

# FOR LEASE

## BEAUTIFULLY RENOVATED EAST SHERMAN OFFICE/FLEX BUILDING

1124 E Sherman Avenue | Coeur d'Alene, ID 83814



12th Street

**KIEMLE  
HAGOOD**

<b>LEASE RATE</b>	\$13,110 /Month
<b>EST. NNN RATE</b>	\$0.85 PSF /YR (Taxes & Insurance Only)
<b>MAIN FLOOR SIZE</b>	±10,440 SF
<b>BASEMENT/STORAGE SIZE</b>	±3,000 SF
<b>TOTAL BUILDING SIZE</b>	±13,440 SF
<b>YEAR BUILT/REMODEL</b>	1949/2014
<b>LOT SIZE</b>	±0.241 AC (±10,498 SF)
<b>PARCEL NO.</b>	C6885023005A
<b>ZONING</b>	C-17   Commercial District CDA

**PAT EBERLIN**

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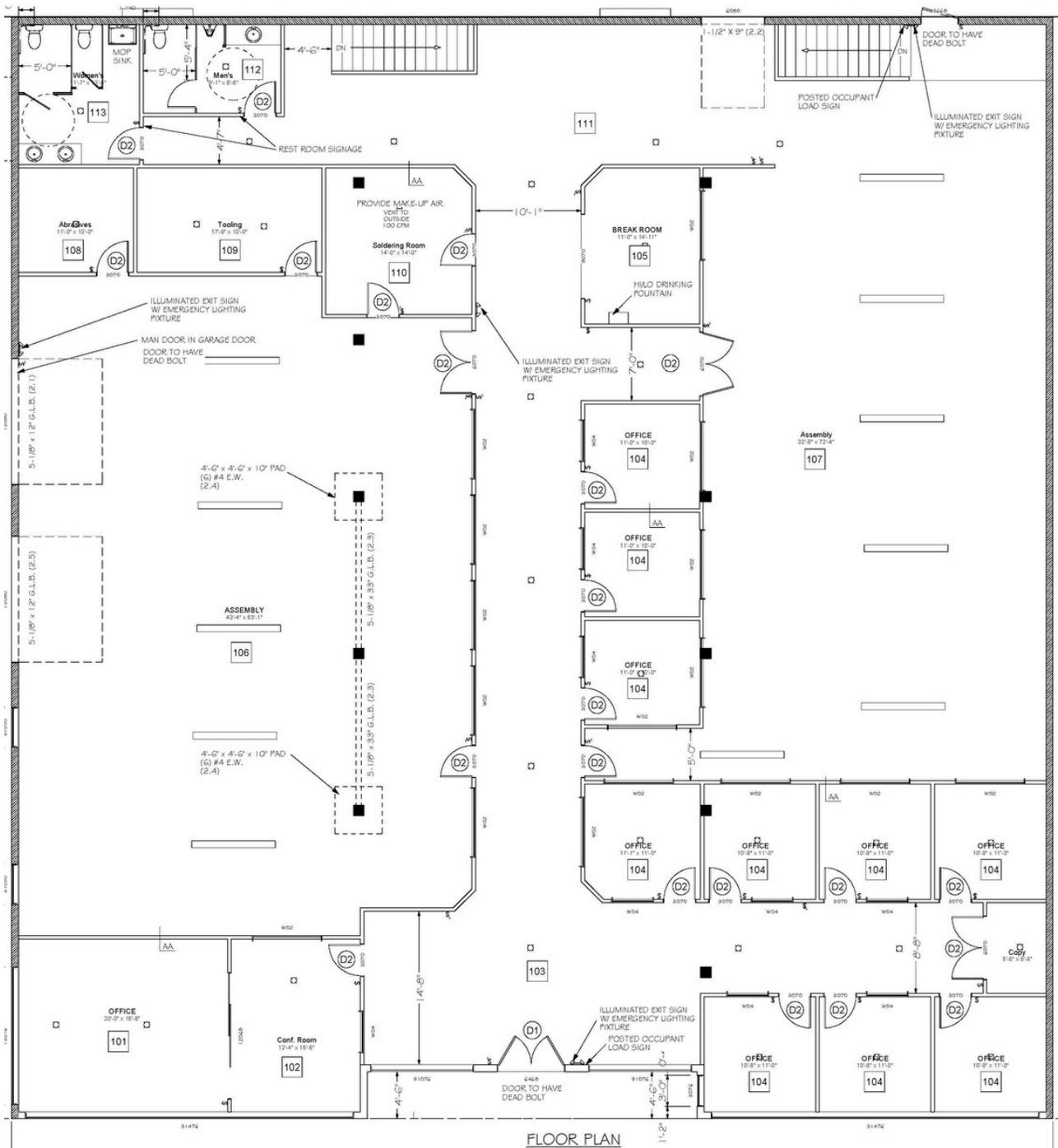
**MARY KIENBAUM**

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Now available for lease, this distinctive commercial space was formerly occupied by McAllister Technical Services and beautifully renovated in 2014. The property features an industrial-modern aesthetic highlighted by exposed brick walls, skylights throughout, and abundant natural light. Large windows in every office create a bright, inspiring work environment, with several offices overlooking the production or flex area below.

