

# FOR LEASE



## MULTI-TENANT OFFICE BUILDING

|                            |                                                                                |
|----------------------------|--------------------------------------------------------------------------------|
| <b>TOTAL BUILDING SIZE</b> | ±28,140 RSF                                                                    |
| <b>ZONING</b>              | C-17 Commercial District - CDA                                                 |
| <b>PARCEL</b>              | C76750030010                                                                   |
| <b>TOTAL LOT SIZE</b>      | ±1.82 AC                                                                       |
| <b>YEAR BUILT</b>          | 2001                                                                           |
|                            | *Tenant shall be responsible for internet and Janitorial specific to the suite |

### AVAILABLE SPACE:

|                   |                                             |
|-------------------|---------------------------------------------|
| <b>SUITE 300</b>  | Entire 3 <sup>rd</sup> Floor                |
| <b>SITE SIZE</b>  | ±10,683 RSF (±8,829 USF) (Full Third Floor) |
| <b>LEASE RATE</b> | \$24.00 PSF/YR                              |
| <b>LEASE TYPE</b> | Full Service (\$21,366 per month)           |
| <b>AVAILABLE</b>  | Immediately                                 |

**KIEMLE**  
HAGOOD

## RIVERSTONE ONE

1875 N Lakewood Drive  
Coeur d'Alene, ID 83814



[View  
Location](#)

**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com

**MARY KIENBAUM**

208.770.2589

mary.kienbaum@kiemlehagood.com

## Entire 3<sup>rd</sup> Floor

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*\*For illustration purposes only. Inaccuracies exist in floorplans. Tenant to verify.*

## BEAUTIFUL CLASS A OFFICE SPACE

## SPACE DETAILS

- Entire 3rd Floor
- ±10,683 Rentable SF
- \$2.00 PSF /Month
- Current Lease expires 10/31/2029
- Newly Renovated Space

## SPACE HIGHLIGHTS

- o 2 Kitchenettes
- o Reception Area
- o Gym Space and Shower
- o Several Conference Sized Rooms
- o Open Work Area
- o Office Dense

