

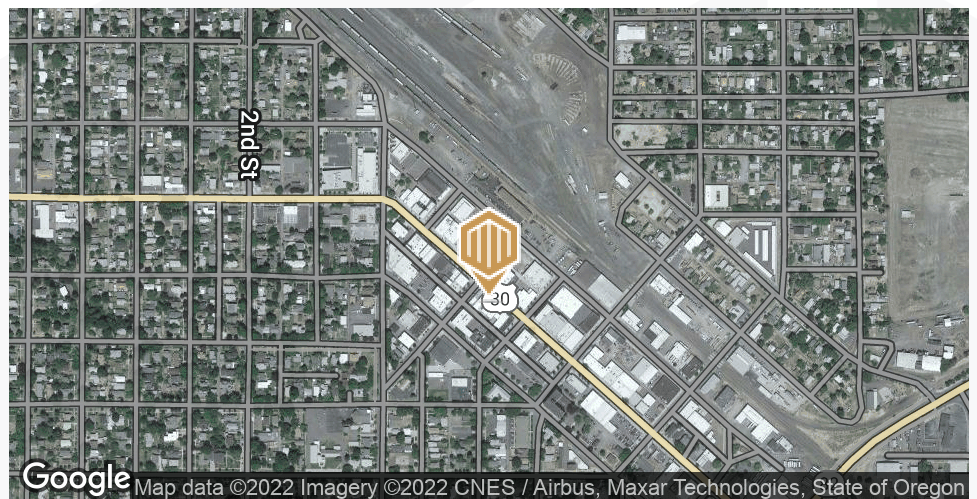
DOWNTOWN OFFICE/RETAIL



Lease Rate	\$7.00 SF/YR
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OFFERING SUMMARY

Building Size:	24,275 SF
Available SF:	1,829 SF



BENJAMIN WIDMYER

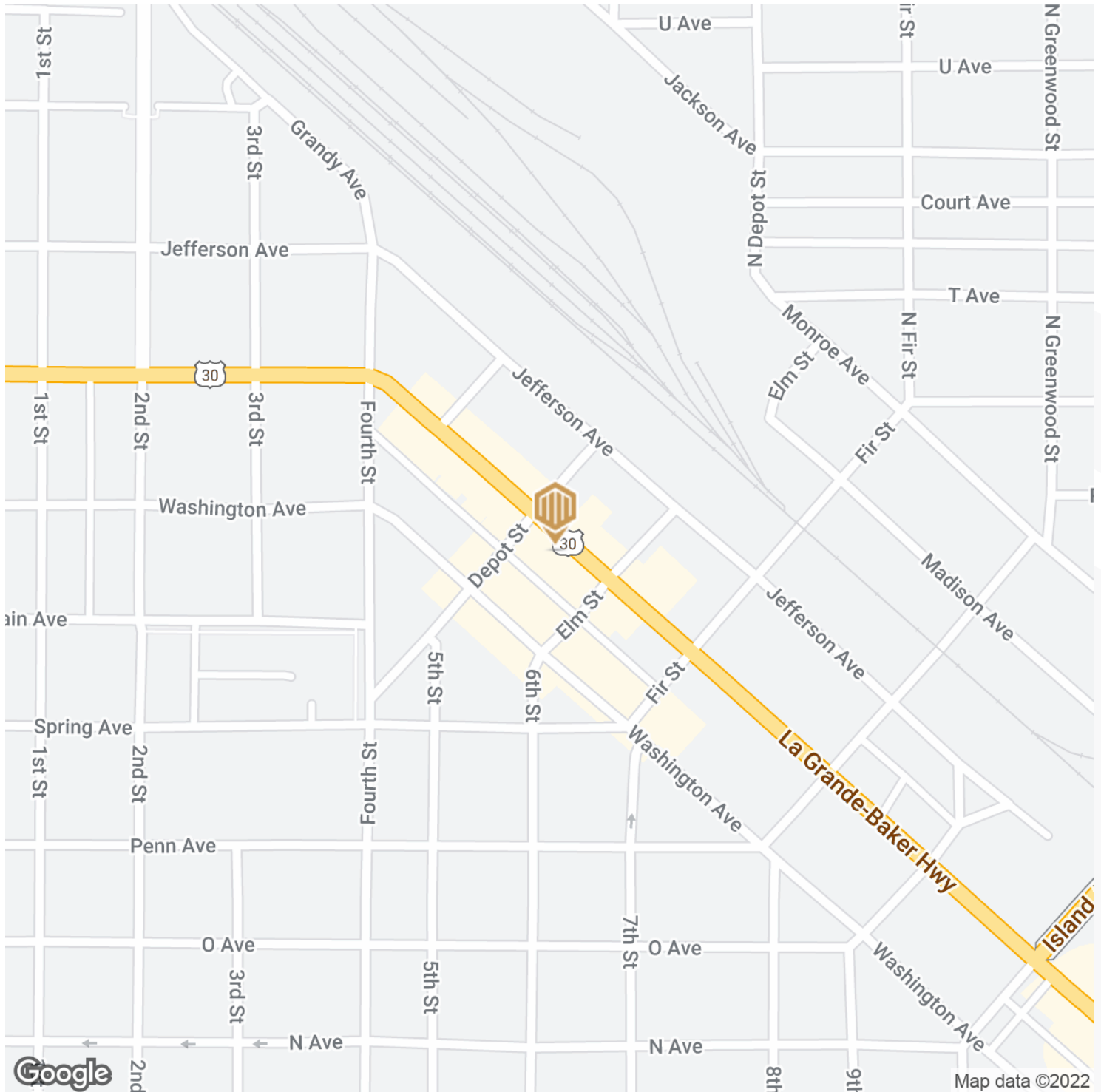
208.758.0186
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WIDMYER CORPORATION