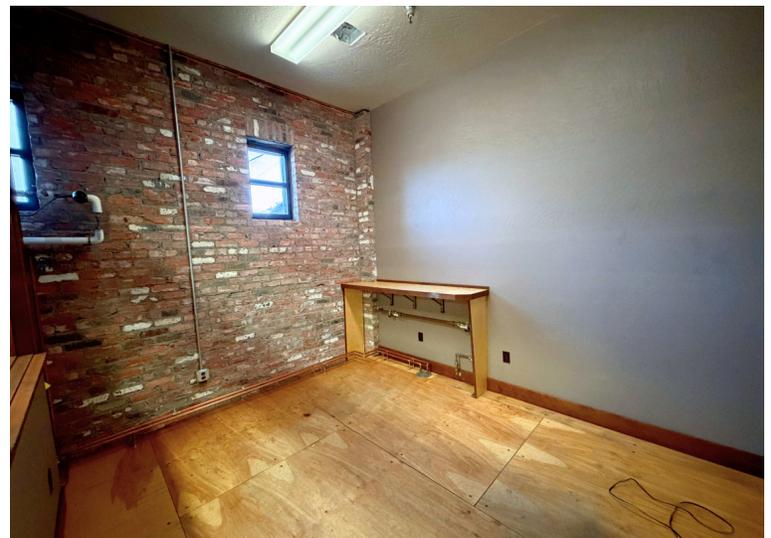
The flexible open area offers versatility for production, creative workspace, or an open-concept office layout, making the space adaptable to a variety of business uses. Thoughtful design, modern updates, and unique architectural elements combine to create a functional yet visually striking setting ideal for companies seeking a modern, collaborative atmosphere.

