

TOK

COMMERCIAL



663 W CANFIELD

OFFICE SPACE FOR LEASE | COEUR D'ALENE, ID 83815

CONTACT

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HIGHLIGHTS

- Quality stand alone building
- Excellent curb appeal
- Central location and easily accessible
- Ample parking

DETAILS

SPACE	SIZE	RATE
Suite B	2,400 SF	\$18.00/SF, NNN
LOT SIZE:	.64 Acres	LEASE TYPE: NNN
BLDG SIZE:	5,390 SF	EST. NNN: \$5.27/SF
YEAR BUILT:	2006	AVAILABLE: Immediately
PARKING:	Ample	BASE RENT: ± \$3,600/Mo
ZONING:	C-17	NNN EXPENSES: ± \$1,054/Mo

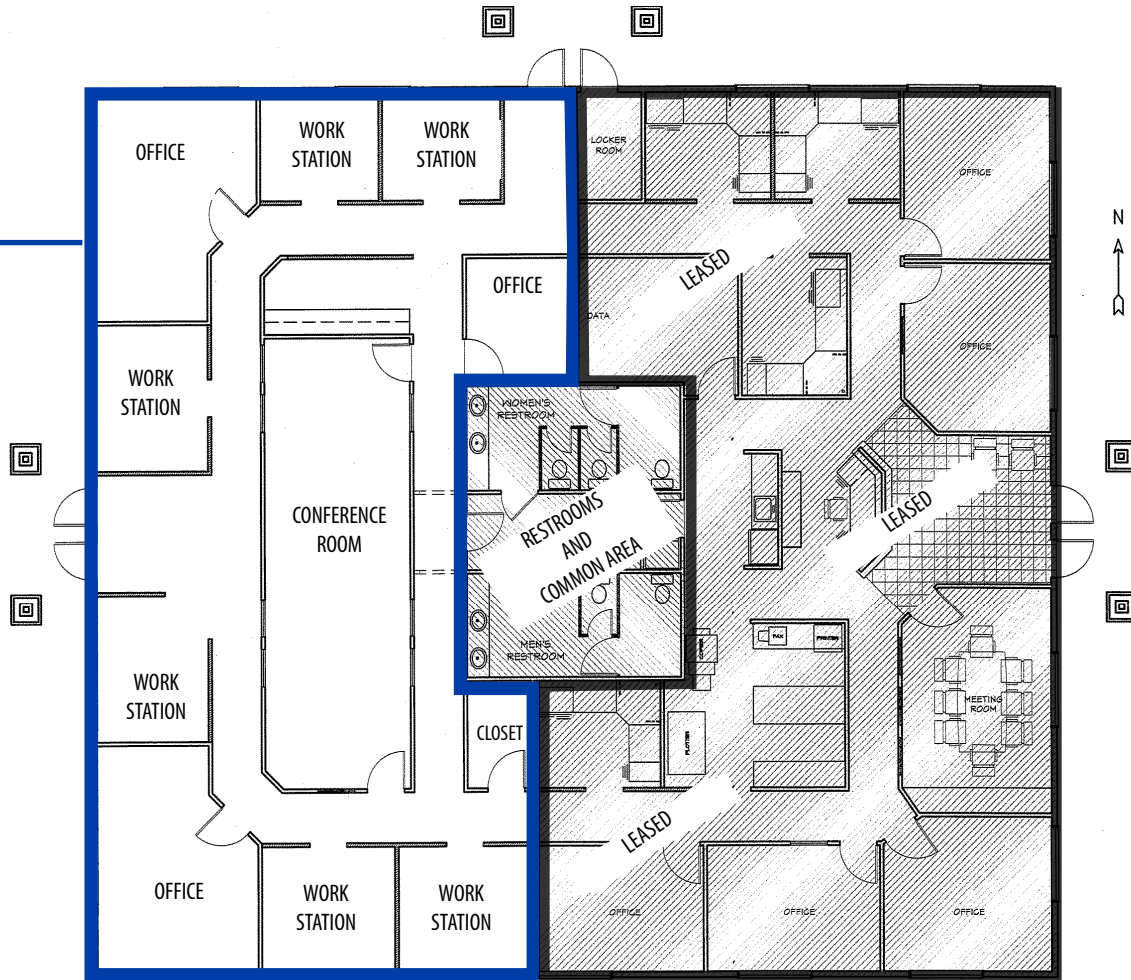


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FLOOR PLAN

AVAILABLE
± 2,400 SF



PHASE 2 PROPOSED
T.I. FLOOR PLAN
2470 SQ. FT.

EXISTING
T.I. FLOOR PLAN
2950 SQ. FT.

