Parkwood
BUSINESS PROPERTIES

For Lease:
Cd'A Tech Center
7400 Mineral Drive, Suite 117
Coeur d'Alene, Idaho

-9,224 square feet

-$9,990 per month or $1.08 per square foot NNN.

CAM budget
$5,017/ mo
$6.53 psf annually

-Amenities include: Data room and two redundant fiber routes, security card access, pendant up lighting and 8/1,000 parking ratio.

-Concrete tilt up construction has no interior load bearing walls for ease of remodeling.

-Cd'A Tech Center comprises two energy efficient buildings with reflective glass windows, motion sensor lighting and efficient hvac in a well landscaped park environment .

-Signage with Hwy 95 exposure on large monument sign.

Cd'A Tech Center is a hi-tech business park in a forested and landscaped setting located on Highway 95 north of Coeur d'Alene between Wilbur and Prairie. The 14-acre site is on the west side of the highway centered on Wilbur Avenue. Neighboring tenants are Intermax Networks and Northwest Specialty Hospital/Axis Spine Center.

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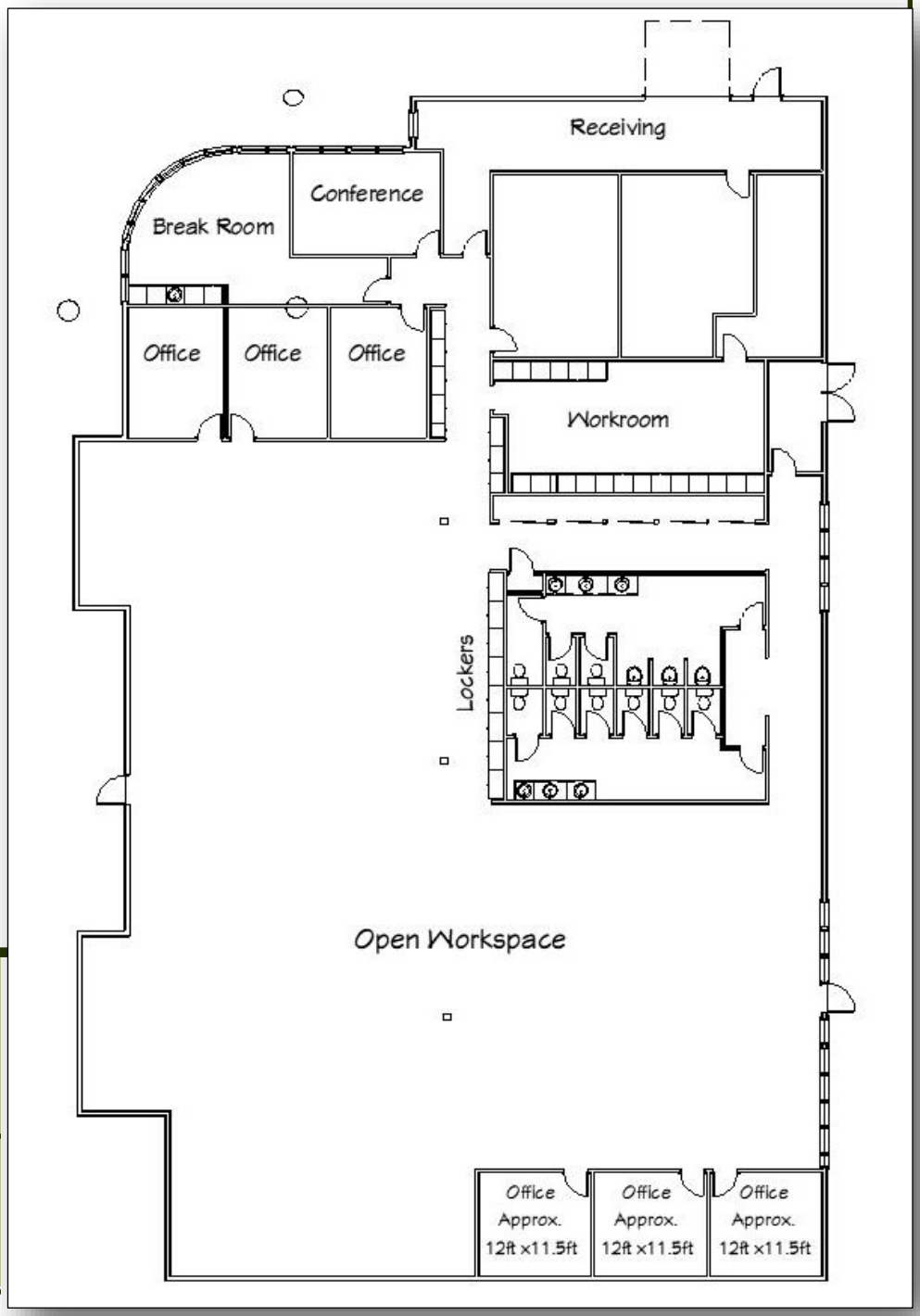
- 750kw diesel generator for back up power.

- Overhead door for deliveries or conversion to shop space.

- TI allowance negotiable.

- Private restrooms.



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