

OFFICE, FLEX, CLASSROOM & LABORATORY SPACE FOR LEASE

UNIVERSITY OF IDAHO RESEARCH PARK
958 S LOCHSA ST , POST FALLS, ID



HIGHLIGHTS

- Available Offices & Suites - 84 SF - 7,267 SF
- Building Size - 30,600 SF
- Year Built - 2001
- Space Type - Office, Flex, Classroom & Laboratory
- Lease Rate - Starting at \$21.60 PSF/Year MG

7FOLD
REALTY
ADVISORS

Donnie Murrell
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**BERKSHIRE
HATHAWAY** | JACKLIN
REAL ESTATE

PRIME LOCATION

- Strategically located in Post Falls, Idaho in the growing Spokane–Coeur d'Alene corridor.
- Close access to I-90, providing seamless connectivity to Spokane, WA (20 minutes west) and Coeur d'Alene, ID (10 minutes east).
- Positioned near key amenities, including restaurants, retail centers, hotels, and recreational opportunities.

PROPERTY HIGHLIGHTS

- Situated in the prestigious University of Idaho Research Park.
- Flexible leasing options: Individual spaces and suites available to suit diverse business needs.
- Ideal for research, office, or professional services in a collaborative, campus-like environment.
- Well-maintained facilities with ample parking and professional landscaping.
- Dedicated exterior and interior access for each Suite.
- Access to oversize classroom, shared kitchen and conference room.



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SUITES & OFFICES AVAILABLE

UNIVERSITY OF IDAHO RESEARCH PARK

Suite 105

AVAILABILITY AS OF 6/1/2025

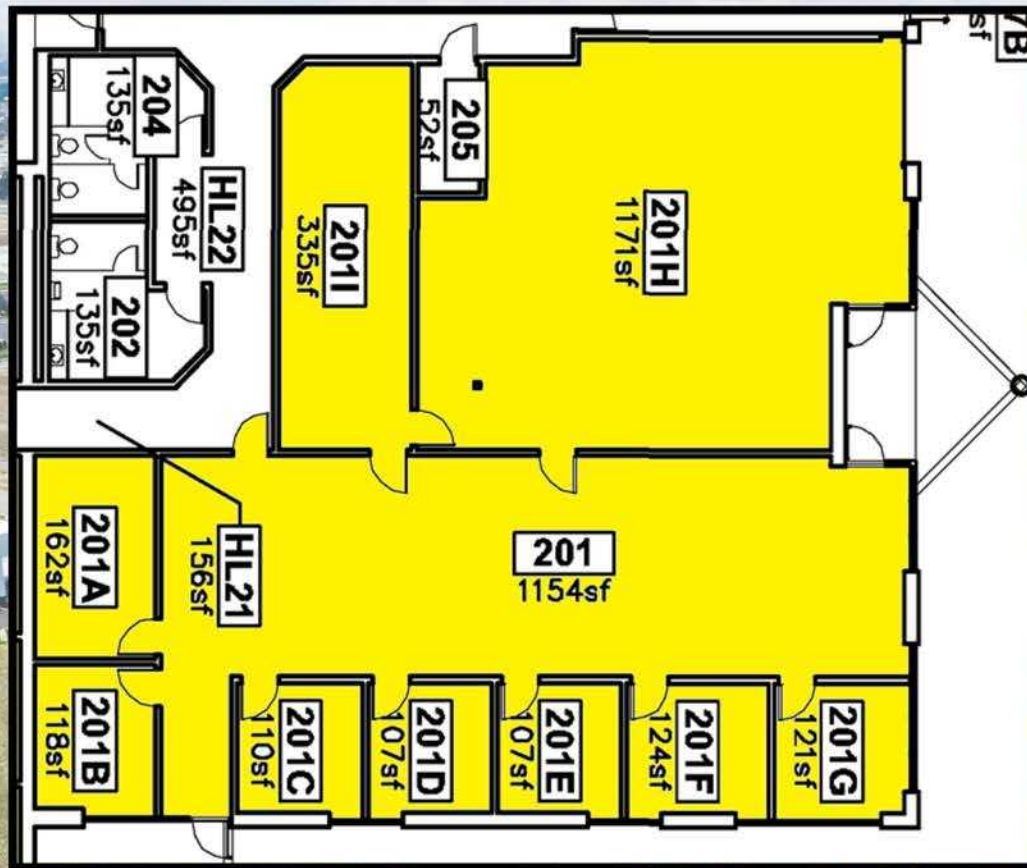
Suite	Size	Type	Lease Rate
Suite 105	3,758 SF	Office	\$21.60 PSF/YEAR MG
Suite 201 w/Shop	3,509 SF	Flex	\$21.60 PSF/YEAR MG
Suite 211	90 SF	Laboratory	\$225/MO/MG
Suite 215 & 215A	518 SF	Laboratory	\$26.40 PSF/YEAR MG
Suite 218/HL24	619 SF	Laboratory	\$26.40 PSF/YEAR MG
Suite 225	83 SF	Office	\$150/MO/MG
Suite 307	2,036 SF	Office	\$21.60 PSF/YEAR MG
Suite 309	1,297 SF	Office	\$21.60 PSF/YEAR MG
Suite 311	1,726 SF	Office	\$21.60 PSF/YEAR MG
Suite 312	575 SF	Office	\$21.60 PSF/YEAR MG
CONTIGUOUS SUITES			
Suite 105 & 201	7,267 SF	Office w/Shop	\$21.60 PSF/YEAR MG
Suite 307, 309, 311 & 312	5,059 SF	Office	\$21.60 PSF/YEAR MG



