



SANDPOINT TECHNOLOGY CENTER

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TABLE OF CONTENTS

BUILDING OVERVIEW	3
SITE PLAN	4
FLOOR PLANS	5
BUILDING AMENITIES	7
AREA MAP	8
DEMOGRAPHICS	9
SANDPOINT, IDAHO	10



BUILDING OVERVIEW

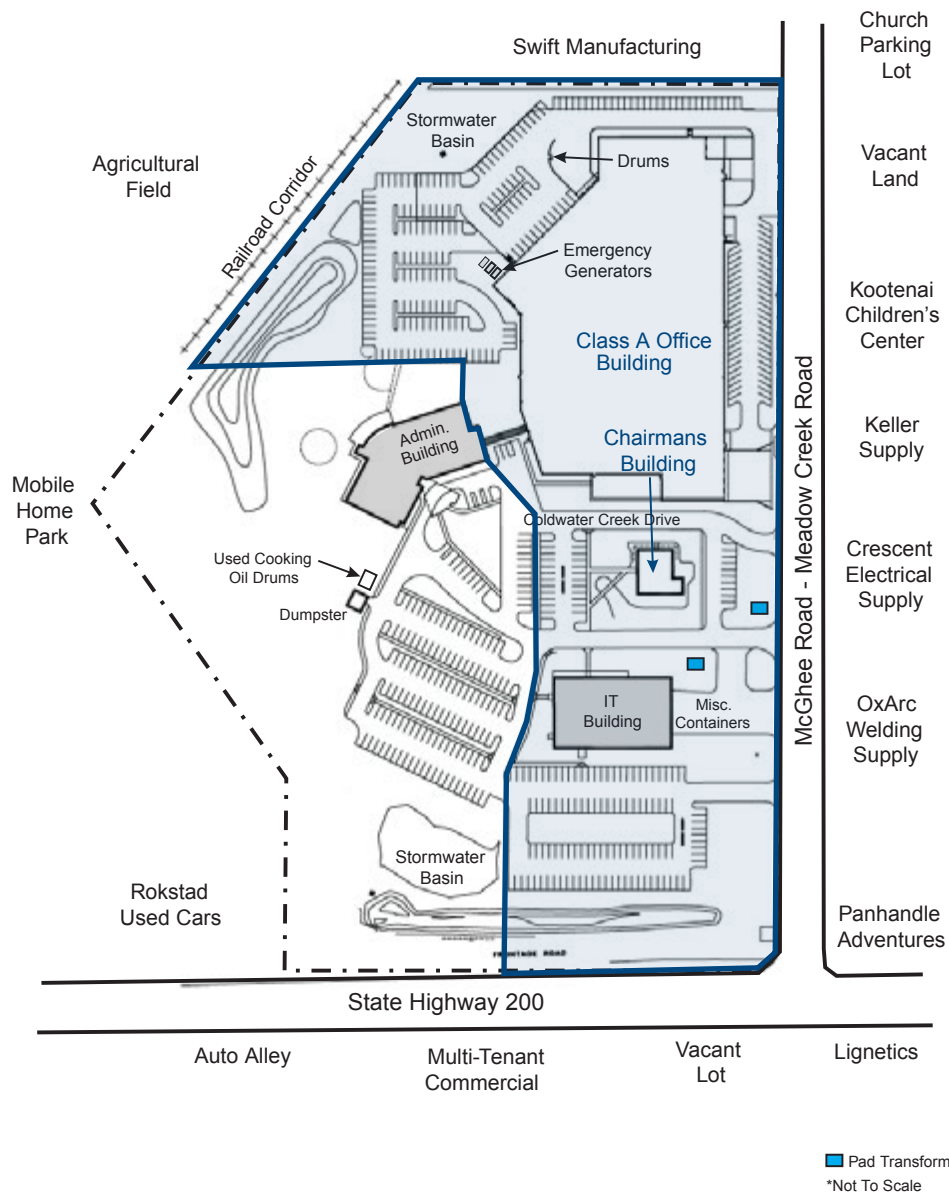
SANDPOINT TECHNOLOGY CENTER is located in beautiful Sandpoint, Idaho. This former Coldwater Creek corporate headquarters offers two buildings featuring abundant office space and high-quality amenities. The property is ideal for a corporate campus, school, call center, light industrial or research and development use.

