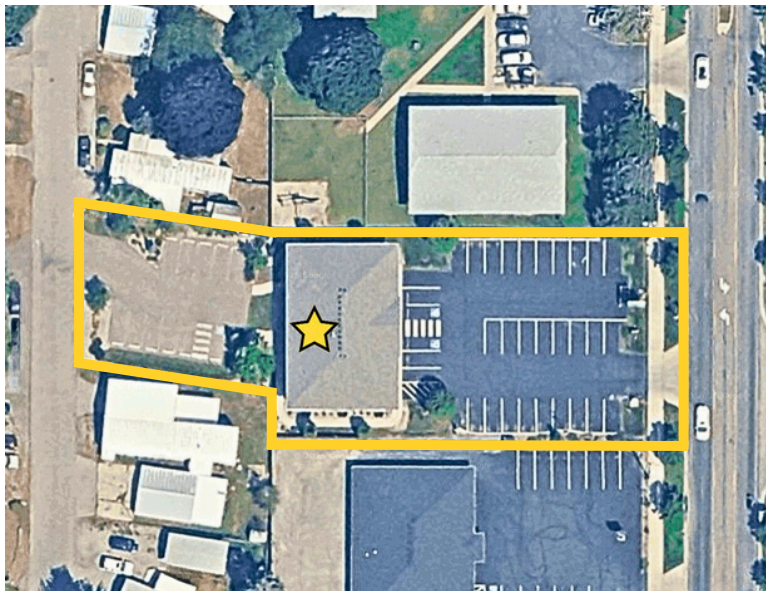


FOR SUBLEASE



HAYDEN PROFESSIONAL BUILDING

8475 N Government Way | Hayden, ID 83835



LEASE RATE	\$2.00 PSF /Month (\$3,600)
LEASE TYPE	Full Service
*Tenant shall pay suite janitorial & internet/data/cable	
AVAILABLE SUITE	Suite #202
AVAILABLE DATE	December 9, 2025
LEASE EXPIRATION	October 31, 2027
SUITE SIZE	±1,800 SF
YEAR BUILT	1999