330 E Lakeside Ave // Coeur d' Alene, ID 83814
208.664.5081 // widmyercorp.com

LOCATION MAP

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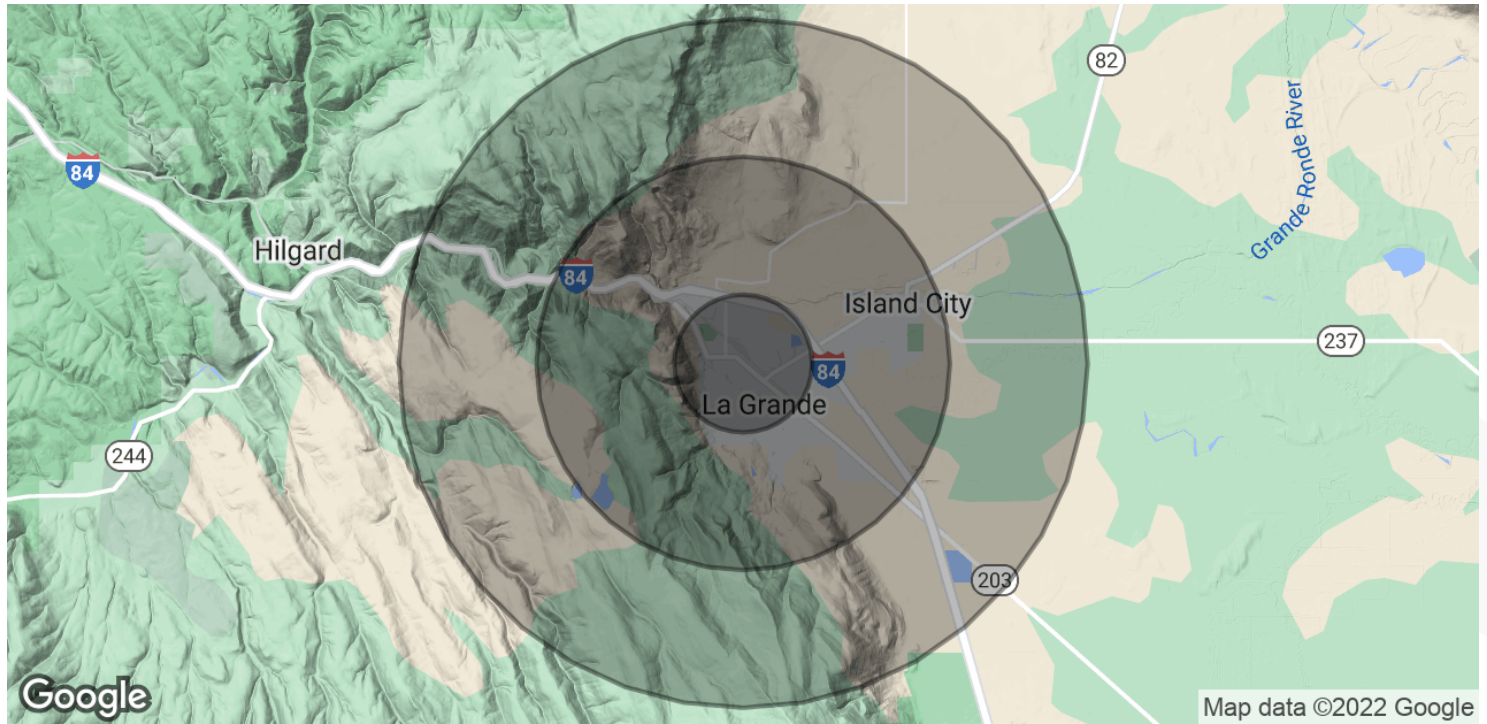
Commercial Unit 3
AREA: 1819 Sq. Ft.
FLOOR ELEVATION: 2783.30
CEILING ELEVATION: 2796.76
(AS PER DECLARATION)

