



**1101 E. Polston Avenue**  
Post Falls, Idaho 83854

### **Property Overview:**

This 1,850 square foot office/medical space was recently gutted with new walls framed in. There is still time to pick your paint colors and floor coverings. Great Signage and nicely maintained property.

Located in the Post Falls Medical Corridor, just minutes from Interstate 90 and Highway 41

For more information:

**Jim Koon, Managing Broker**  
(208) 665-6475 or (208) 640-9470  
jim@cdabroker.com

### **Building Description:**

- Size: 1,850 s/f
- Built-in Reception Desk/Waiting Area, 5 Private Offices, Coffee Bar, 2 Restrooms, Break Room, and Washer/Dryer Hook-Up.
- Estimated NNN: \$3.24 per s/f (annually)
- Expansive common area parking
- Zoning: CCS

Neighboring Businesses: Kootenai Vision Center, Precision Dental, Post Falls Family Medicine, Kootenai Prosthetics & Orthotics, River City Physical Therapy, Kootenai Urgent Care, Northwest Urgent Care, Kootenai Clinic Orthopedics, Kootenai Family Care, Wells Fargo Bank, Peach Orthodontics, Super One Foods.

**Lease Rate: \$1.30 per square foot NNN**

**Amber Lunceford, Sales Associate**  
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