

FOR LEASE - BRAND NEW LUXURY OFFICE

MEDICAL / OFFICE

1701 W. PRAIRIE AVE.
HAYDEN, ID 83835



DAINES CAPITAL
COMMERCIAL REAL ESTATE



PROPERTY SUMMARY

RSF Available 14,000 SFT +/-

Building Area 26,500 SFT

Parking Ratio 4.91/1000

LEASE RATE BREAKDOWN

LEASE RATE	TI ALLOWANCE
\$30/SFT/YR	\$60/SFT
\$28.40/SFT/YR	\$40/SFT
\$26.80/SFT/YR	\$20/SFT
\$25.20/SFT/YR	\$0/SFT

- Tenant Improvement allowances based on a 10-year lease agreement.
- Qualifying Tenants eligible for 3 months of free rent.

****TOURS BY APPT. ONLY****



**CLICK TO SEE
PROPERTY VIDEO**

Steven Daines
509.590.9114
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Daines Capital
3029 E Boone Ave
Spokane, WA 99202
www.dainescapital.com

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BUILDING ATTRIBUTES

- Large Banquet Room / Training Hall
- ADA Accessible
- Elevator access to all 3 floors
- Garden Patio
- Tenant Storage Available
- Fully Customizable Suites
- Tons of Parking
- State of the Art Building and Design

CURRENT TENANTS

RIVERSTONE FAMILY DENTISTRY



Our office provides same-day, walk-in appointments to ensure you get the care you need when you need it most. Whether you're experiencing severe tooth pain or you finally found time in your schedule to visit a local Hayden dentist, our team is ready to help. Our flexible scheduling allows us to accept walk-ins, providing timely and effective treatment to alleviate pain and prevent further complications. You can trust our team for prompt, professional care and regain your smile and comfort on the same day!

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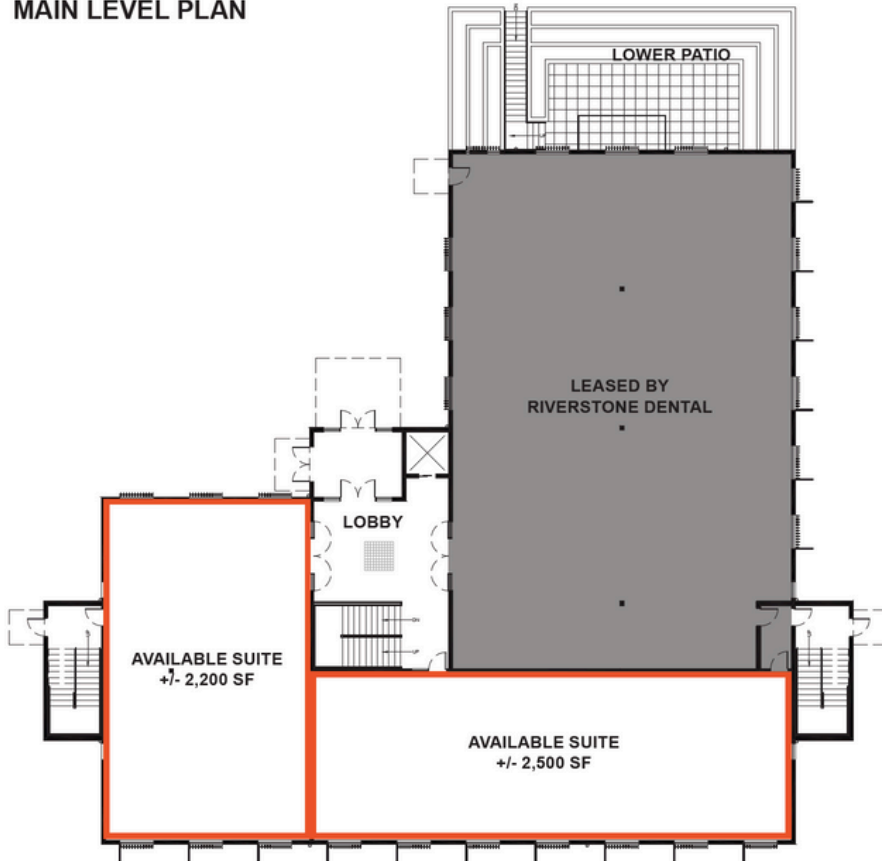
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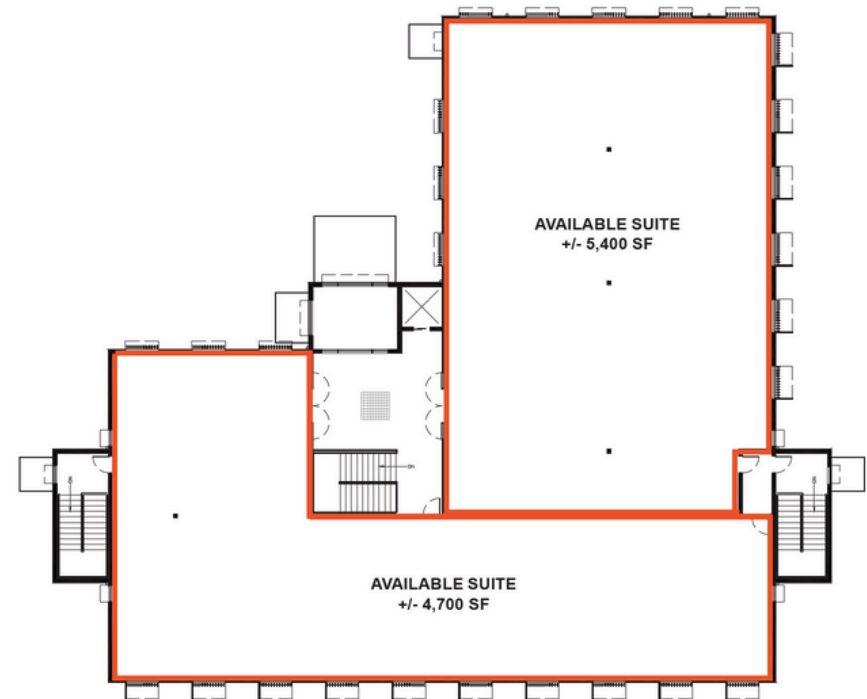
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FLOOR PLATES

