

# FOR SALE OR LEASE



**Class A medical office condominium building located in the heart of the Ironwood Drive medical corridor**

**Suite LL01 | FOR SALE OR LEASE**

Suite Size: ±3,693 SF (Usable)

Offering Price: \$775,000

Lease Rate: \$1.50 / SF / Month, NNN

Parcel #: CJ3180000220

- \$50 / SF 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

## Chinook Medical Building Condominiums

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

**View  
Location**



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**KIEMLE  
HAGOOD**



- Designed by G.D. Longwell Architects
- 24 total underground parking stalls
- Public parking exceeds city requirements
- Covered drive-thru entry
- Dedicated backup emergency power
- Fiber optic connection direct to KMC
- 4 level professional office building

**Chinook Medical Building Condominiums**  
 980 W. Ironwood Drive  
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**Neighboring Tenants**



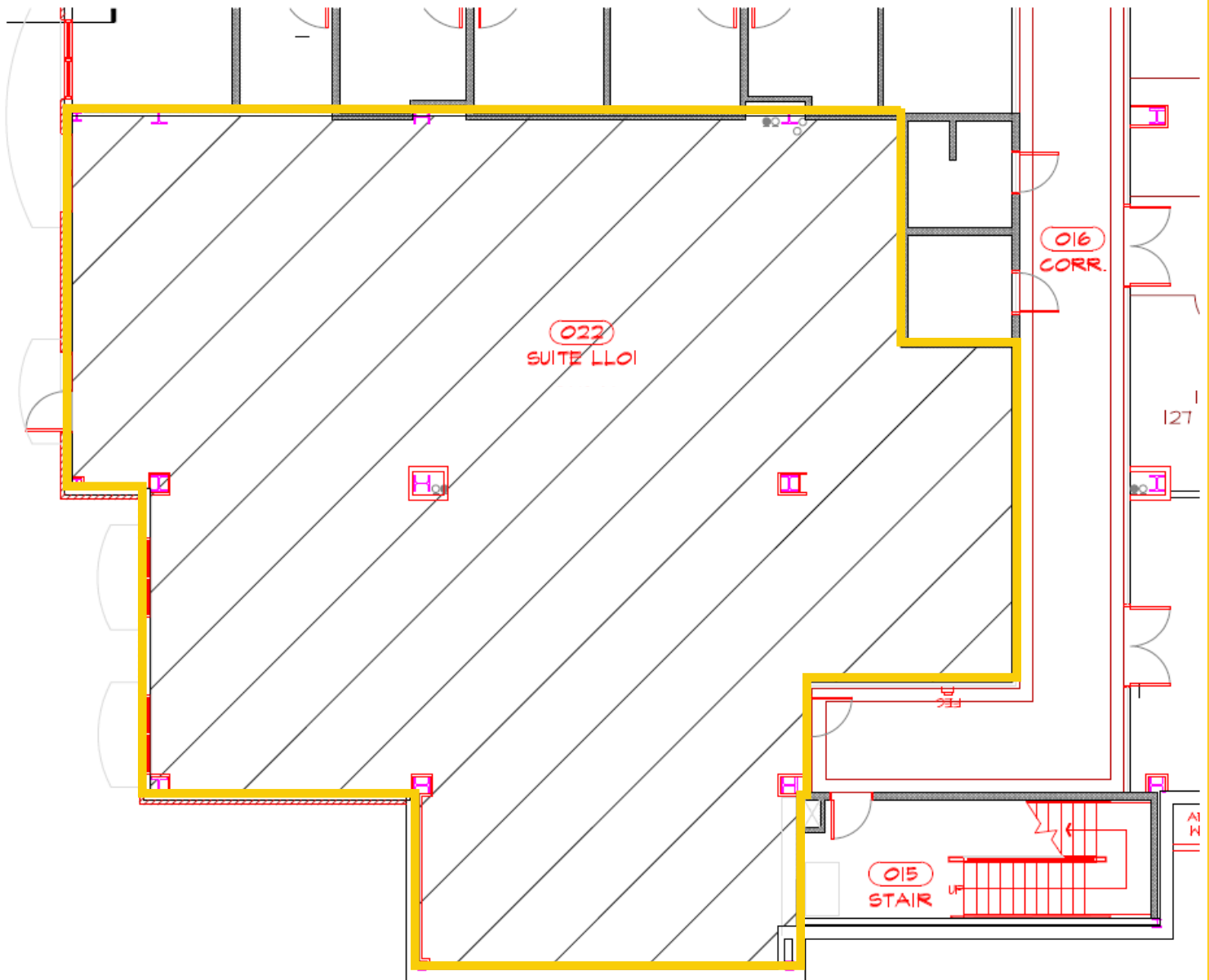
- Coeur OBGYN
- Kootenai Obstetrics & Gynecology
- Lakeside Oral Surgery & Dental Implants
- Lakeside Pediatric & Adolescent Medicine
- Health Care for Women
- Labcorp
- Beacon Cancer Care
- Pulse Heart Institute Advanced Cardiac Imaging
- Orthopedic Specialty Institute
- Kootenai Clinic Dermatology & Plastic Surgery