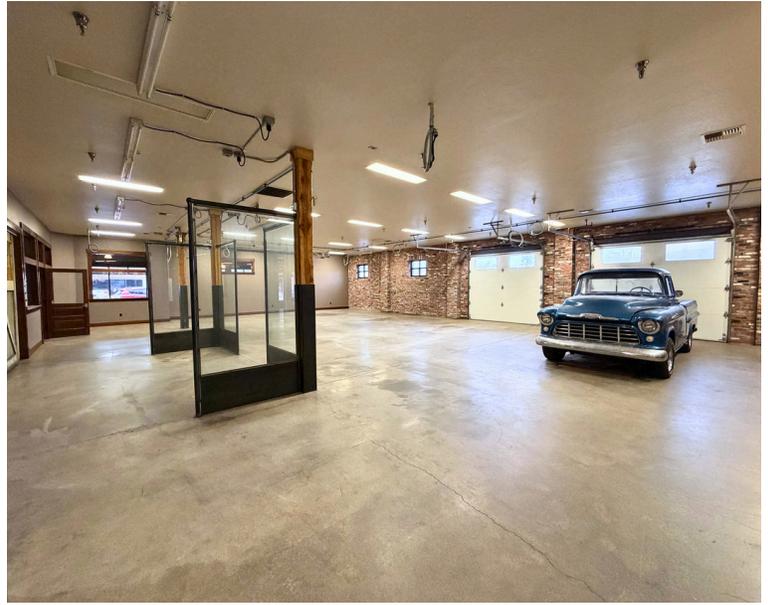




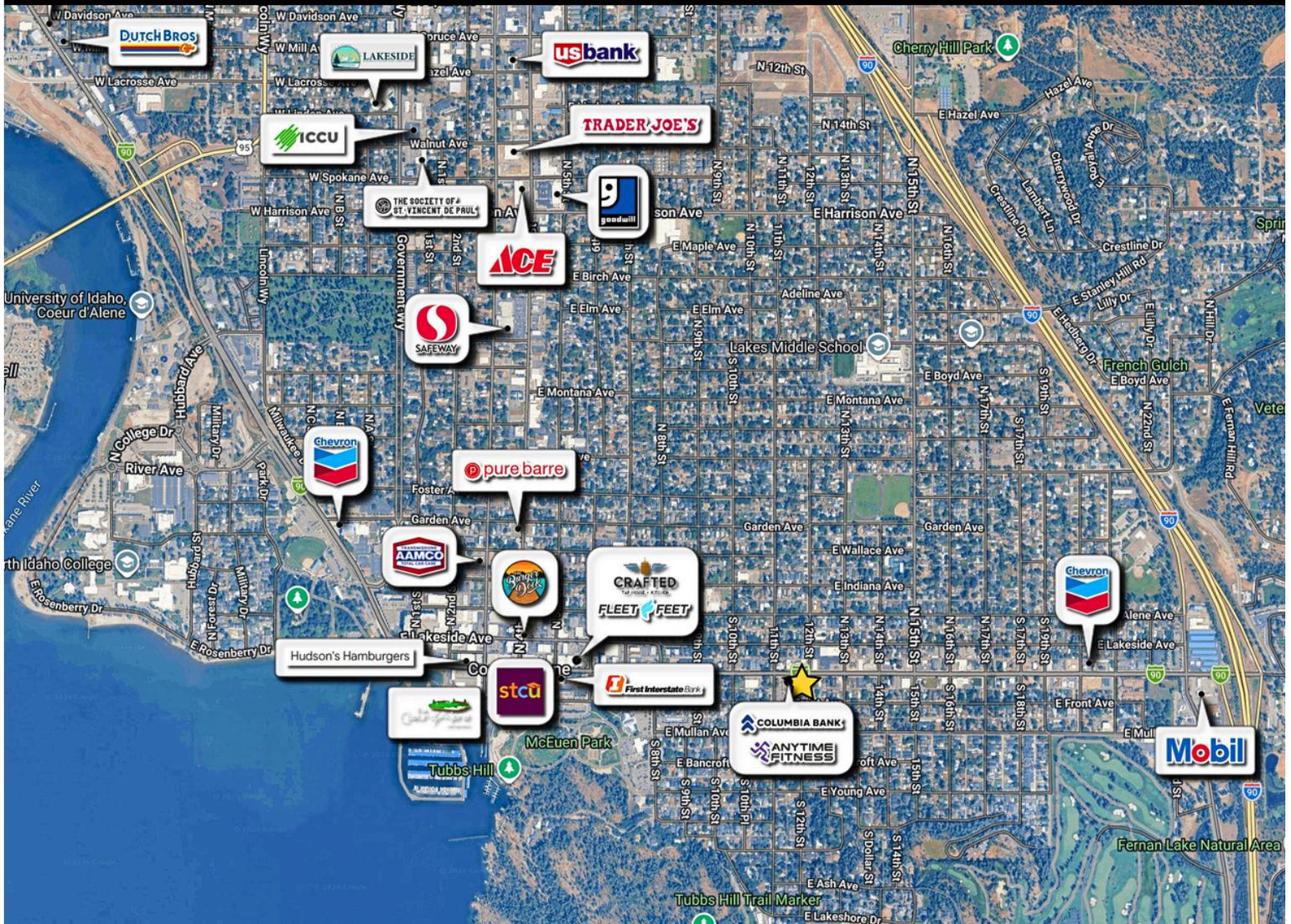
## HIGHLIGHTS

- 14 offices
- 2 Open Flex/Work Spaces Reception
- 2 Restrooms
- 2 overhead doors (8 ft)
- Breakroom
- Sinks in both Open/Flex Spaces
- Fully Sprinklered
- ±10,440 SF Main Floor
- ±3,000 SF of Basement/storage
- Power: 3 Phase, 120/240V









**Distance & Drive Time**

- Spokane International Airport** | ±40 Minutes, 39 Miles
- Sandpoint, ID** | ±56 Minutes, ±46 Miles
- Moscov, ID** | ±1 Hour, 31 Minutes, ±84 Miles
- Missoula, MT** | ±2 Hours, 36 Minutes, ±164 Miles



