

FOR LEASE
\$30.00|PSF|NNN



OFFICE SPACE

1745 Tilford Ln | Coeur d'Alene, ID 83814

Property Key Facts:

- Available Space: 3850 SF
- Ample on Site Parking
- Lakeside Property
- Est. NNN: \$7.25 PSF
- Located at Riverstone in Coeur d'Alene, ID
- Premier Mixed Use development

Exclusively listed by:

Bob Spooner
Vice President & Managing Broker
509.999.1959
bspooner@g-b.com



Professional Office Space For Lease

Now available for lease at 1745 Tilford Ln, this high-caliber 3,850 SF suite offers a premier professional setting along the scenic Spokane River and adjacent to Riverstone Park in Coeur d'Alene. The space combines a functional, polished layout with peaceful waterfront views — an ideal location for financial services, corporate operations, or professional firms looking to elevate their presence in the CDA market. Offered at \$30.00/SF NNN.



Features



Lot Size:
0.9 AC



Parking:
Ample on Site Parking



Easy Ingress
and Egress

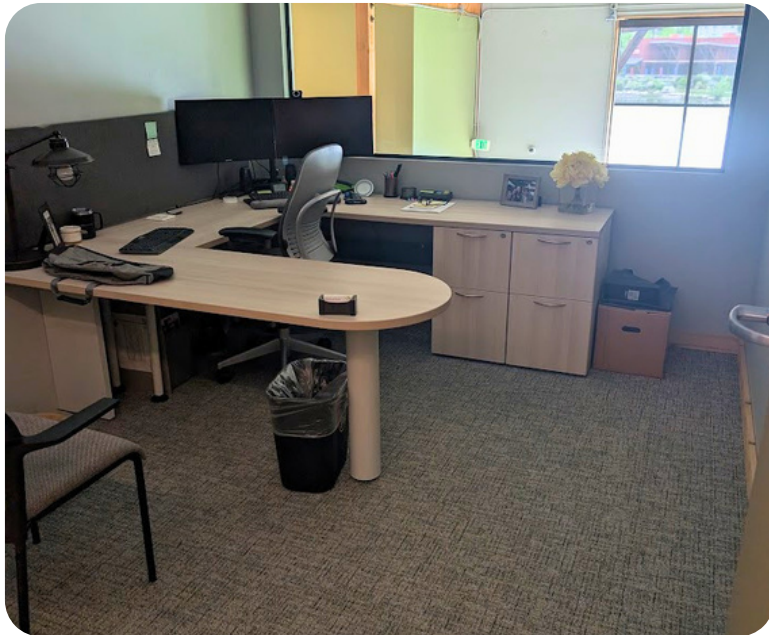


Waterfront Location

Bob Spooner
Vice President & Managing Broker
509.999.1959
bspooner@g-b.com



Additional Photos



Bob Spooner
Vice President & Managing Broker
509.999.1959
bspooner@g-b.com





AERIAL MAP

Demographics

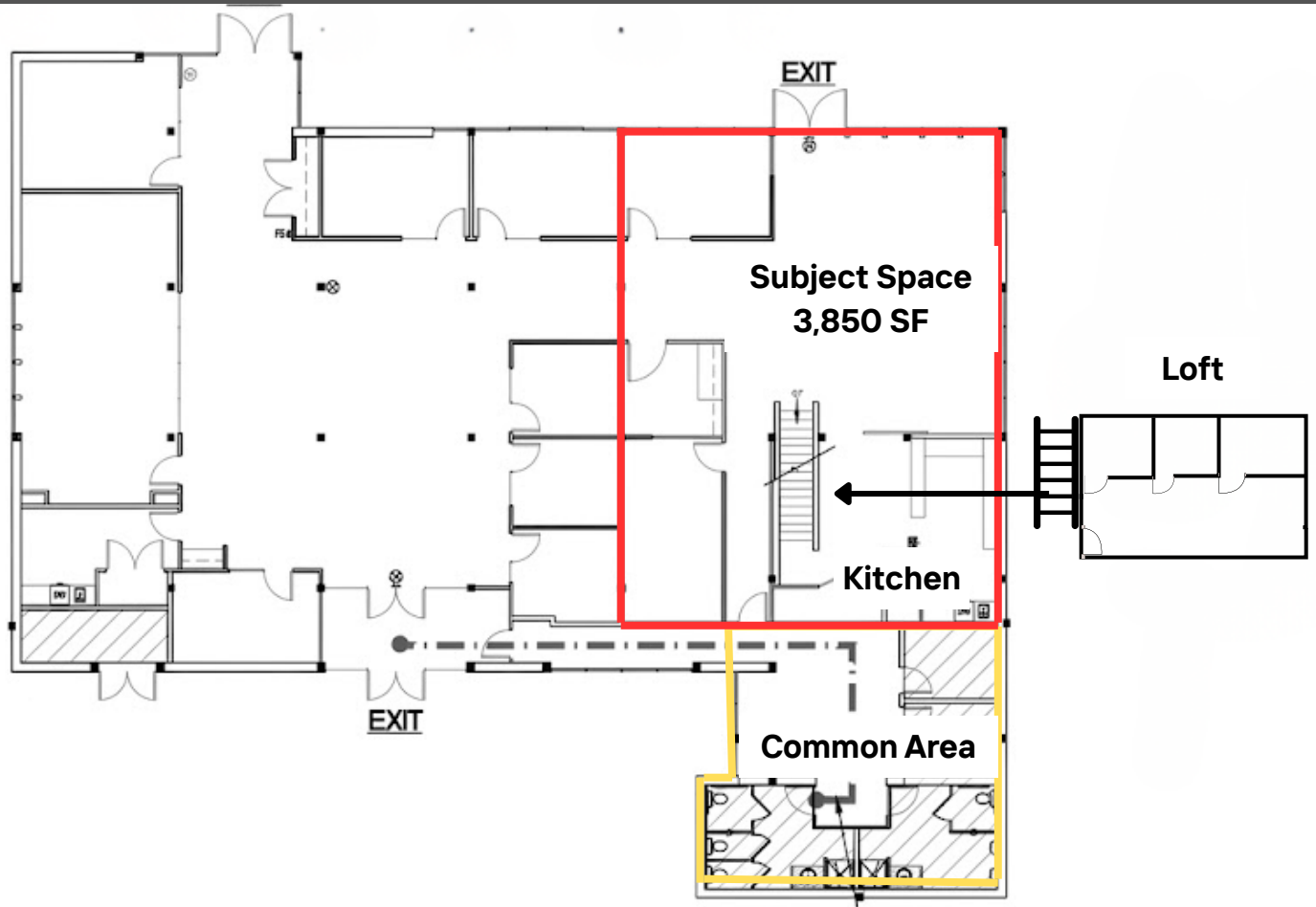
	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,656	21,858	37,779
TOTAL POPULATION	5,522	54,314	97,188
AVERAGE HH INCOME	\$42,592	\$64,513	\$69,673

General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.

Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes. Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.

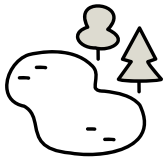
Bob Spooner
 Vice President & Managing Broker
 509.999.1959
 bspooner@g-b.com





FLOOR PLAN

Highlights



Private Lake on Site



Public Park



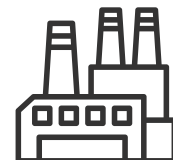
Building Size: 7,132 SF



Fast Growing Community



Multiple Restaurants



Nearby Coeur d'Alene Businesses

Bob Spooner
Vice President & Managing Broker
509.999.1959
bspooner@g-b.com

