

# 204 N Triangle Drive Ponderay, ID 83852 Medical Building

**208.263.9233**

204 N Triangle Drive  
Ponderay, Idaho 83852

**Rent: \$9,595.00    Size: 7676 SqFt**

**Medical**

**Listing Type:** Lease

**Lease Type:** NNN

For more information:

<http://www.sandpointrentals.com>



## Property Description

Perfect for any medical specialty. Current configuration includes a spacious and windowed waiting/reception/business area with ADA compliant bathroom, large, windowed open area (approximately 1400 SF with 3 wash stations), 4 spacious exam rooms with cabinets and sinks, lab, 4 offices, 2 staff bathrooms, patient sample bathroom. Excellent location, adjacent to Wal-Mart with easy access from Kootenai Cut-off. IS A WONDERFUL MEDICAL SPACE.

6023 SQUARE FEET @\$0.80/SF/MO (Base Rent = \$4818.00/Month!!!).

Fully Built Out Medical Space

Easy access to Hwy 95, Wal-Mart area

53 Parking Stalls!!

Reception Office Room/Medical Records Room

Waiting Area With ADA Compliant Bathroom

Employee Breakroom with Kitchen including Sink and Dishwasher

4 Exam Rooms with Cabinets and Sinks

+2 Accessible bathrooms

+1 Patient Toilet/Sample Bathroom

+4 Offices



## Sandpoint Property Management, Inc.

Office Location

314 N. 3rd Avenue (map)

Sandpoint, Idaho 83864

**Ned Brandenberger**

**208.263.9233**