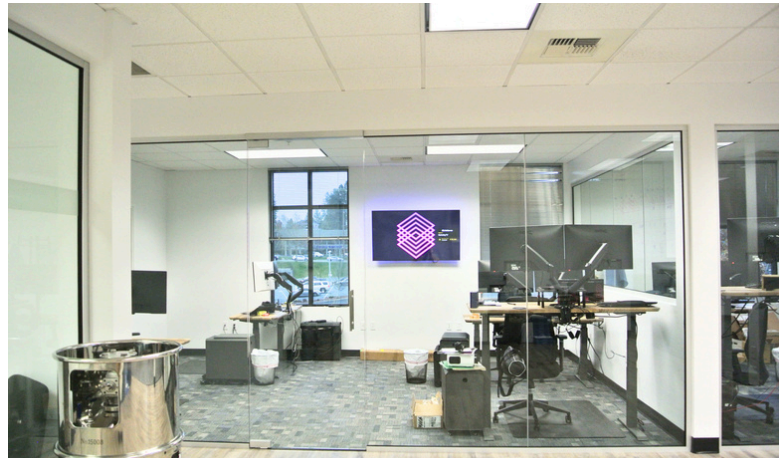


# SUITE 303 | INTERIOR PHOTOS

Entire 3<sup>rd</sup> Floor

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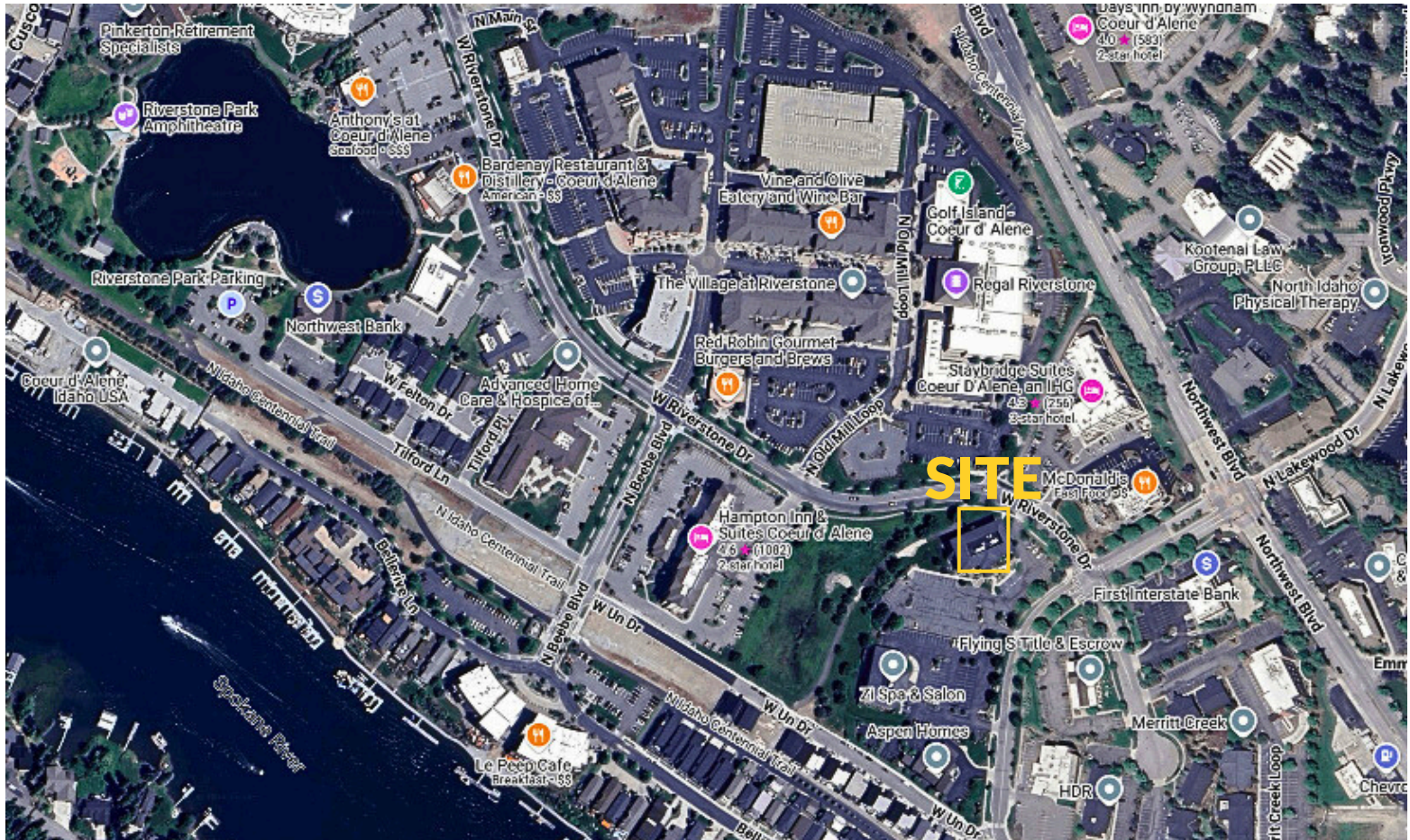




# SURROUNDING AREA

# RIVERSTONE ONE

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## DEMOGRAPHICS

| DEMOGRAPHICS          | 1 MILE   | 3 MILES  | 5 MILES   |
|-----------------------|----------|----------|-----------|
| Est. Population 2026  | 6,184    | 48,716   | 87,538    |
| Proj. Population 2031 | 6,626    | 50,776   | 92,524    |
| Est. Households       | 3,247    | 21,650   | 36,977    |
| Average HHI           | \$65,846 | \$99,276 | \$107,813 |
| Median HHI            | \$51,452 | \$76,937 | \$74,480  |

