

212 NORTH 1ST AVENUE SANDPOINT, IDAHO 83864

FOR SALE OR LEASE: PROFESSIONAL OFFICE SUITES

*Starting at
50¢/SqFt,
full service!*

- Efficient heating & cooling throughout
- Built in 1975, renovated in 2004
- On-Site & Off-Street Parking
- Zoning: Commercial-D, Sandpoint
- Available suites range in size from roughly 400 SqFt up to 2,500 SqFt
- Elevator access to all floors
- High speed internet
- Walking distance to everything!



Rare opportunity for 1st Class office space right on 1st Avenue in the heart of the business district in Sandpoint, Idaho.

Sand Creek Landings is home to a unique group of professional retail & office tenants.

Lease rates are quoted on a full service basis inclusive of utilities and all common area charges. Tenants are responsible for their own janitorial (cleaning) and parking (as needed).



For more information,
please contact:

CHRIS SCHREIBER, CCIM

Associate Broker

208.770.2593



chris.schreiber@khco.com

**KIEMLE &
HAGOOD
COMPANY**

Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.



Commissions offered
on sale or lease with
cooperating
Idaho Brokers!

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Available Suites & Lease Rates

Suite #	View	Condo #	Rent	Rent / SqFt	Rentable SqFt
100	City / Street	1-3 & 1-4	\$1,600	\$1.24	1,289
104	Water	1-1	\$500	\$1.25	401
202	Interior	2-3	\$500	\$0.83	606
203	Interior	2-6	\$250	\$0.67	374
300	City	3-3	\$610	\$1.26	486
301	City	3-4	\$850	\$1.25	679
302/304	Water	3-1 & 3-2	\$1,875	\$1.25	1,504
G101	Interior	B-4 & B-5	\$320	\$0.42	754
G104	Water/Parking	B-1	\$500	\$0.64	778

Sale Information

- List price: \$1,495,000 (\$92/SqFt)
- Building Area: 16,382± SqFt Gross / 14,916± SqFt Rentable

Here's your opportunity to own a multi-tenant income producing property in downtown, with a water view office for yourself!

