

FOR LEASE



HARBOR RIDGE

1600 - 1602 E Seltice Way | Post Falls, ID 83854

HARBOR RIDGE is strategically located within one of Post Falls' premier commercial corridors. This opportunity offers retailers and professional office users excellent access to I-90 and fronts Seltice Way. Harbor Ridge is adjacent to Ace Hardware and across from Yoke's Fresh Market.



SUITE 1602-A (SUBLEASE)

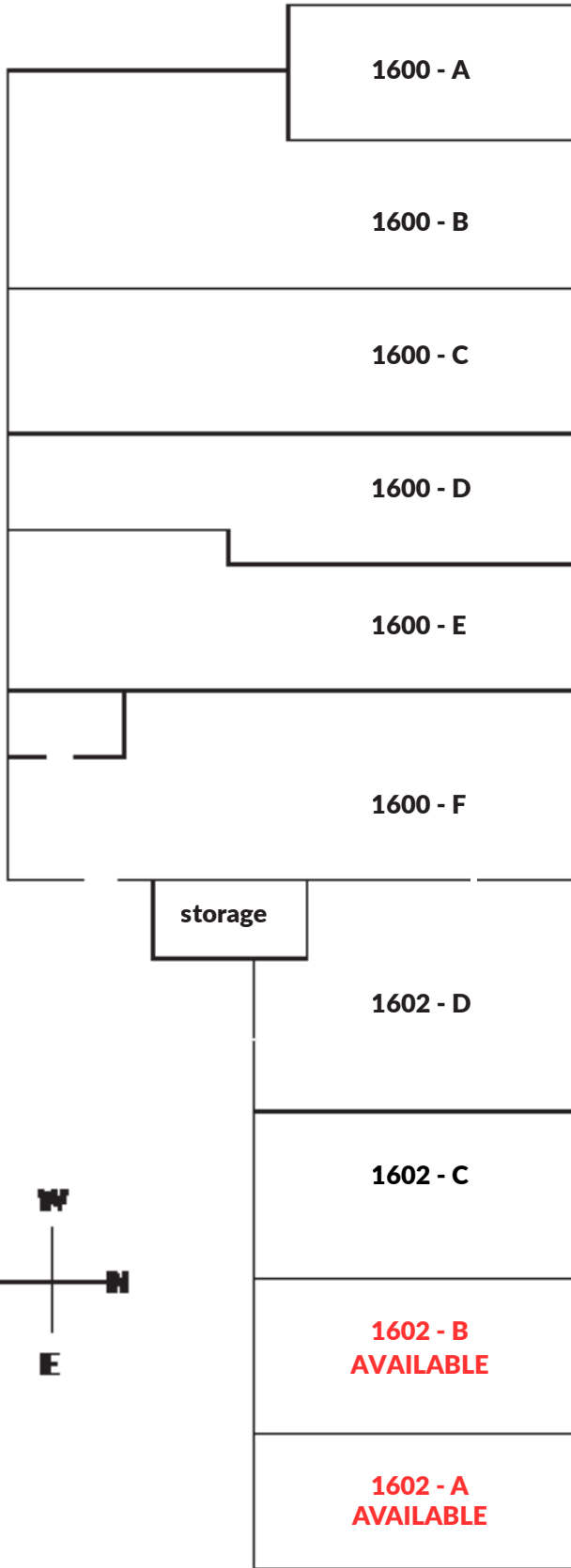
SPACE SIZE	±1,550 SF
LEASE RATE	\$1.50 PSF /MO. Modified Gross
LEASE TYPE	Modified Gross + \$35 Monthly HVAC Service Fee
AVAILABLE	November 30, 2027

SUITE 1602-B (LEASE)

SPACE SIZE	±2,200 SF
LEASE RATE	\$1.65 PSF /MO
LEASE TYPE	Modified Gross
AVAILABLE	Now