## RIVERSTONE ONE BUILDING TENANTS

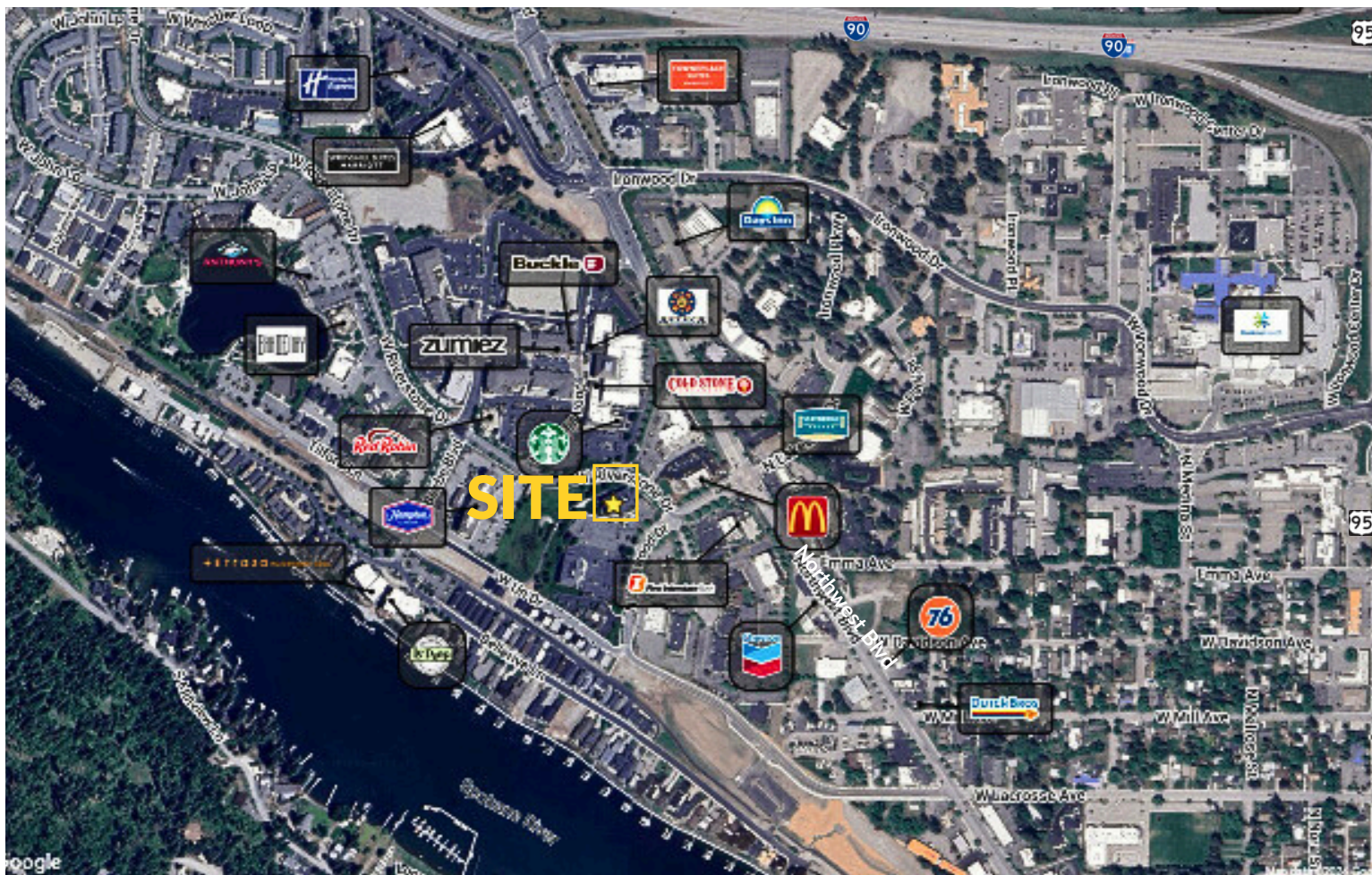
Clinic SC  
Mind Matters  
Wardian Wealth Management  
Edward Jones Investments  
Family Practice by the Lake  
KORE Power

## SURROUNDING BUSINESSES & RETAILERS

Anthony's Restaurants  
Azteca Southwest Grill  
Buckle  
Cold Stone Creamery  
Drybar  
First Interstate Bank  
GrooveBerries Frozen Yogurt  
Le Peep  
McDonald's  
Orvis Northwest Outfitters  
Red Robin Gourmet Burgers  
Regal Entertainment Group  
San Francisco Style Sourdough Eatery  
Starbucks  
Sushi I  
The Spice & Tea Exchange  
Zumiez







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**MARY KIENBAUM**

208.770.2589 | [mary.kienbaum@kiemlehagood.com](mailto:mary.kienbaum@kiemlehagood.com)

**KIEMLE  
HAGOOD**

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

**OFFICE LOCATIONS**

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

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