



# FOR LEASE

2360 Sq Ft Office Space

6885 Bauman St., Bonners Ferry, ID 83805



## 2360 sq ft with 4 Offices + Conference Space Office Space For Lease in Bonners Ferry

A rare opportunity to lease a light, open, and versatile commercial office building in the heart of Bonners Ferry! This 2,360 sq. ft. office space is perfectly suited for a variety of professional uses, offering a welcoming environment for clients and an efficient, functional workspace for your team.

Conveniently located near shopping, dining, and other professional offices, this property provides high visibility and easy accessibility for businesses looking to establish or grow their presence in North Idaho.

### Property Features:

- Four private offices - Ideal for focused work or client meetings
- Open-concept meeting/conference areas - Collaborative workspaces
- Reception area with high counter - Perfect for welcoming clients
- Full kitchen - Equipped for meal prep or break times
- One full bathroom + half bath - Convenient for staff and guests
- Parking for 6-8 vehicles - Easy access for employees and visitors
- ADA-accessible ramp - Ensuring compliance and accessibility

### Additional Amenities:

- LED ceiling fixtures (installed in 2023) - Energy-efficient lighting
- New gas forced-air furnace (installed in 2017) - Year round comfort
- Central AC + supplemental window unit in reception - Climate control
- Mitel multi-line phone system - Fully functional - ready for connection
- Window mini-blinds and durable flooring - Practical finishes
- Exterior storage structure with lock - Secure storage space

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