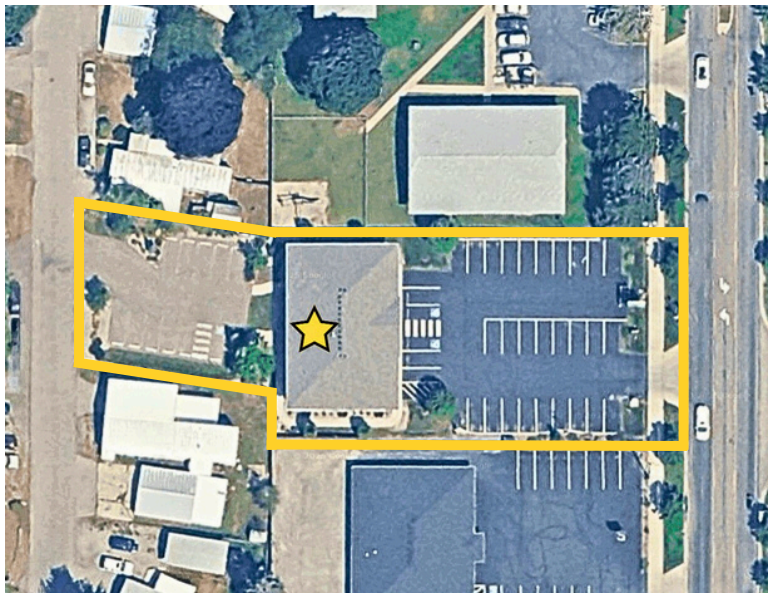


FOR LEASE



HAYDEN PROFESSIONAL BUILDING

8475 N Government Way | Hayden, ID 83835



LEASE RATE | \$2.00 PSF /Month
(\$3,600)

