



**Parkwood**  
BUSINESS PROPERTIES

## Office Building for Lease: 7825 Meadowlark Way Coeur d'Alene, Idaho

-12,072 square feet

- \$15,100 / Mo

- \$1.25 psf

- Tenant pays separately metered utilities for this office space, with a pro-rata share of outside expenses (taxes and property insurance are included in the rent).

- Excellent exposure on Hwy 95 with on building Signage!

- 22 Private Offices.

- 4 Conference rooms.

- Private restrooms/showers and large break room.

- Large open areas for approximately 30 cubicles



Prairie Commerce Park located at the bustling corner of Highway 95 and Prairie Avenue. This property offers unmatched visibility and accessibility, positioned conveniently near major thoroughfares for easy customer and employee access. High traffic on Highway 95 ensures maximum exposure, while Prairie Avenue offers seamless connectivity. Join prestigious tenants like Heritage Health, Habitat for Humanity, and USDA, which enrich the professional environment and attract diverse clientele. With ample parking and a vibrant farmers market, this location provides a dynamic atmosphere ideal for all tenants in the park.



Jim Valle  
208-667-4086

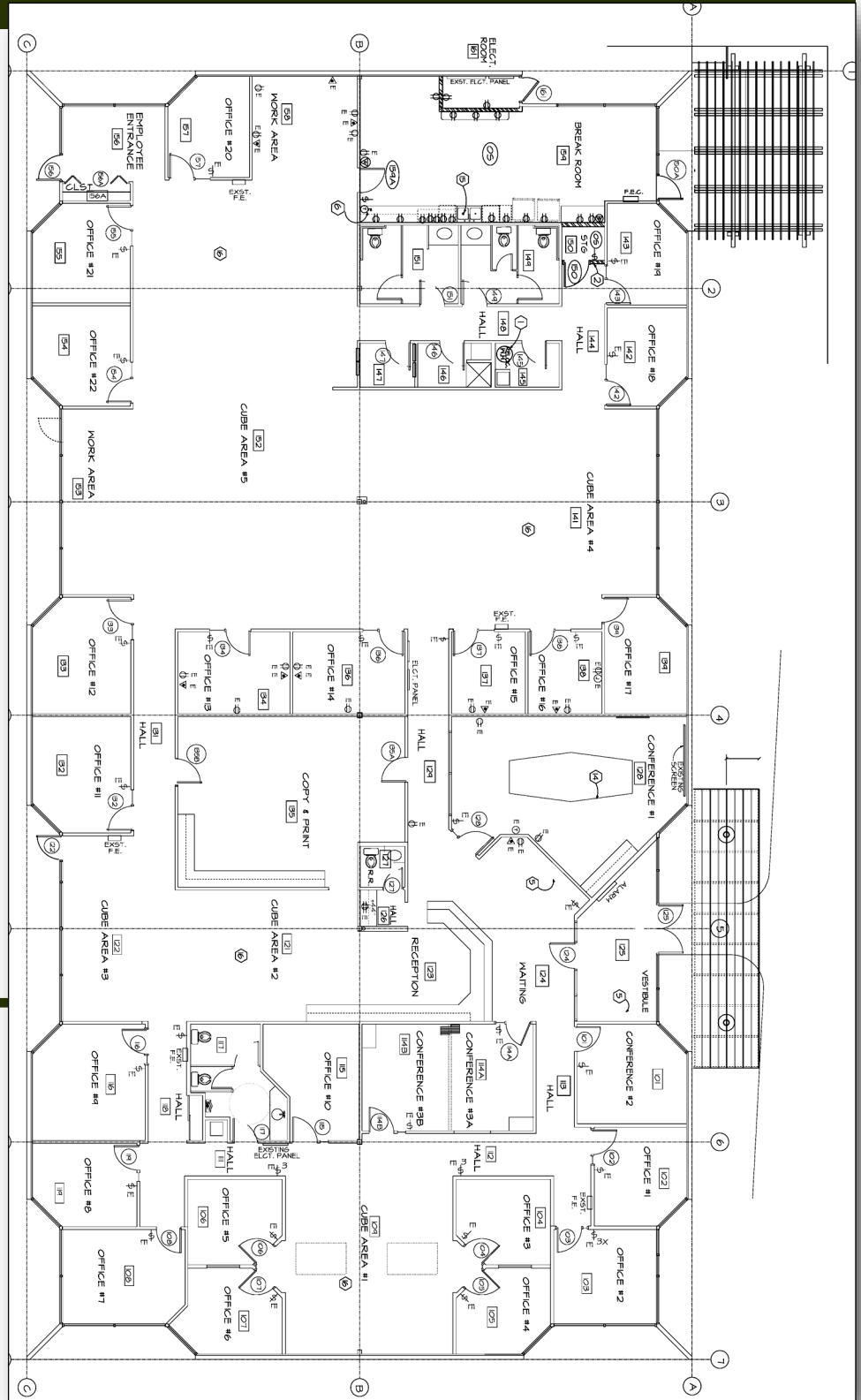
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## Office Space for Lease: 7825 Meadowlark Way Coeur d'Alene, Idaho

- 12,072 square feet
- Citylink bus green route C nearby
- Located near the corner of Prairie Ave. and Hwy 95 with retail amenities close by.
- Upgraded building entrance with canopy and uplighting.
- Excellent exposure on Hwy 95 with on building Signage!
- Upgraded pendant uplighting.
- Secure data room.
- 5/1000 Parking ratio with gravel overflow lot.



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