**KIEMLEHAGOOD**

# Floor Plans

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

LL01: ±3,693 SF

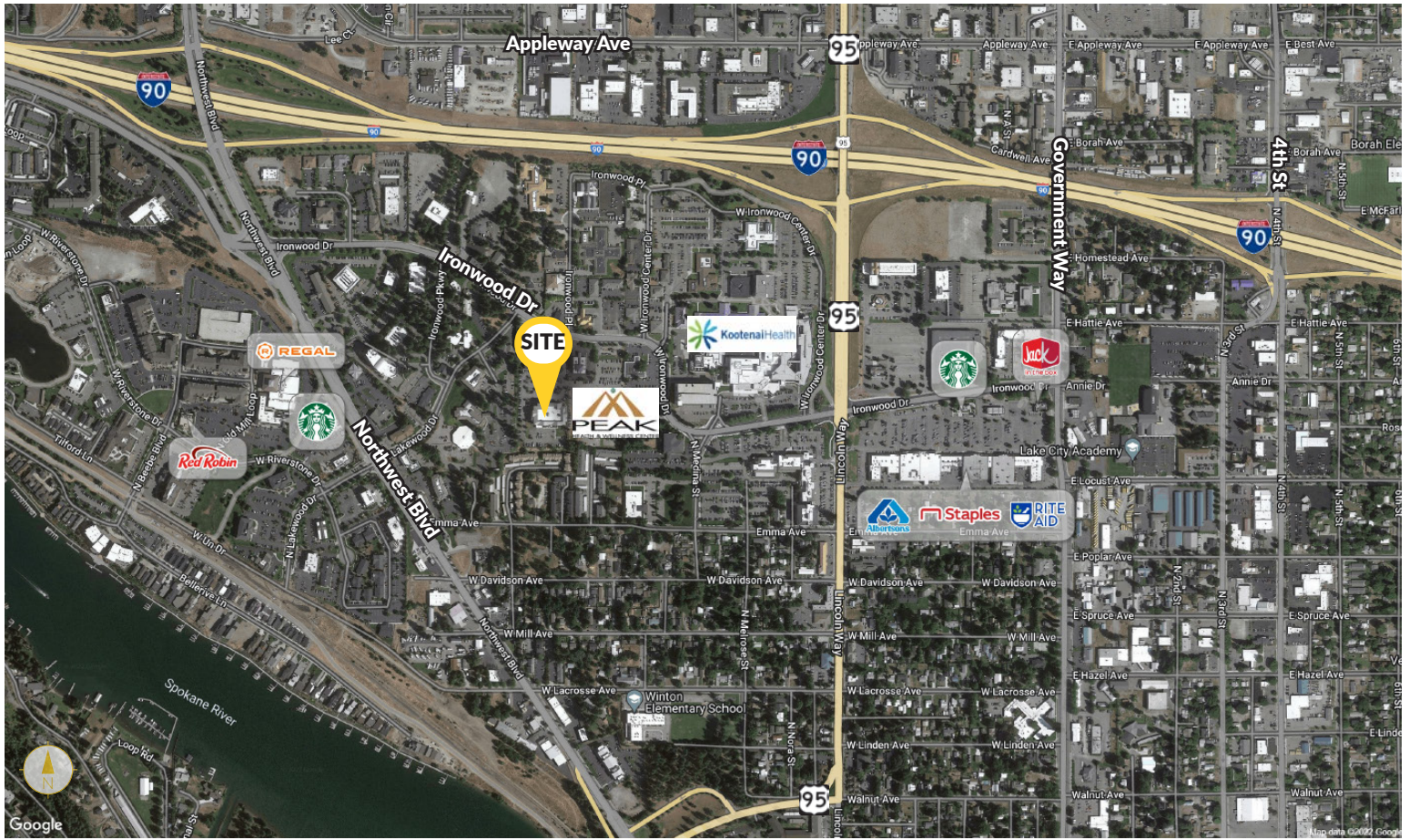


# Floor Plans

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

## Lower Level





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**KIEMLE  
HAGOOD**

**OFFICE LOCATIONS**

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

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