W CANFIELD AVE







DOWNTOWN CDA



Dutch Bros

SILVERLAKE MALL

33,403 VPD



W CANFIELD AVE

SITE

W CANFIELD AVE

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35,189 VPD



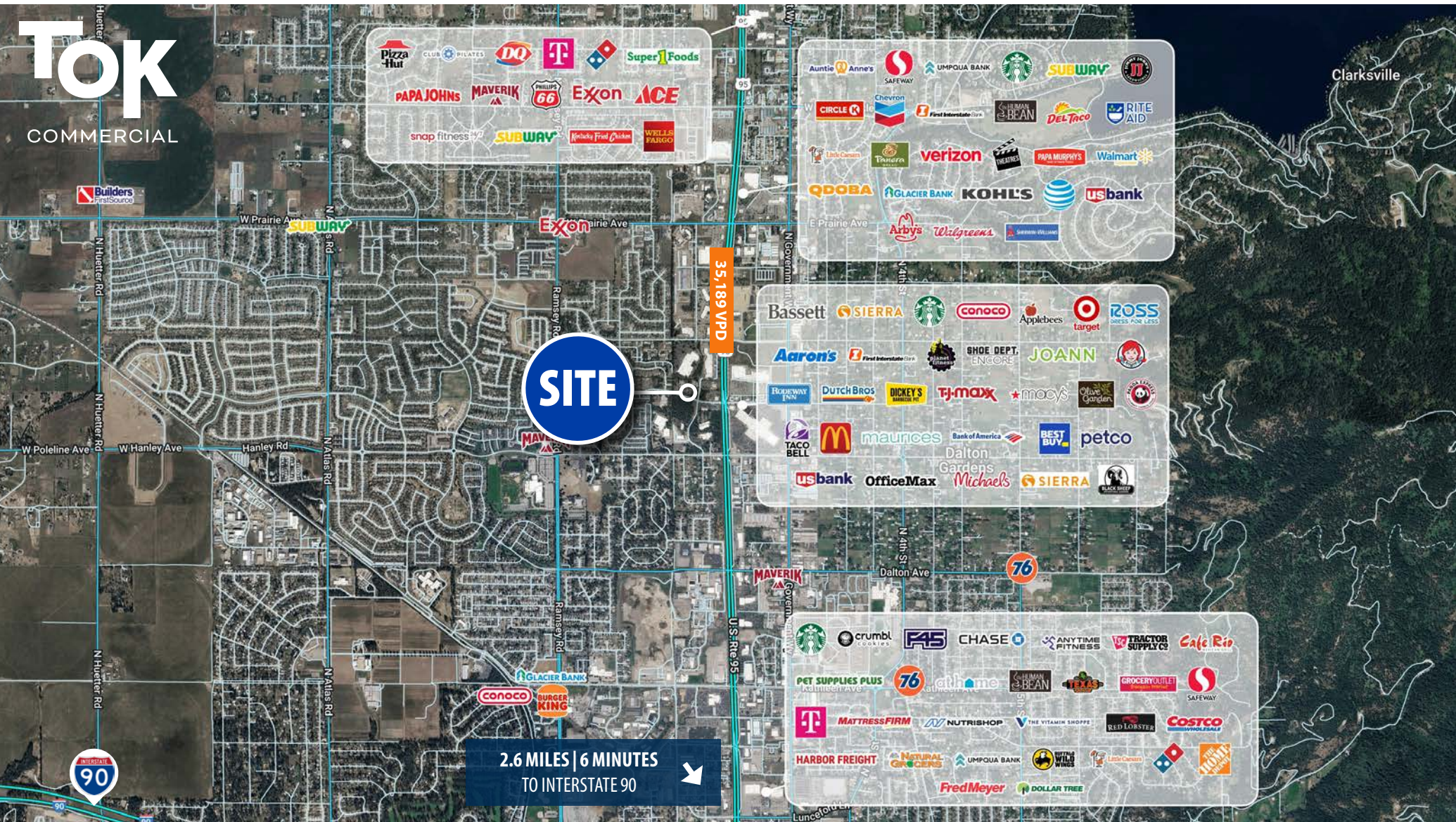
SITE

N MINERAL DR

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AERIAL MAP SURROUNDED BY AMENITIES



1 MILE RADIUS

POPULATION 8,267 1 MI. RADIUS	HISTORIC ANN. GROWTH 3.0% 1 MI. RADIUS	AVG. HOUSEHOLD INC. \$109,516 1 MI. RADIUS

3 MILE RADIUS

POPULATION 61,397 3 MI. RADIUS	HISTORIC ANN. GROWTH 2.3% 3 MI. RADIUS	AVG. HOUSEHOLD INC. \$98,854 3 MI. RADIUS

5 MILE RADIUS

POPULATION 96,499 5 MI. RADIUS	HISTORIC ANN. GROWTH 2.2% 5 MI. RADIUS	AVG. HOUSEHOLD INC. \$104,308 5 MI. RADIUS