MAIN LEVEL PLAN



UPPER LEVEL PLAN



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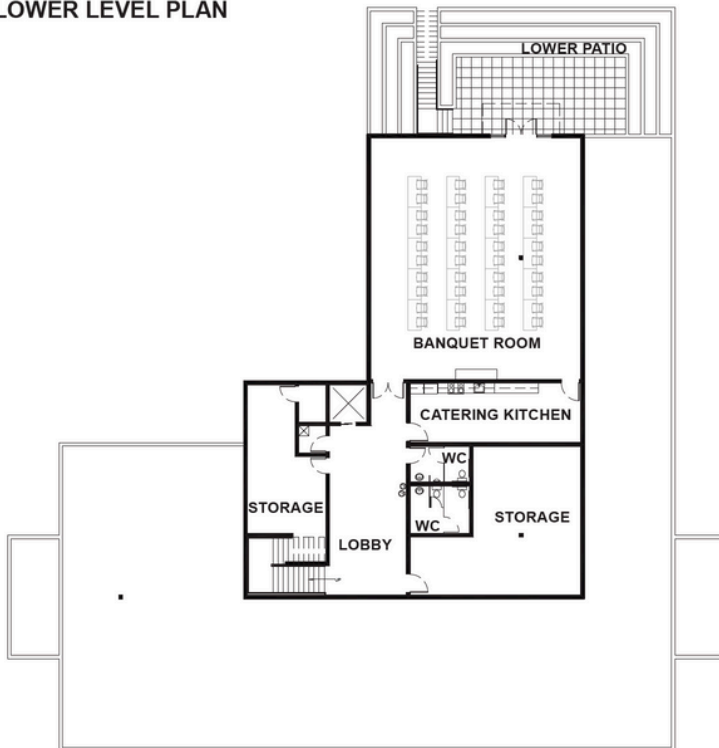
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FLOOR PLATES

LOWER LEVEL PLAN



WHY CHOOSE 1701 W. PRAIRIE?

Strategic Location: Situated amidst a bustling hub of activity, our building stands prominently surrounded by several schools and retail establishments. With high population density and traffic counts, your practice or office will enjoy maximum exposure.

Convenient Accessibility: Just a stone's throw away from US-95 and a mere two miles from I-90, accessibility couldn't be easier. Whether your clients are coming from nearby neighborhoods or commuting from afar, reaching your establishment will be a breeze.

Professional Environment: Join a community of like-minded professionals dedicated to excellence. With neighboring businesses ranging from healthcare providers to financial firms, you'll find yourself in good company. Collaborate, network, and thrive in an environment conducive to growth and success.

Endless Potential: Demand for premium medical and office space in Hayden is soaring, and opportunities like this don't come around often. Secure your spot in our prestigious building today and position your business for success. Seize the opportunity to make your mark in Hayden's thriving business landscape.