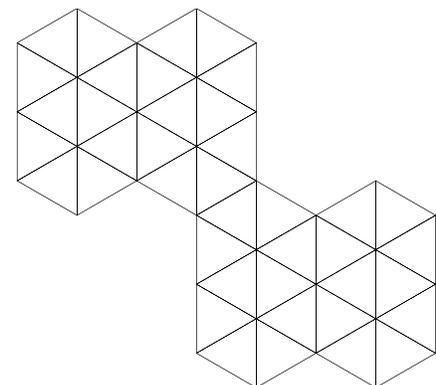
**Traffic Counts**

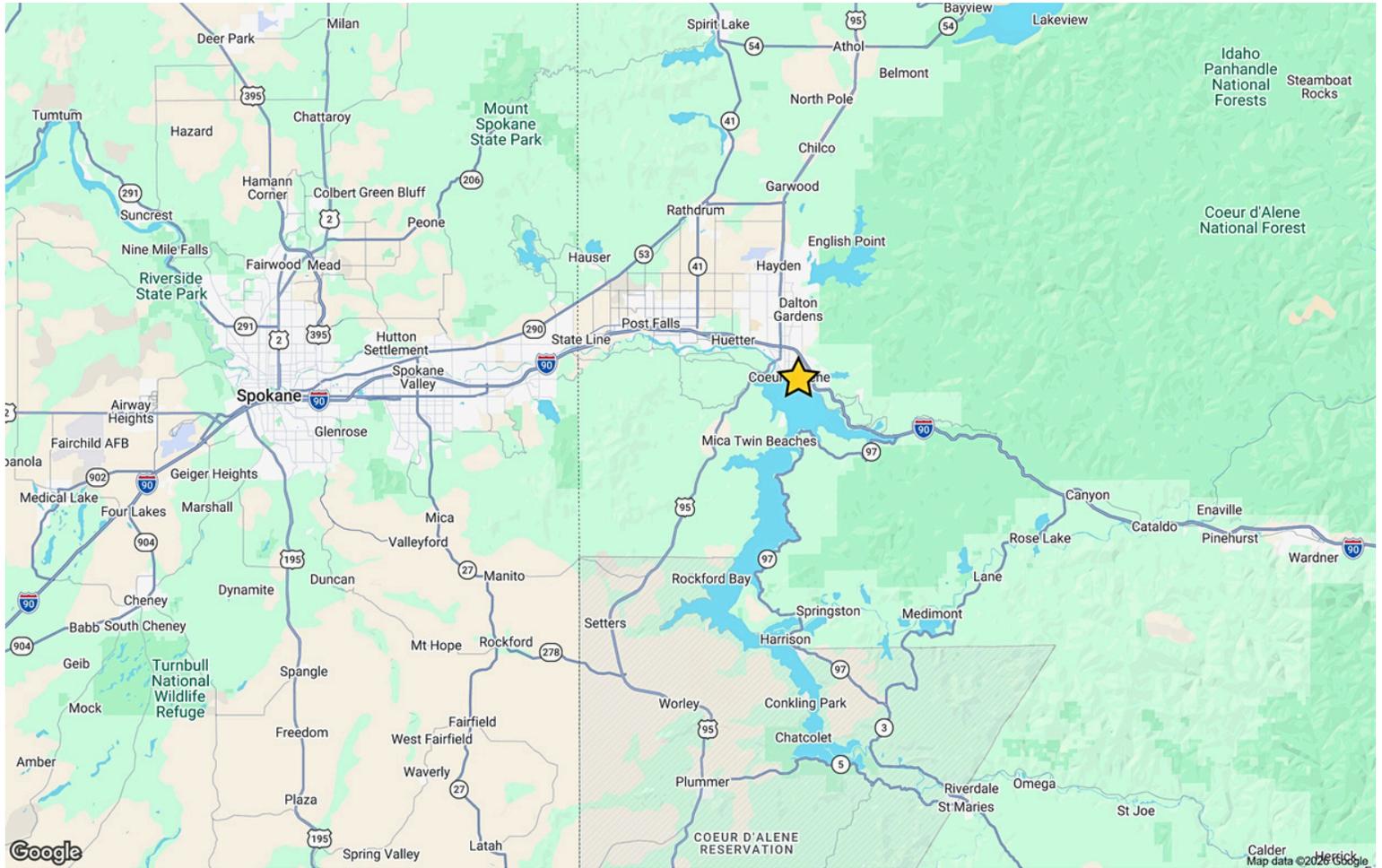
- E Sherman Avenue** | ±7,461 ADT
- S 11<sup>th</sup> Street** | ±686 ADT
- S 15<sup>th</sup> Street** | ±3,380 ADT
- Interstate 90** | ±19,309 ADT

**DEMOGRAPHICS**



	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>EST POPULATION 2025</b>	9,735	31,509	60,179
<b>PROJ. POPULATION 2030</b>	9,970	32,353	63,096
<b>MEDIAN AGE</b>	39.3	39.3	40.05
<b>ADJ. DAYTIME DEMOGRAPHICS</b>	9,120	29,718	51,249
<b>2025 AVERAGE HHI</b>	\$141,050	\$96,362	\$105,296
<b>2025 MEDIAN HHI</b>	\$74,825	\$69,938	\$78,097





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**OFFICE LOCATIONS**

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

1579 W Riverstone Drive, Suite 102  
Coeur d'Alene, ID 83814