The floor plan includes the following areas and dimensions:

- Adams Ave. Entry LIMITED COMMON ELEMENT COMMERCIAL UNIT 1:** 109 Sq. Ft., 14'-1"
- Main Lobby LIMITED COMMON ELEMENT COMMERCIAL UNIT 1:** 300 Sq. Ft., 32'-2 1/2"
- Elevator LIMITED COMMON ELEMENT COMM. UNIT 1:** 51 Sq. Ft., 6'-8"
- East Stairwell Landing LIM. COM. EL. COMM. UNIT 1:** 121 Sq. Ft., 17'-8 3/4"
- Landing GEN. COM. ELEMENT:** 45 Sq. Ft., 8'-8"
- Manager's Office LIMITED COMMON ELEMENT COMMERCIAL UNIT 1:** 162 Sq. Ft., 10'-10"
- Community Room LIMITED COMMON ELEMENT COMMERCIAL UNIT 1:** 303 Sq. Ft., 13'-2"
- Rest Room LIM. COM. ELEMENT APT. UNIT:** 53 Sq. Ft., 6'-8 1/2"
- Chase LIMITED COMMON ELEMENT COMMERCIAL UNITS 2 and 3:** 24 Sq. Ft., 4'-6"
- Corridor/Hallway GEN. COM. ELEMENT:** 117 Sq. Ft., 24'-3 1/2"
- Loading/Unloading Parking Spaces (GENERAL COMMON ELEMENT):** 348 Sq. Ft., 18'-2"
- Manager's Park, LIMITED COMM. ELEMENT COMMERCIAL UI:** 172 Sq. Ft., 9'-0"
- Loading/Unloading Parking Space (1 GENERAL COMMON ELEMENT):** 172 Sq. Ft., 9'-0"
- Handicapped Part LIMITED COMMON ELEMENT COMMERCIAL UNI:** 172 Sq. Ft., 9'-0"

Other dimensions and labels include: 8'-8", 19'-2", 7'-10", 7'-6", 18'-11 1/2", 8'-0", 10'-3 1/4", 13'-17", 17'-8 3/4", 14'-6", 4'-0", 4'-0", 20'-3 1/2", 15'-6 1/2", 1'-8 1/2", 12 1/2", 5'-10", 1'-3", 16", 23'-0 1/2", 28'-8", 54'-6", 19'-2", 0.67, 79.88, N41°37'03"E, S41°37'03"W, N48°22'57"W, S48°22'57"E, 87.99, 32.31, 4'-8", Awning 44 Sq. Ft., 0'-0", Awning 90 Sq. Ft., 4'-8", 32.31, 14'-1", 7'-10", 7'-6", 18'-11 1/2", 8'-0", 10'-3 1/4", 13'-17", 17'-8 3/4", 14'-6", 4'-0", 4'-0", 20'-3 1/2", 15'-6 1/2", 1'-8 1/2", 12 1/2", 5'-10", 1'-3", 16", 23'-0 1/2", 28'-8", 54'-6", 19'-2", 0.67, 79.88, N41°37'03"E, S41°37'03"W, N48°22'57"W, S48°22'57"E, 87.99, 32.31, 4'-8", Awning 44 Sq. Ft., 0'-0", Awning 90 Sq. Ft., 4'-8".

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,699	5,150	7,592
Average Age	26.8	29.0	31.6
Average Age (Male)	26.8	28.5	30.5
Average Age (Female)	26.6	29.2	32.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,160	2,198	3,210
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$37,727	\$40,486	\$43,817
Average House Value	\$125,285	\$134,170	\$144,730

* Demographic data derived from 2020 ACS - US Census

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