

GOVERNMENT WAY OFFICE

OFFICE SPACE FOR LEASE | 2320 N GOVERNMENT WAY | COEUR D'ALENE, ID 83814



- Prime central Coeur d'Alene location.
- Large monument sign.
- Convenient access from Government Way.
- Ample off-street parking for tenants and visitors.
- Office/retail space fronting Government Way.
- Recently renovated exterior with a modern, updated appearance.
- New HVAC equipment.
- Two new ADA-compliant restrooms.
- ADA-accessible building entrance and improvements.

HIGHLIGHTS



CONTACT



DON CRAWFORD

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DETAILS



SPACE	SIZE	BASE RENT	NNN EXPENSES
Total Building	3,958 SF	\$7,000/Mo	\$870.76/Mo
Suite 1	2,564 SF	\$4,500/Mo	\$564.08/Mo
Suite 2	1,394 SF	\$2,500/Mo	\$306.68/Mo

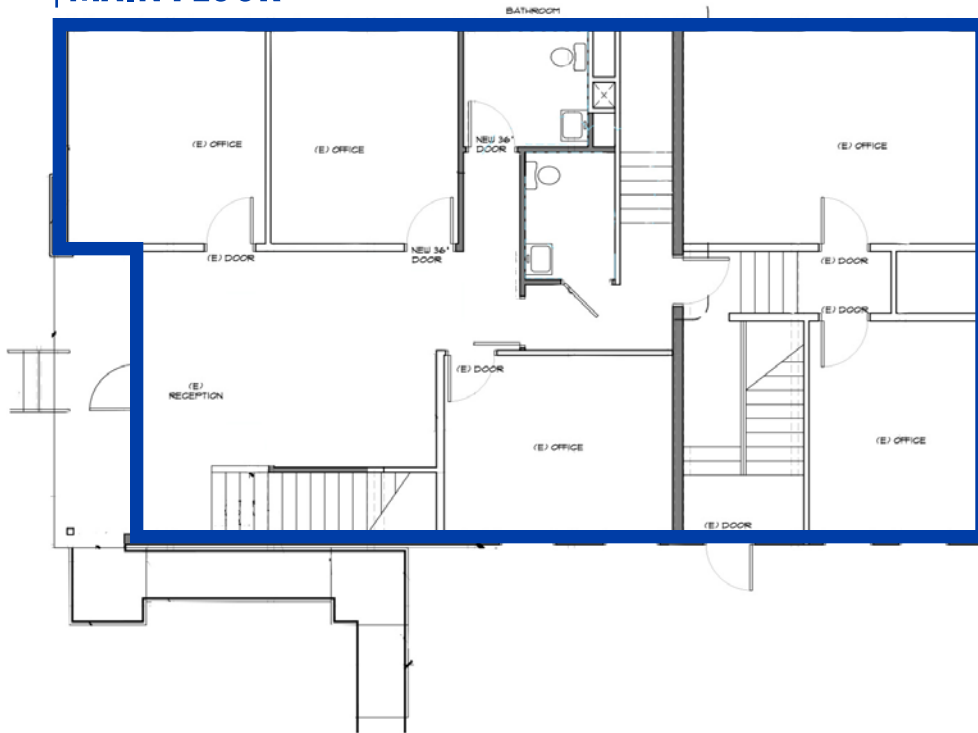
PROPERTY TYPE:	Office	LEASE TYPE:	NNN
BLDG SIZE:	3,958 SF	YEAR BUILT	1970 Rebuilt 2027
LOT SIZE:	0.26 AC	ZONING:	C17

UPDATED: 8.7.2026

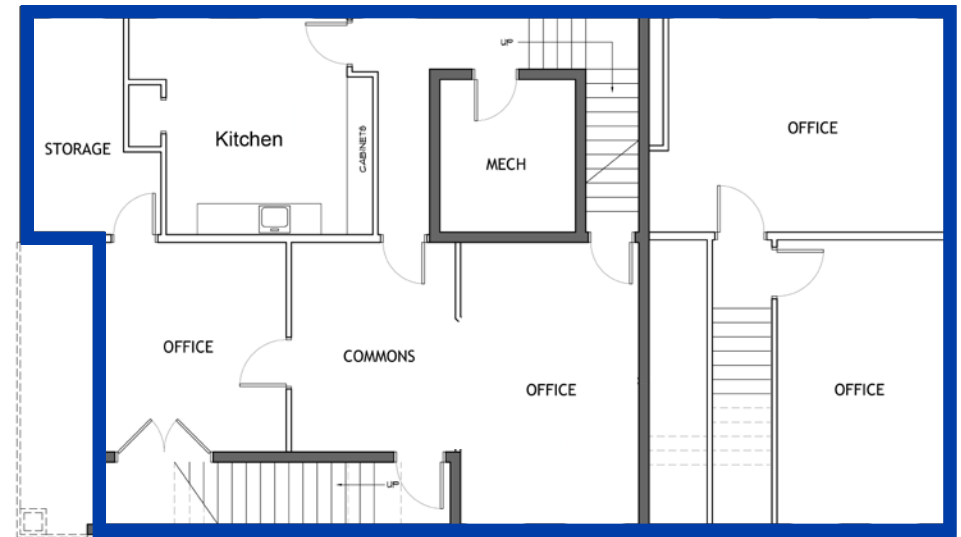
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FLOORPLAN

MAIN FLOOR



LOWER LEVEL



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34,173 VPD



15,470 VPD



N Government Way

14,783 VPD

Appleway Ave



AERIAL LOCATOR MAP

AERIAL MAP

GREAT RETAIL SYNERGY

TOK
COMMERCIAL

32,575 VPD

GOVERNMENT WAY & NEIDER AVENUE

US RTE 95 & APPLEWAY AVENUE

THE CROSSROADS

SITE

1 MILE RADIUS



POPULATION
11,945



TOTAL RETAIL EXPENDITURE
\$218.17M



AVG. HOUSEHOLD INC.
\$70,017

3 MILE RADIUS



POPULATION
52,223



TOTAL RETAIL EXPENDITURE
\$1.09B



AVG. HOUSEHOLD INC.
\$97,744

5 MILE RADIUS



POPULATION
83,681



TOTAL RETAIL EXPENDITURE
\$1.76B



AVG. HOUSEHOLD INC.
\$104,698

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