

BRAND NEW CONSTRUCTION OFFICE SPACE FOR LEASE

1570 W. Tilford Ln. Coeur d'Alene, ID 83814



Lease Rate: \$30/SFT/NNN

Tenant Improvements: \$20/SFT

RSFT: +/- 700 SFT

- Building SFT: +/- 7,500 SFT
- Breaking Ground: Mar. 2026
- Est. Delivery: Dec. 2026

- APN: CL8200010010
- Land Area: 0.38 AC
- Zoning: C-17 PUD

STEVEN DAINES
SETH PETERSON

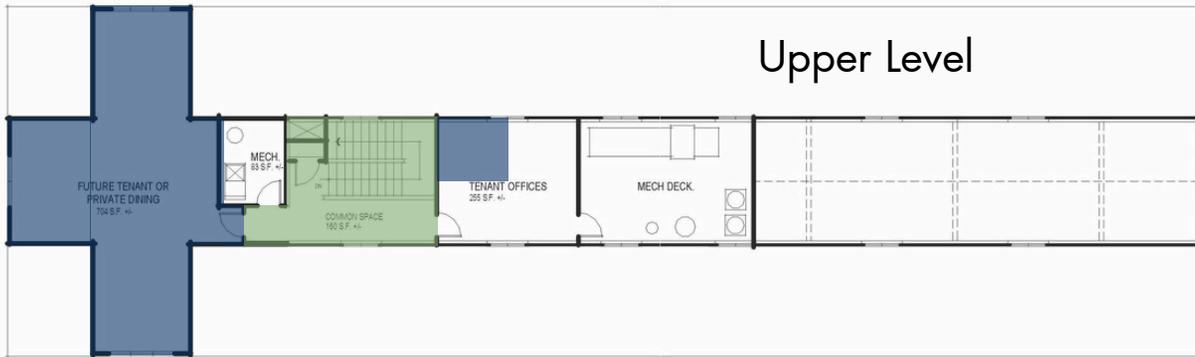
• 509.209.4920 • SETH@DAINESCAPITAL.COM

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OFFICE SPACE

1570 W. TILFORD LN.
COEUR D'ALENE, ID



Upper Level

● : Executive Office(s)

● : Common Space (Stairs & Storage)

- Office Second Level : +/- 700 SFT
- Located on Second Floor above restaurants
- Elevator is not available

Main Level



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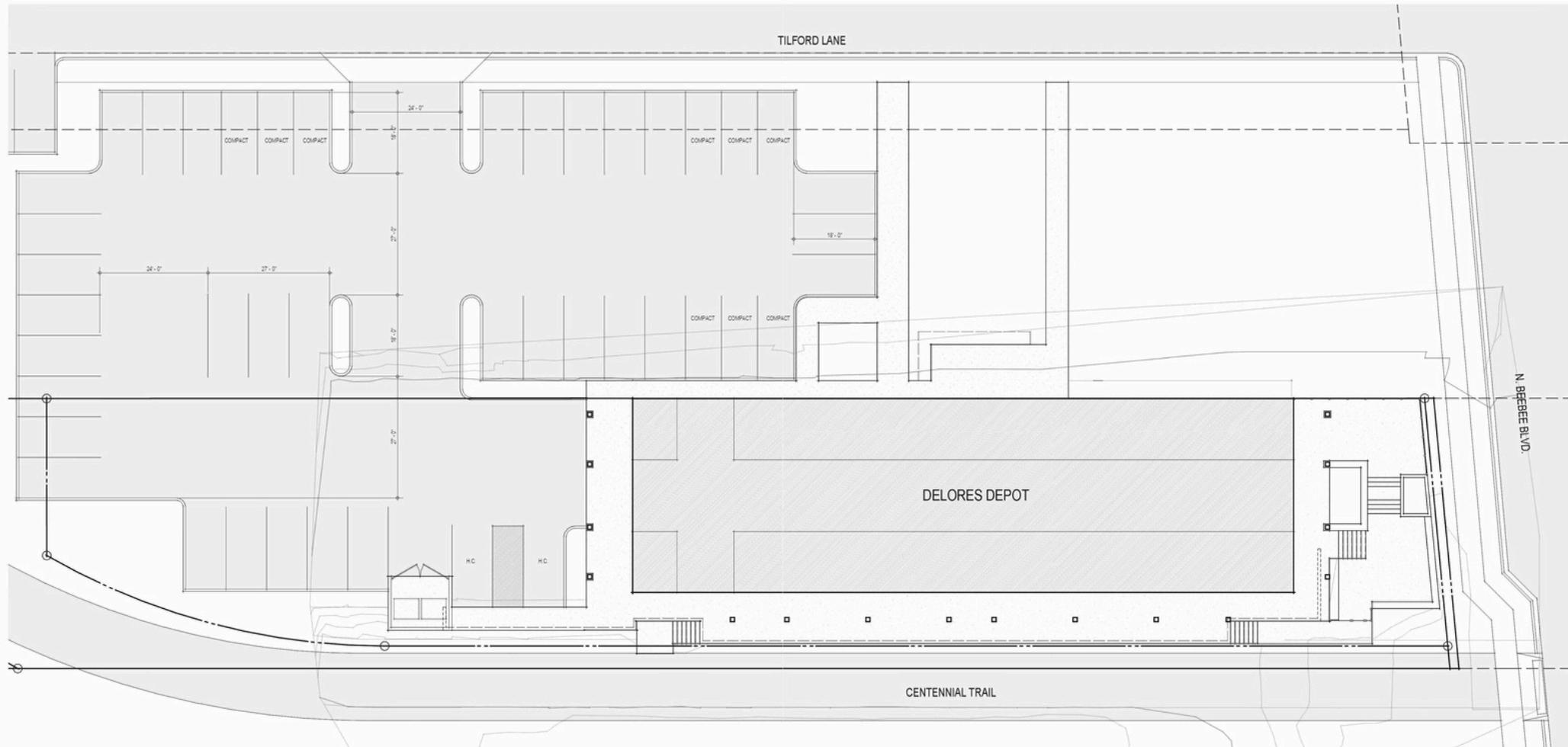
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DAINES CAPITAL
COMMERCIAL REAL ESTATE

PARKING - 43 STALLS



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1570 W. TILFORD RD. COEUR D'ALENE, ID

RSFT: +/- 700 SFT (proposed)

Lease Rate: \$30/SFT

Lease Type: NNN

Land Area: 0.38 AC

Year Built: Est. 2026



9221 N. DIVISION ST. SPOKANE, WA

RSFT : 1,000 SFT

Lease Rate: \$25/SFT

Lease Type: FS

Land Area: 0.42 AC

Built: 1976



9507 N. DIVISION ST. SPOKANE, WA

RSFT: 718 SFT

Lease Rate: \$30/SFT

Lease Type: FS

Land Area: 0.60 AC

Built: 1989



1110 W. PARK PL. COEUR D'ALENE, ID

RSFT : 768 SFT

Lease Rate: \$28.12/SFT

Lease Type: FS

Land Area: 1.86 AC

Built: 1994

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DEMOGRAPHICS	1 MILE	3 MILE
Population	5,779	52,641
Households	2,794	22,059
Median Age	39	40
Median HH Income	\$37,542	\$60,080
Daytime Employees	16,185	42,785
Population Growth '24-'29	18.24%	18.12%
Household Growth '24-'29	17.86%	17.86%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
I-90 Bus	I-90 N	28,971
Northwest Boulevard	N. Ramsey Rd. NW	28,290
W. Ironwood Dr.	W. Northwood Central	14,013



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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