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

208.770.2589

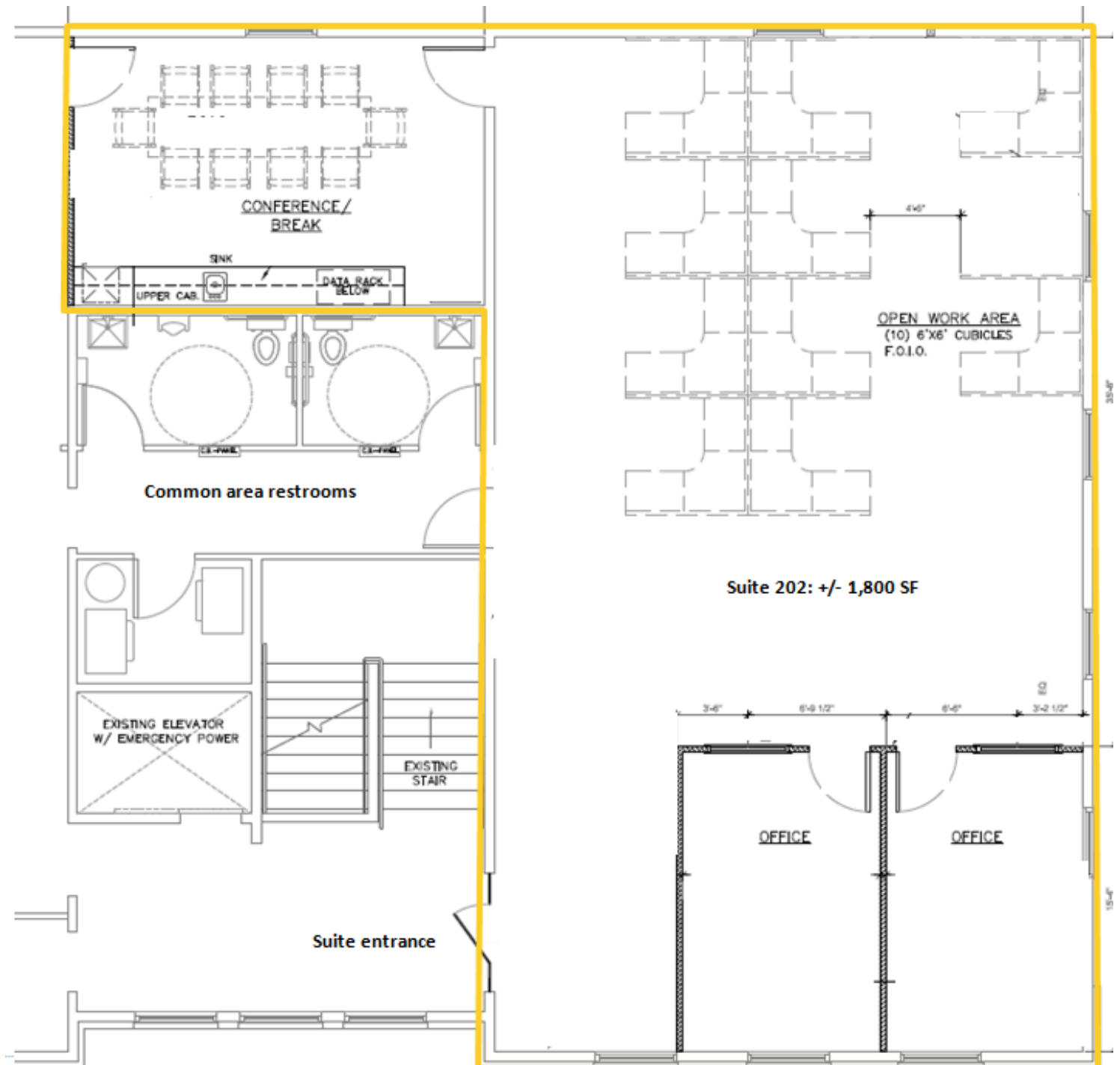
mary.kienbaum@kiemlehagood.com

**KIEMLE
HAGOOD**

PROPERTY OVERVIEW

HAYDEN PROFESSIONAL BUILDING **FOR SUBLEASE**

Discover an exceptional leasing opportunity in the heart of Hayden's commercial district! This well maintained $\pm 8,348$ SF building sits on a ± 0.48 acre lot and offers excellent visibility and accessibility. Suite 202 features $\pm 1,800$ SF of professional space, ideal for office, retail, or service-oriented businesses. Customers and employees will appreciate the ± 41 on-site parking stalls plus 3 ADA parking spaces. Zoned C-Commercial, this location supports a wide range of business uses. Tenant to pay suite janitorial, internet, data, and cable.



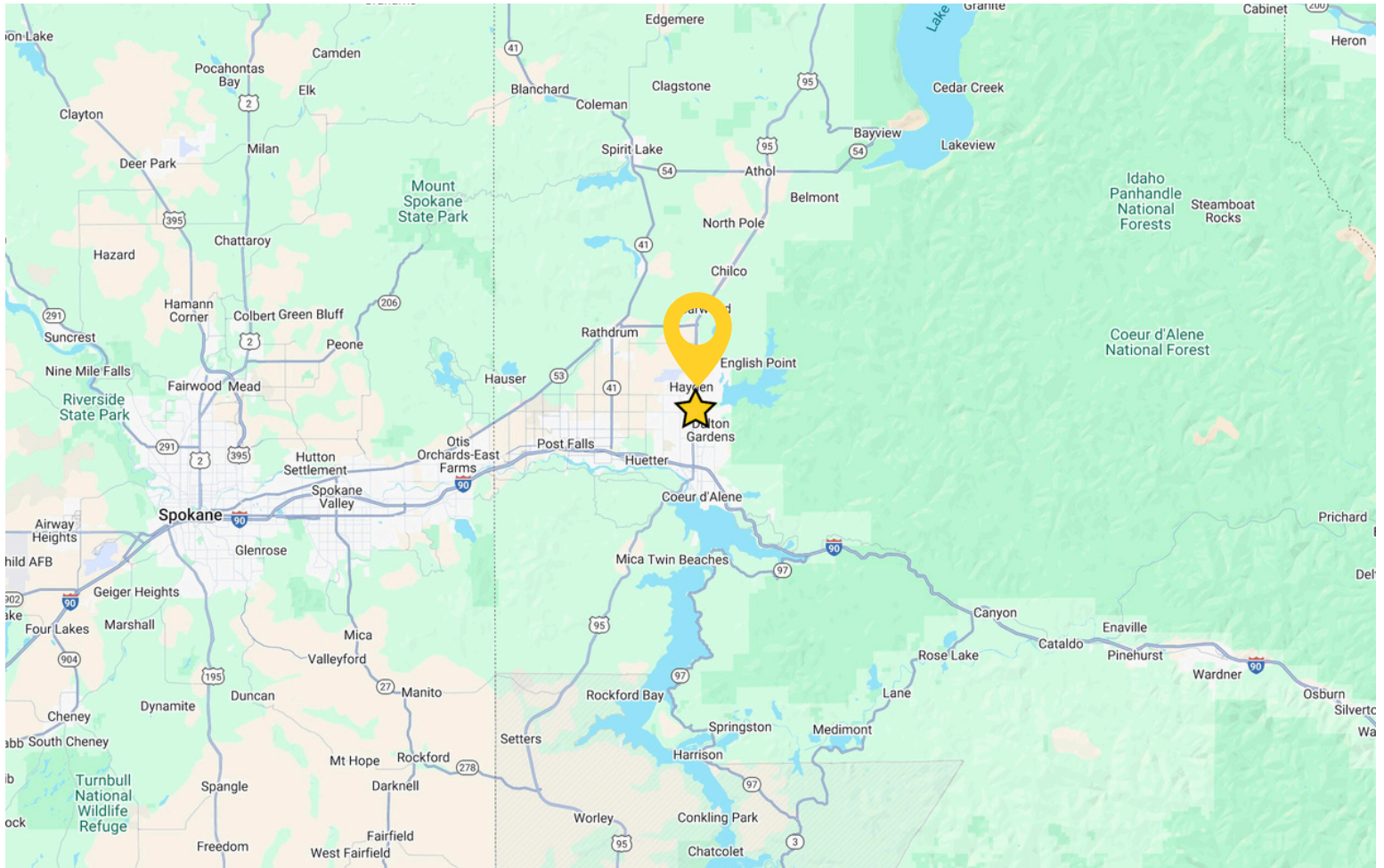


DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	7,7119	50,827	84,833
2030 Projected Population	7,225	53,485	90,629
2025 Estimated Households	3,080	20,099	34,649
2025 Median Age	45.5	41.3	40.0
2025 Average Household Income	\$101,196	\$108,702	\$103,878
2025 Median Household Income	\$81,287	\$86,662	\$80,676

SUITE PHOTOS

HAYDEN PROFESSIONAL BUILDING FOR SUBLEASE





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[VIEW LOCATION](#)

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814