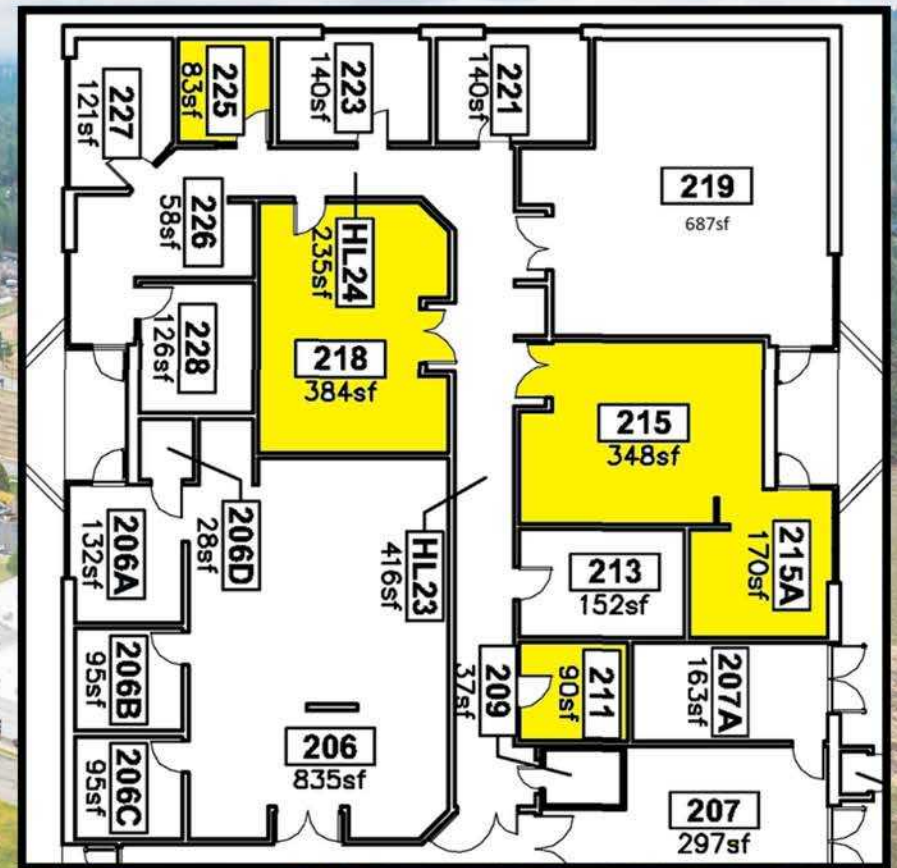
SUITES & OFFICES AVAILABLE

UNIVERSITY OF IDAHO RESEARCH PARK

Suites 201 - 3,509 SF



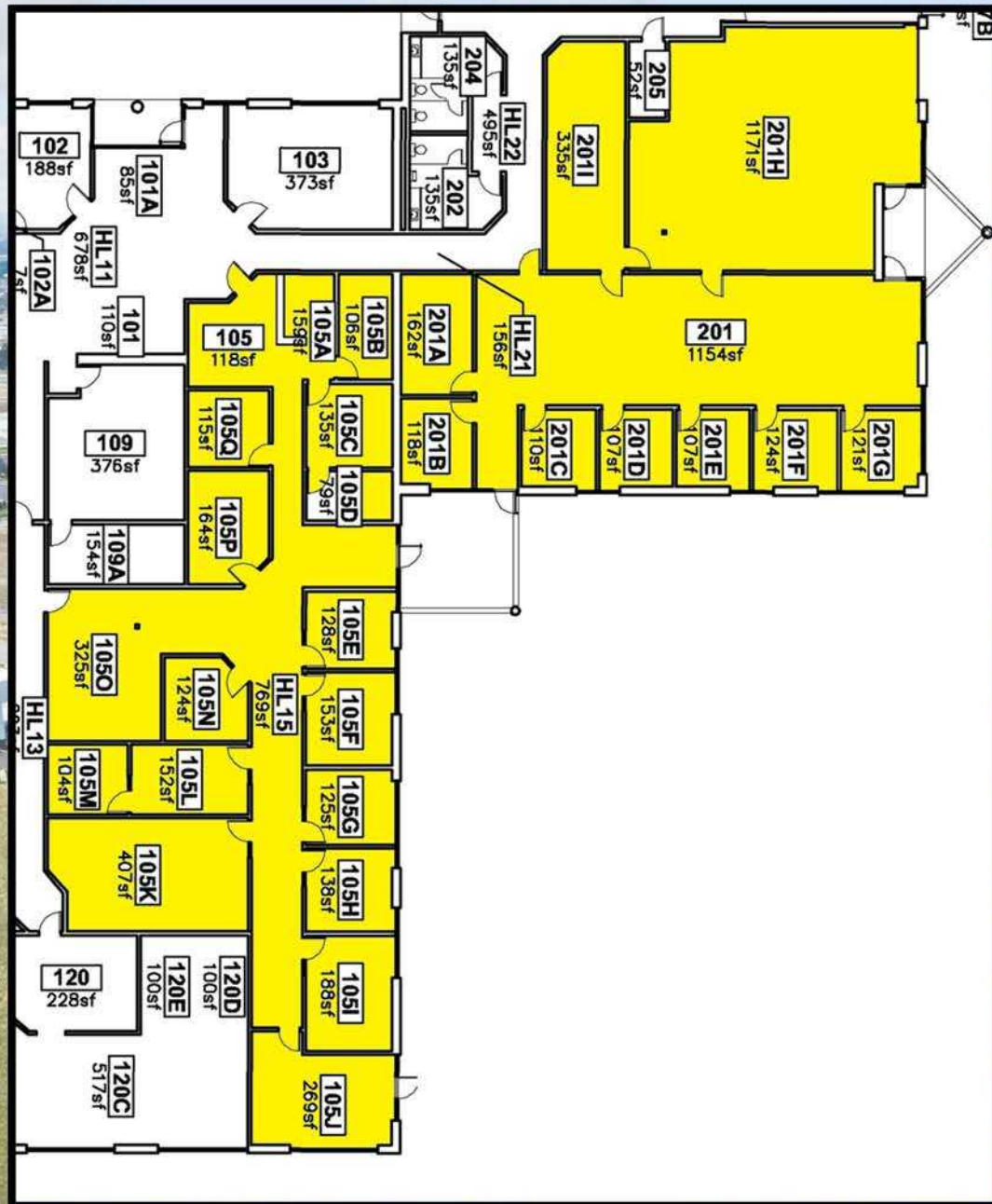
Suites 218, 225, 211 & 215