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Ramsey Rd

Prairie Ave



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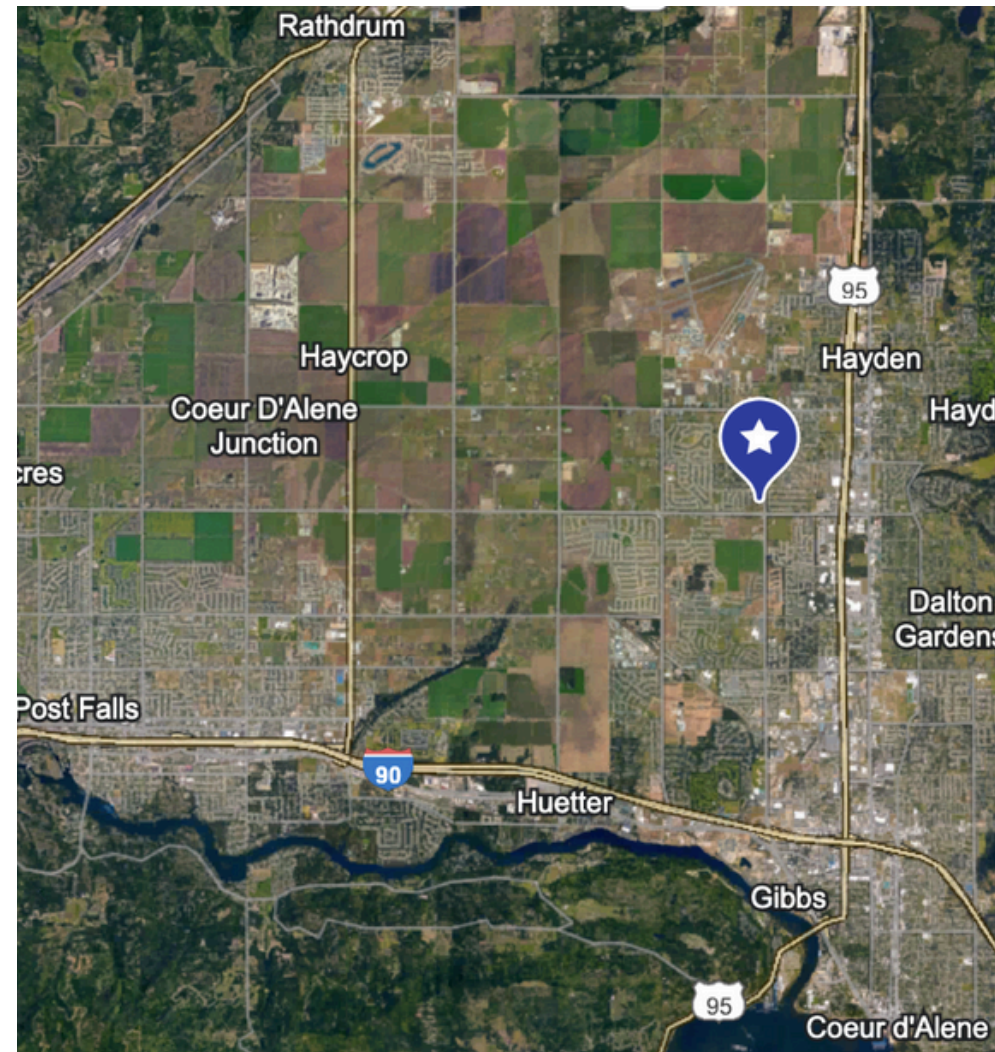
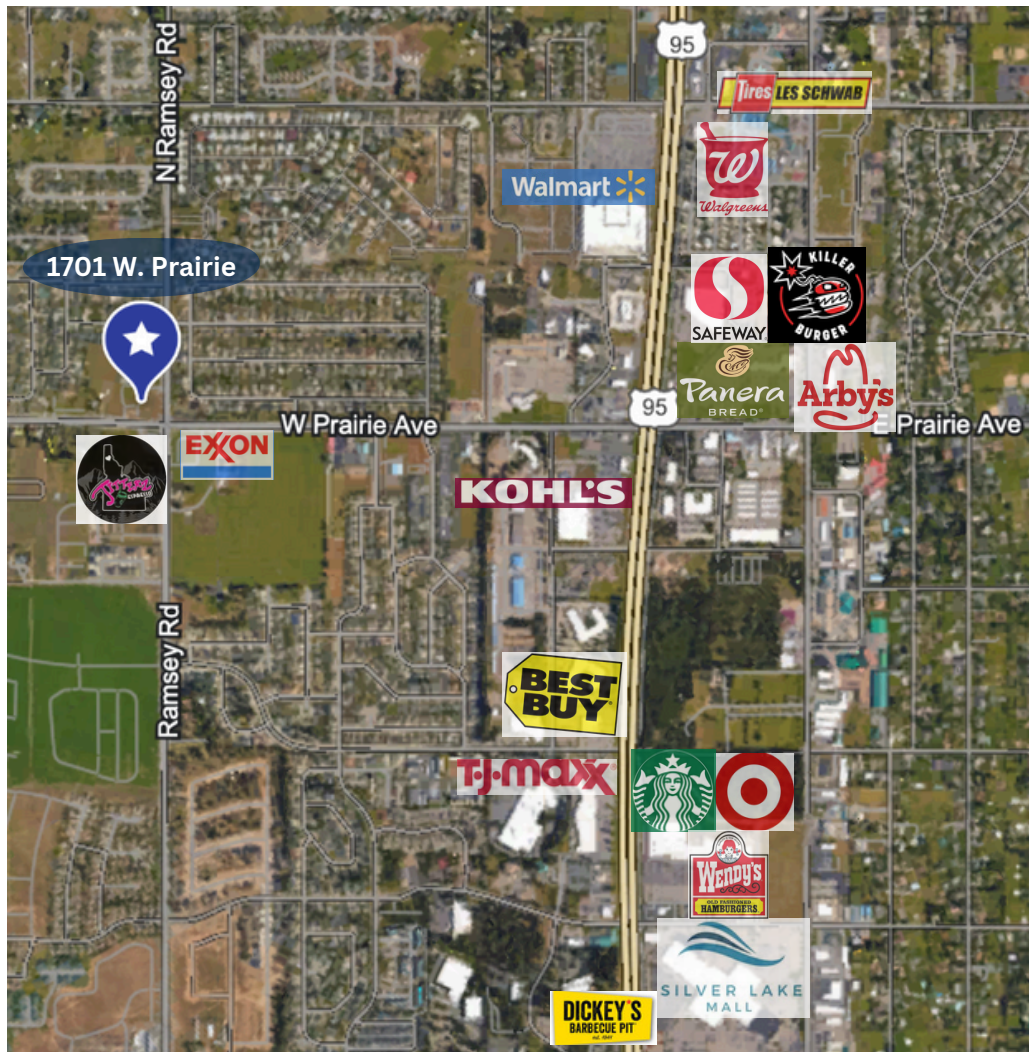
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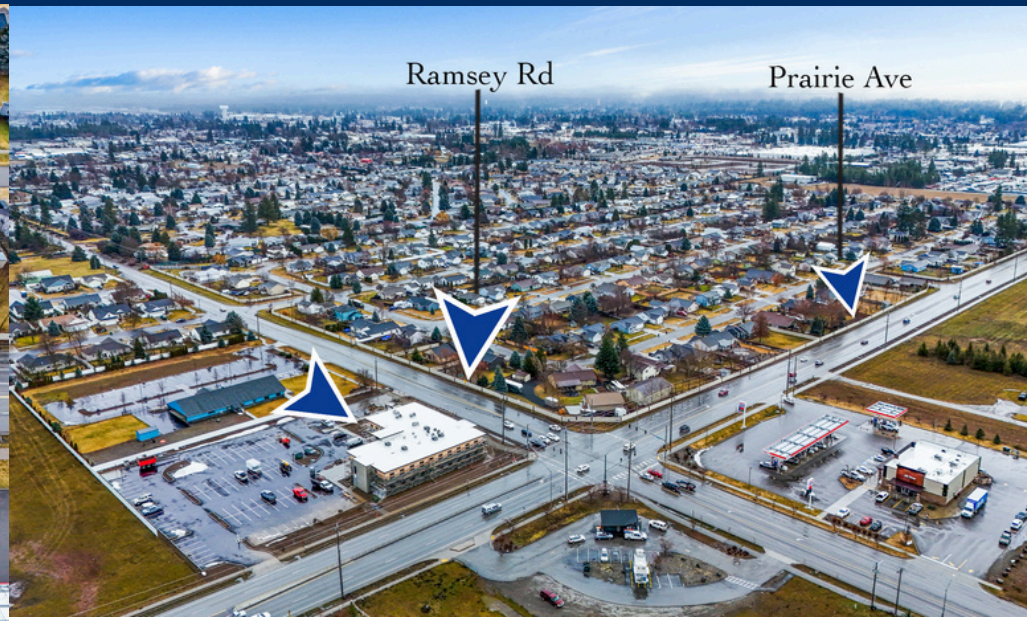
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DEMOGRAPHICS	1 MILE	3 MILE	COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Population	11,810	52,667	N. Ramsey Rd.	W. Prairie Ave. South	9,335
Households	4,607	20,525	W. Prairie Ave.	N. Vantage Dr. West	13,898
Median HH Income	\$68,116	\$67,356	Ramsey Rd.	Benjamin Ave. South	19,874
Daytime Employees	4,069	21,914			
Population Growth '24-'29	18.63%	18.23%			
Household Growth '24-'29	18.3%	17.86%			

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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