LEASE TYPE | Full Service

*Tenant shall pay suite janitorial & internet/data/cable

AVAILABLE SUITE | Suite #202

SUITE SIZE | ±1,800 SF

PAT EBERLIN

208.215.1375

pat.eberlin@kiemleahagood.com

MARY KIENBAUM

208.770.2589

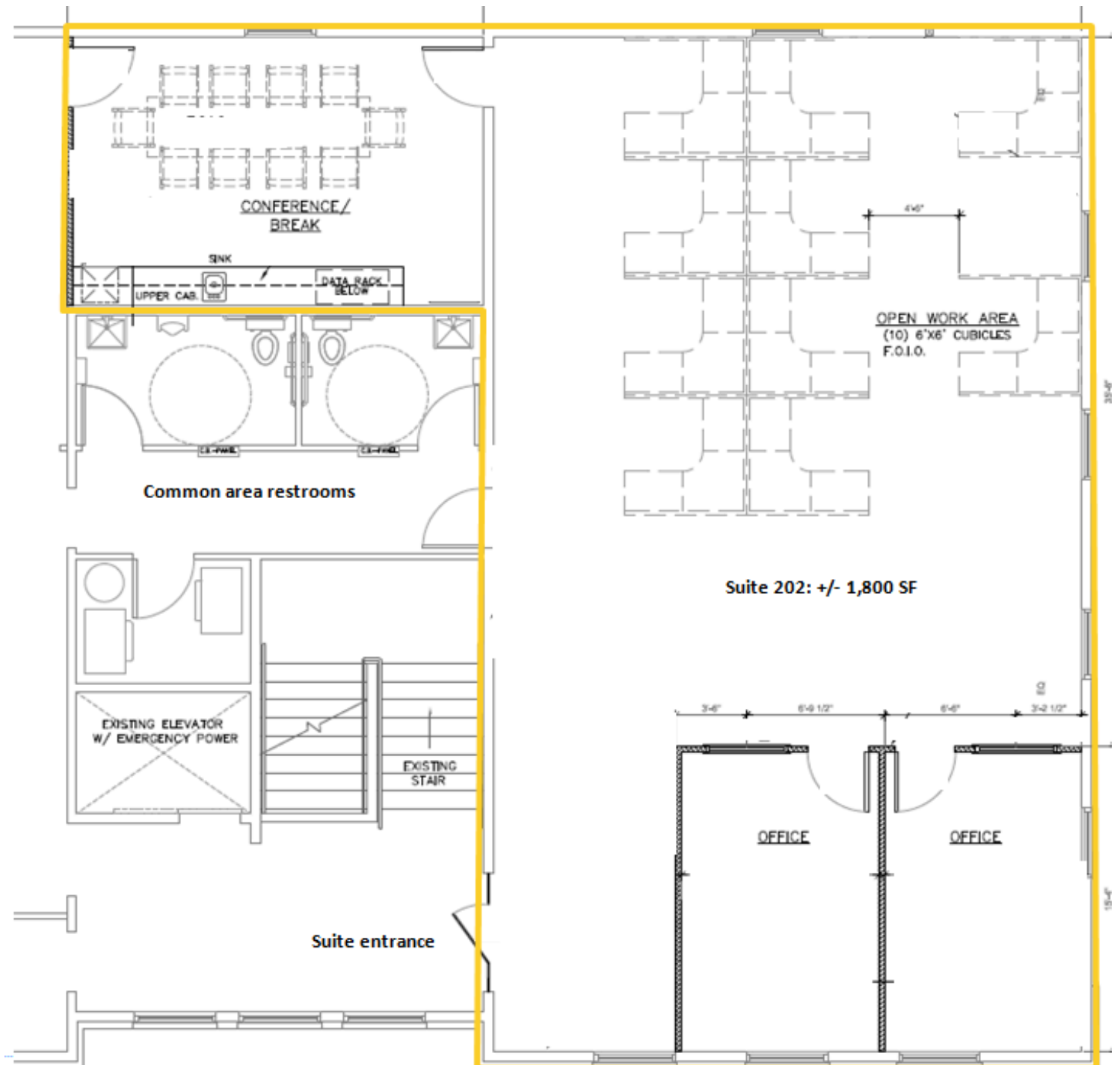
mary.kienbaum@kiemleahagood.com

**KIEMLE
HAGOOD**

PROPERTY OVERVIEW

HAYDEN PROFESSIONAL BUILDING FOR LEASE

Discover an exceptional leasing opportunity in the heart of Hayden's commercial district! This well maintained $\pm 8,348$ SF building sits on a ± 0.48 acre lot and offers excellent visibility and accessibility. Suite 202 features $\pm 1,800$ SF of professional space, ideal for office, retail, or service-oriented businesses. Customers and employees will appreciate the ± 41 on-site parking stalls plus 3 ADA parking spaces. Zoned C-Commercial, this location supports a wide range of business uses. Tenant to pay suite janitorial, internet, data, and cable.



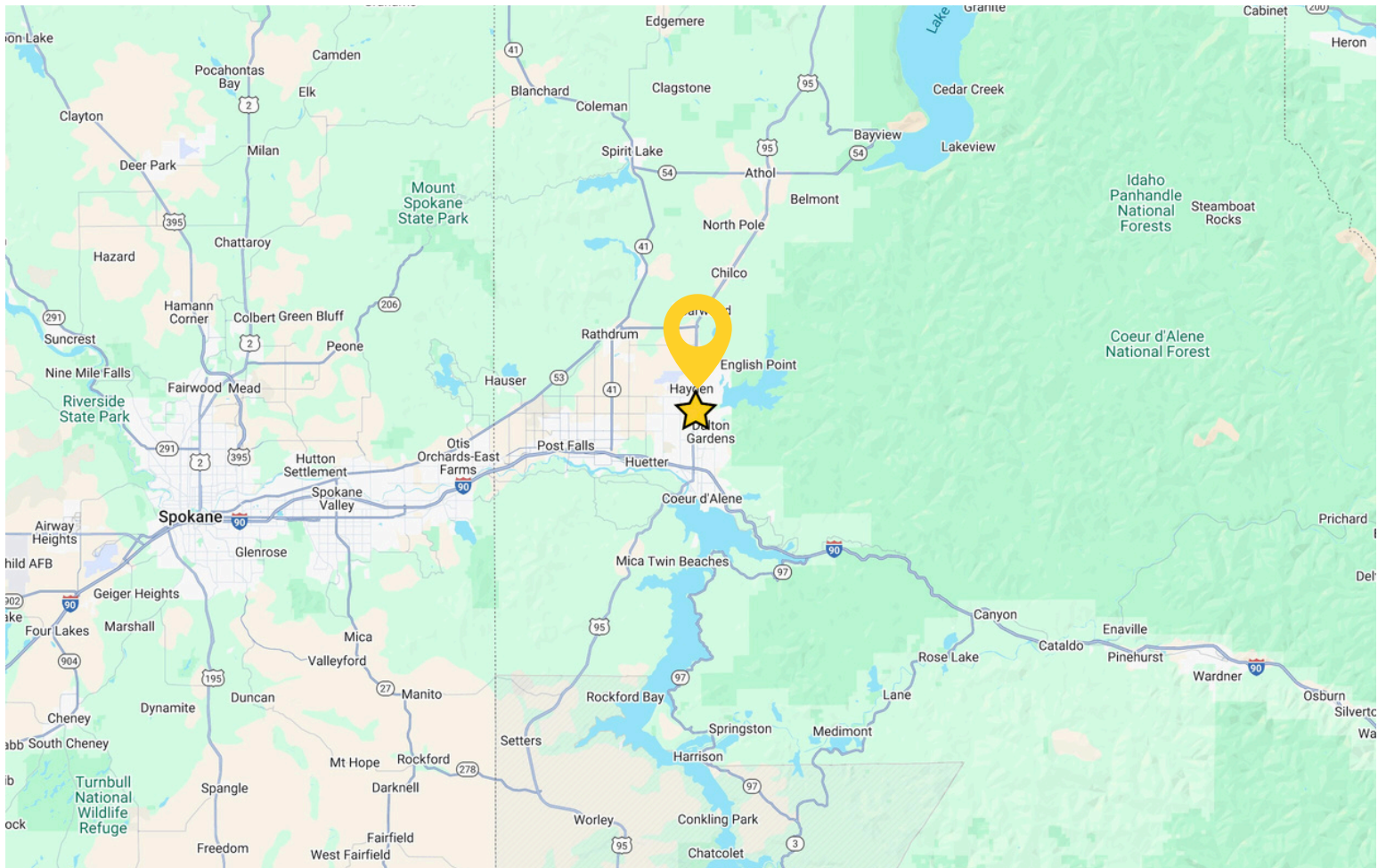


DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	7,7119	50,827	84,833
2030 Projected Population	7,225	53,485	90,629
2025 Estimated Households	3,080	20,099	34,649
2025 Median Age	45.5	41.3	40.0
2025 Average Household Income	\$101,196	\$108,702	\$103,878
2025 Median Household Income	\$81,287	\$86,662	\$80,676

SUITE PHOTOS

HAYDEN PROFESSIONAL BUILDING FOR LEASE





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[VIEW LOCATION](#)

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OFFICE LOCATIONS

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

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