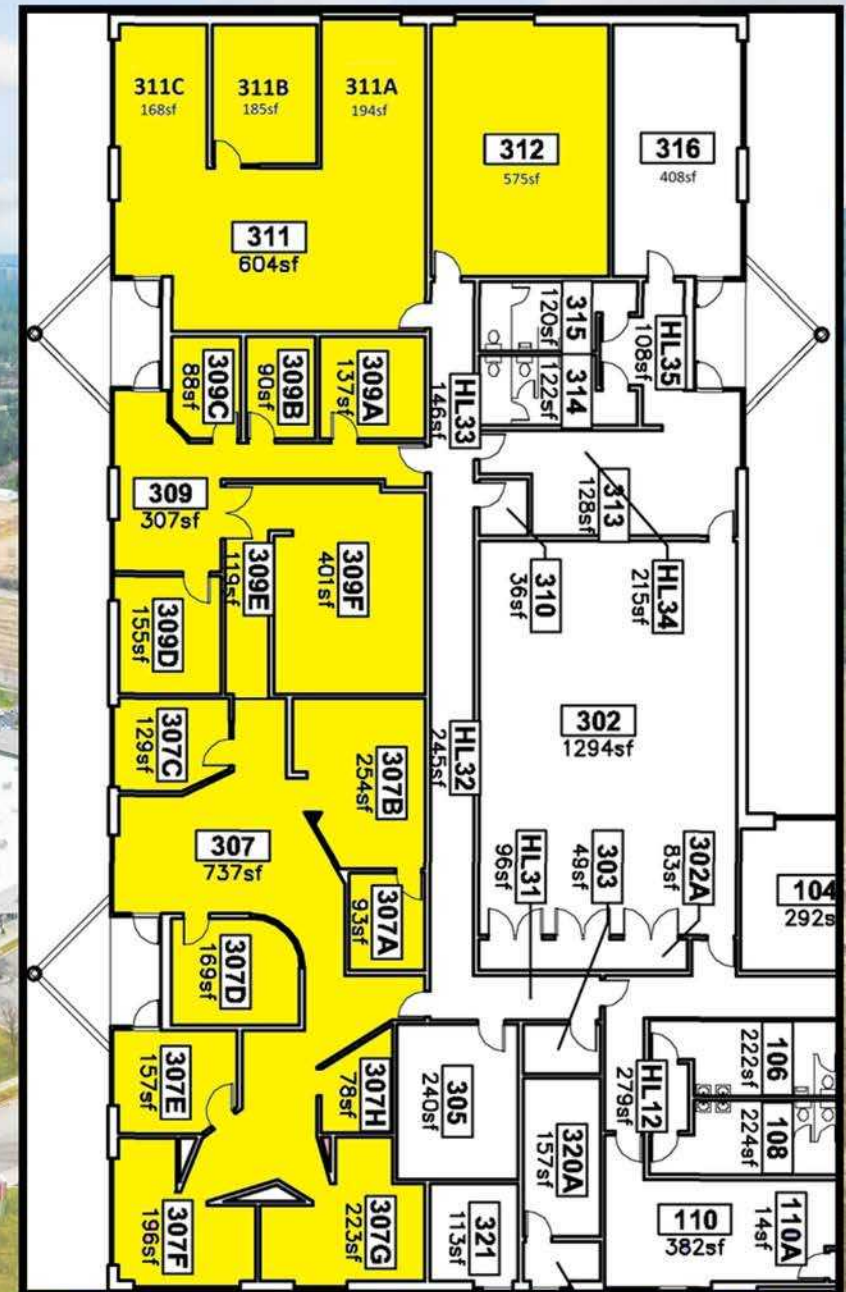
SUITES & OFFICES AVAILABLE

UNIVERSITY OF IDAHO RESEARCH PARK

Suites 105 & 201 - 7,267 SF



Suites 307, 309, 311 & 312 - 5,059 SF



COMMON AREA

UNIVERSITY OF IDAHO RESEARCH PARK



