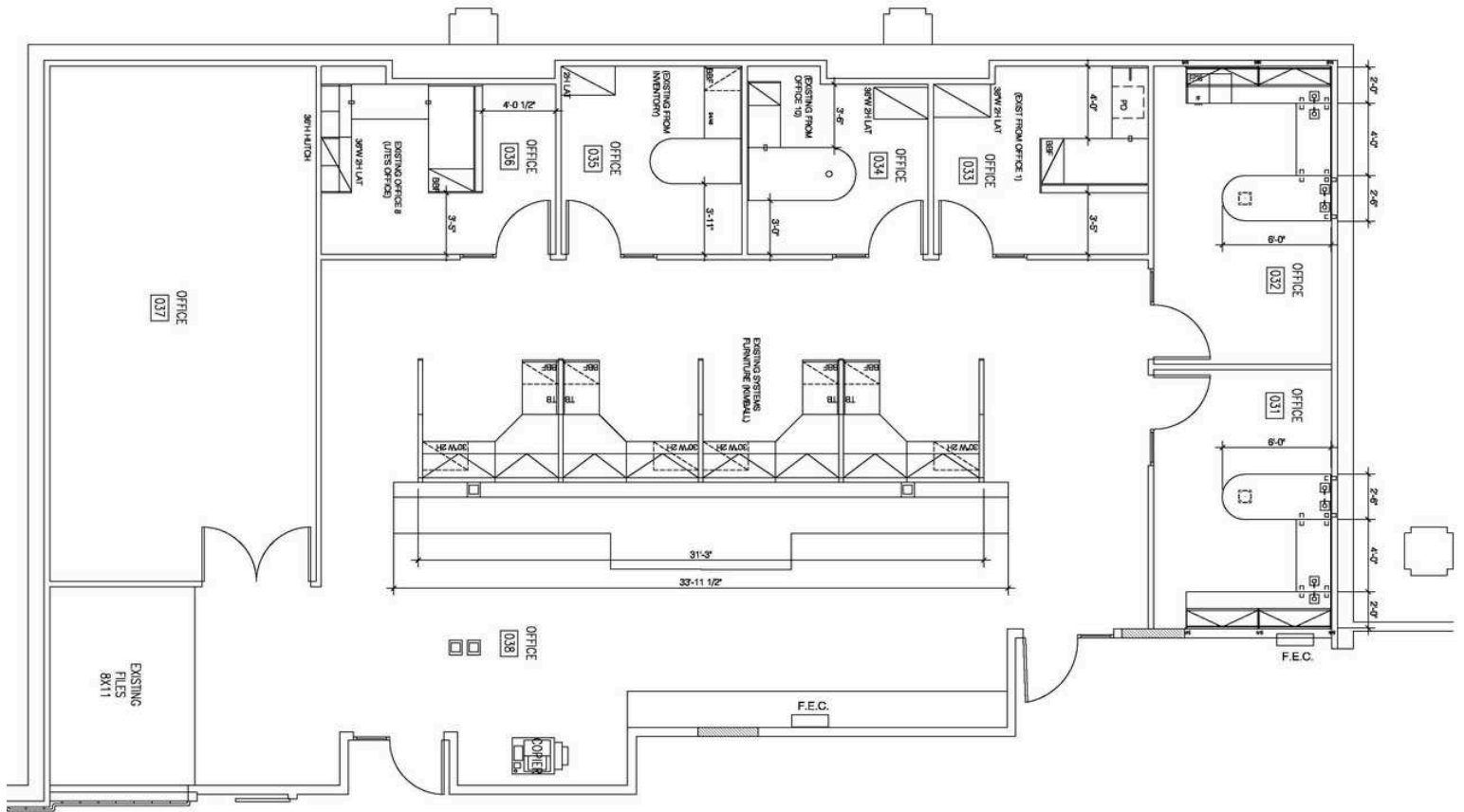


# FLOOR PLANS | FLOOR 2





# 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.



Downtown Coeur d'Alene, ID



Tubbs Hill

McEuen Park





# 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%

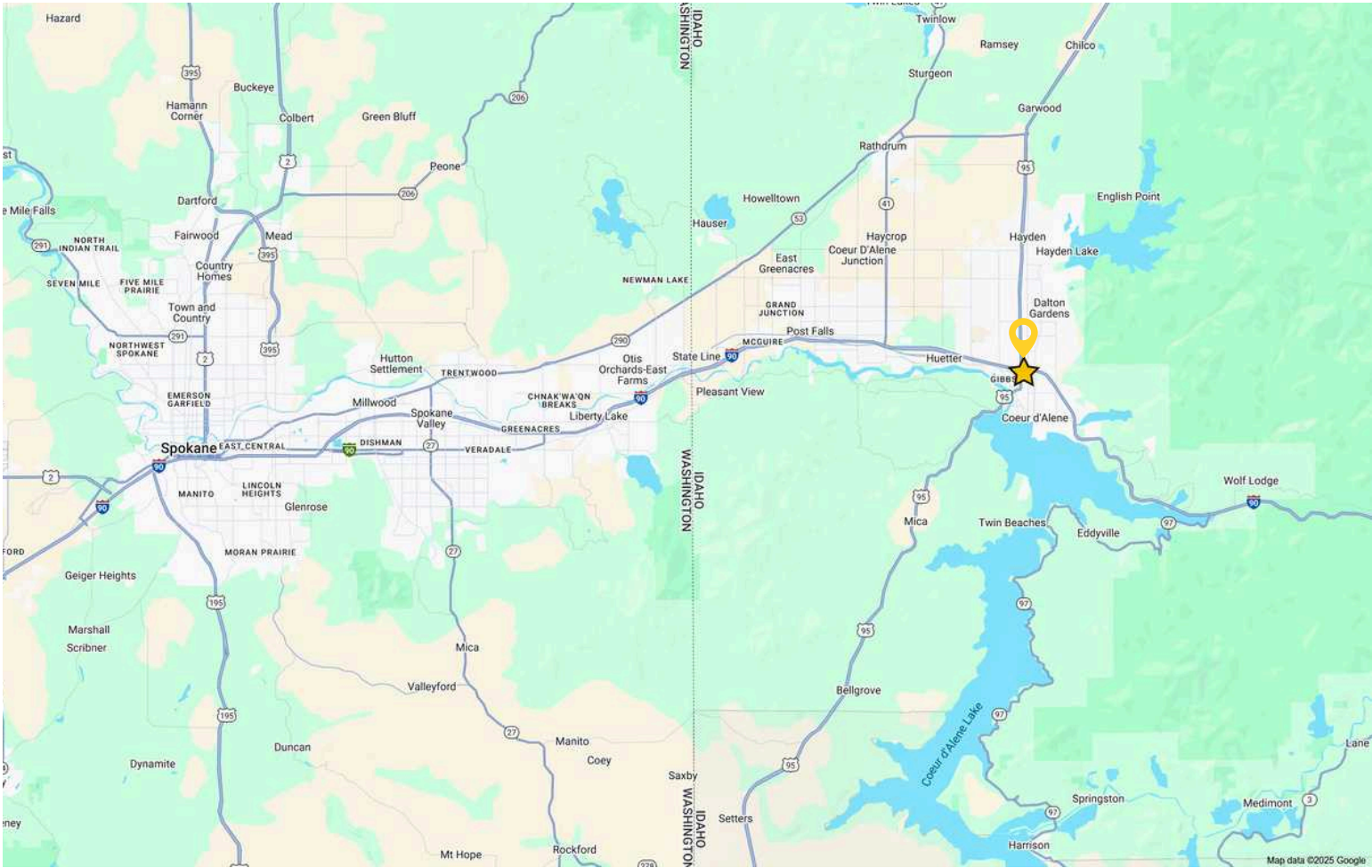


Blue Collar Workers 42.7%



Services 21.7%





# Professional Office Building

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[VIEW LOCATION](#)



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

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