PAT EBERLIN
208.215.1375

pat.eberlin@kiemlehagood.com

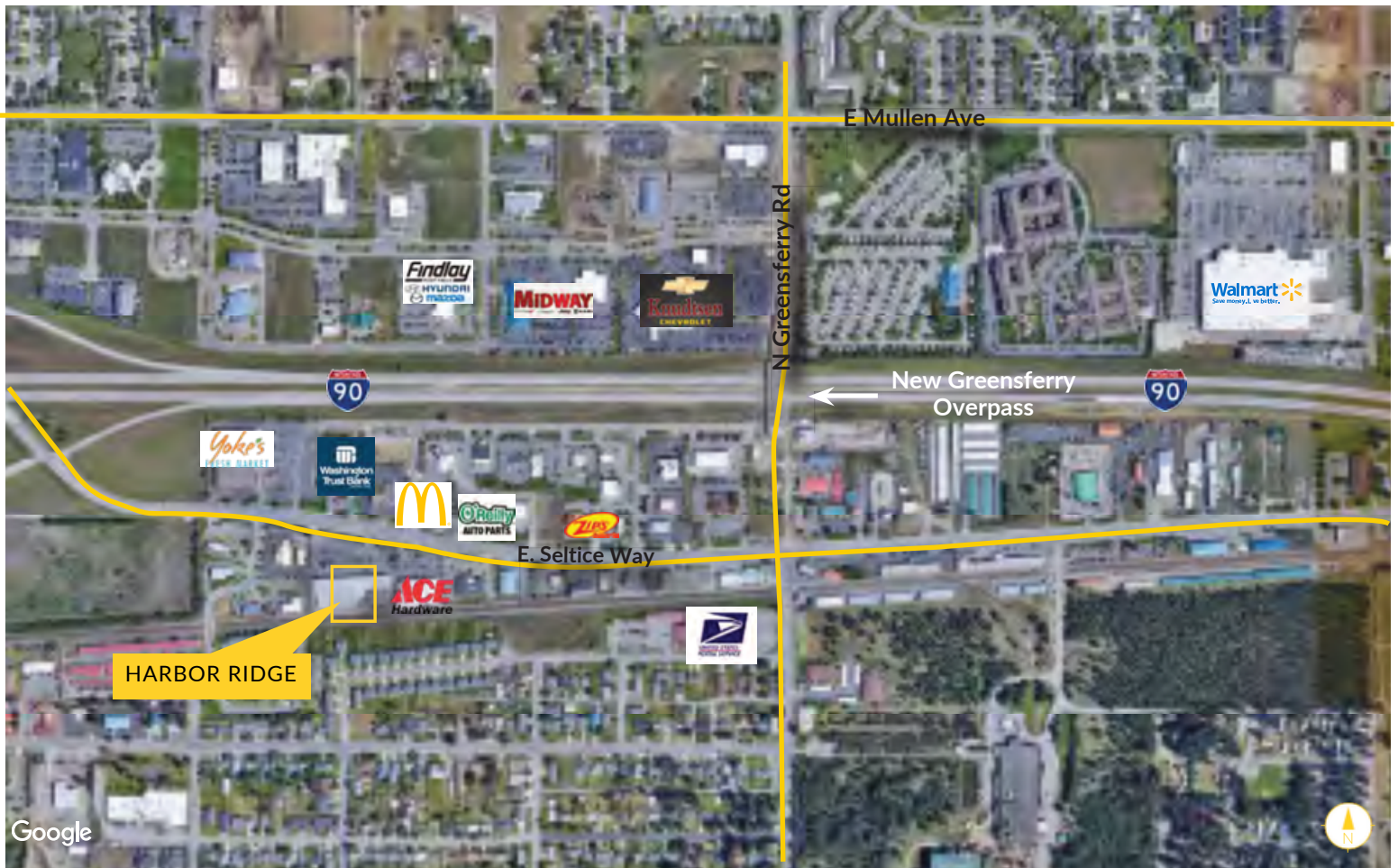


***NOT TO SCALE**

Harbor Ridge

SUITE	TENANT	SIZE
1600 - A	Academy of Costmetology	
1600 - B	SVDP Thrift	
1600 - C	Church	
1600 - D	Church	
1600 - E	Idaho Youth Ranch	
1600 - F	Idaho Youth Ranch	
1602 - D	NW Specialty Hospital	
1602 - C	Cool Nail Spa & Wax	
1602 - B	AVAILABLE	±2,200 SF
1602 - A	AVAILABLE	±1,550 SF

DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.



HARBOR RIDGE

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population 2025	9,085	46,012	69,500
Proj Population 2030	10,147	49,965	76,968
Projected Change 25-30	2.3%	1.7%	2.1%
Est. Average HHI	\$82,443	\$97,486	\$101,790
Est. Median HHI	\$70,992	\$81,178	\$80,884
Est. Daytime Demos	7,507	24,202	36,651

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

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