SUITE 105 – 3,758 SF



SUITE 201 - 3,509 SF

INCLUDES 1,171SF SHOP SPACE



SUITE 307 - 2,036 SF



SUITE 309 - 1,297 SF

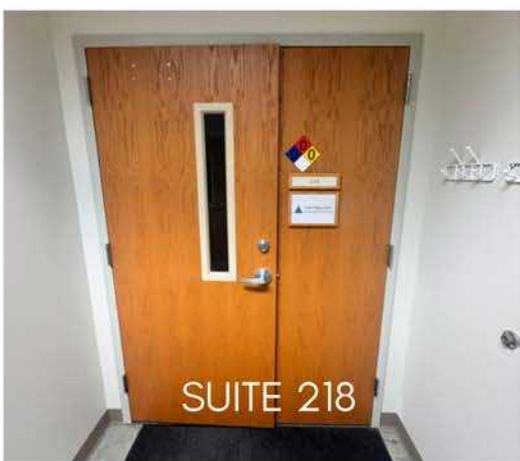


OTHER OFFICE SPACES



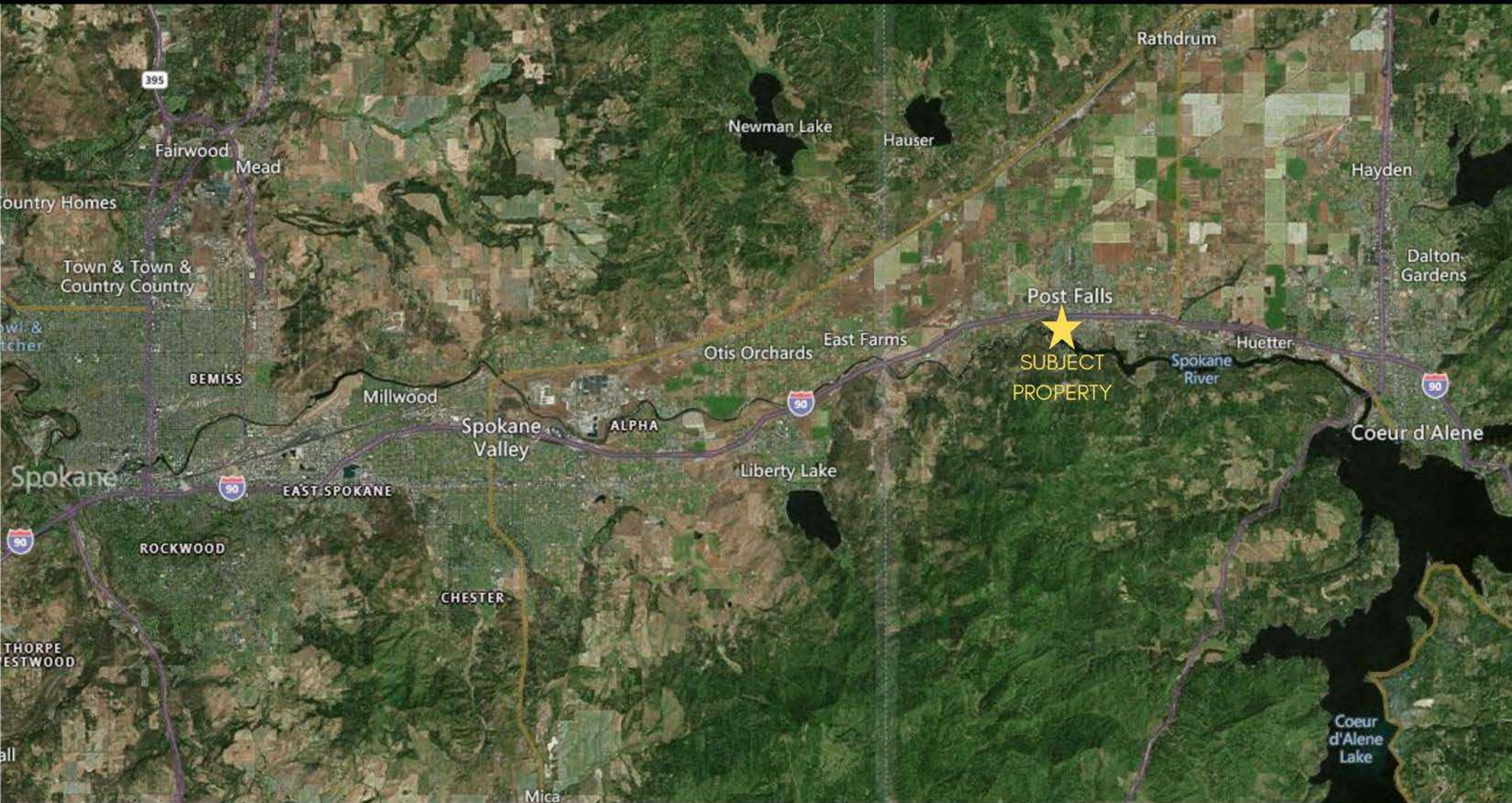
SUITE 215 - LABORATORY SPACE

UNIVERSITY OF IDAHO RESEARCH PARK



INLAND NORTHWEST

UNIVERSITY OF IDAHO RESEARCH PARK



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