HIGHLIGHTS

- Former Coldwater Creek corporate headquarters
- Main building featuring $\pm 120,000$ SF Class A office and $\pm 56,809$ SF industrial space
- 220 person auditorium and multiple conference rooms
- Beautiful three-story atrium provides natural light to each floor
- Athletic facility with sports courts and spa amenities
- High bay warehouse/distribution space with seven dock doors
- Ideal for a corporate campus, school, call center, light industrial or research & development use



SITE PLAN



CLASS A OFFICE WITH WAREHOUSE



CHAIRMANS BUILDING

FLOOR PLANS

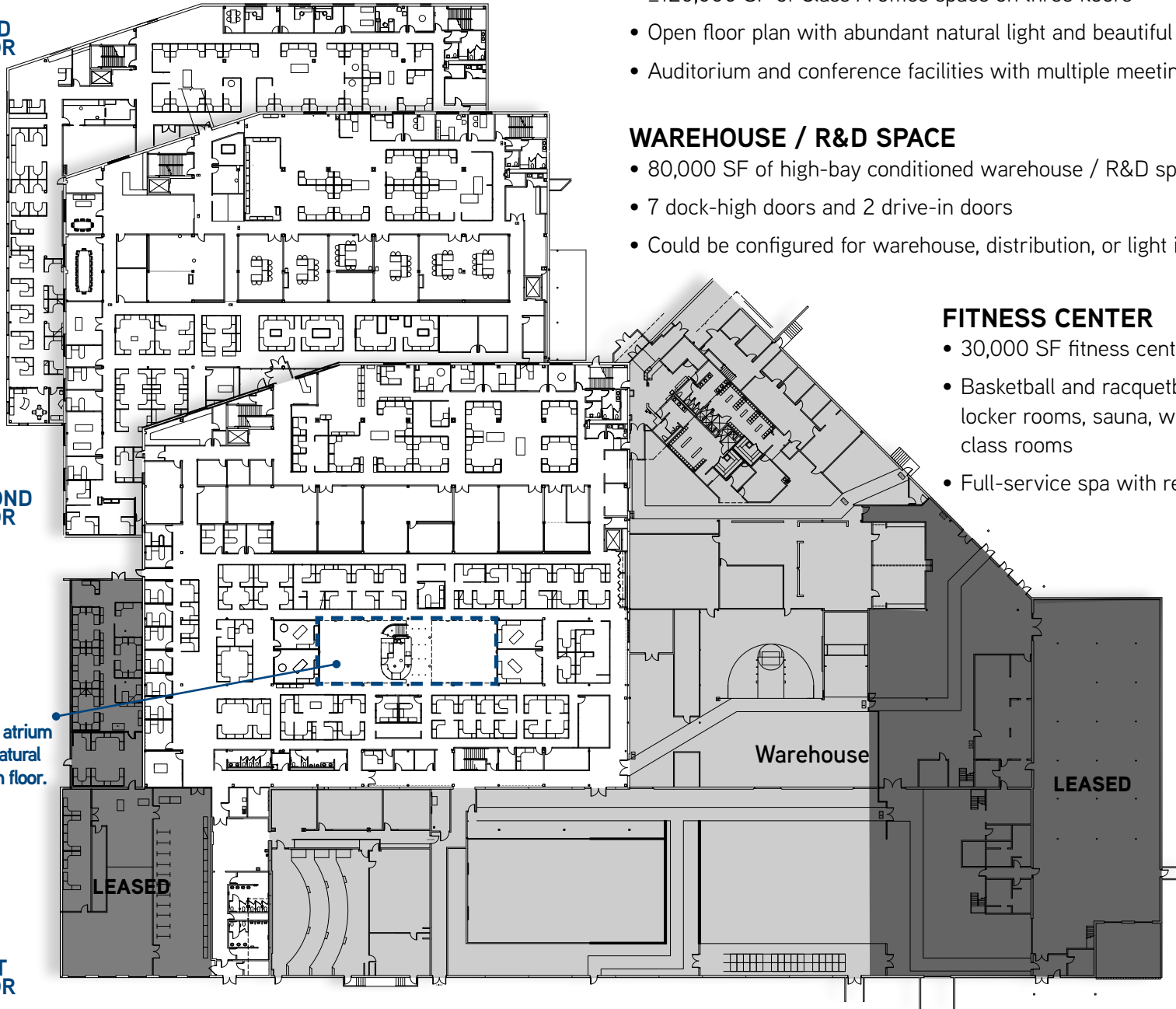
R&D INDUSTRIAL BUILDING

THIRD FLOOR

SECOND FLOOR

Three-story atrium provides natural light to each floor.

FIRST FLOOR



OFFICE SPACE

- ±120,000 SF of Class A office space on three floors
- Open floor plan with abundant natural light and beautiful 3 story atrium
- Auditorium and conference facilities with multiple meeting rooms and a seating

WAREHOUSE / R&D SPACE

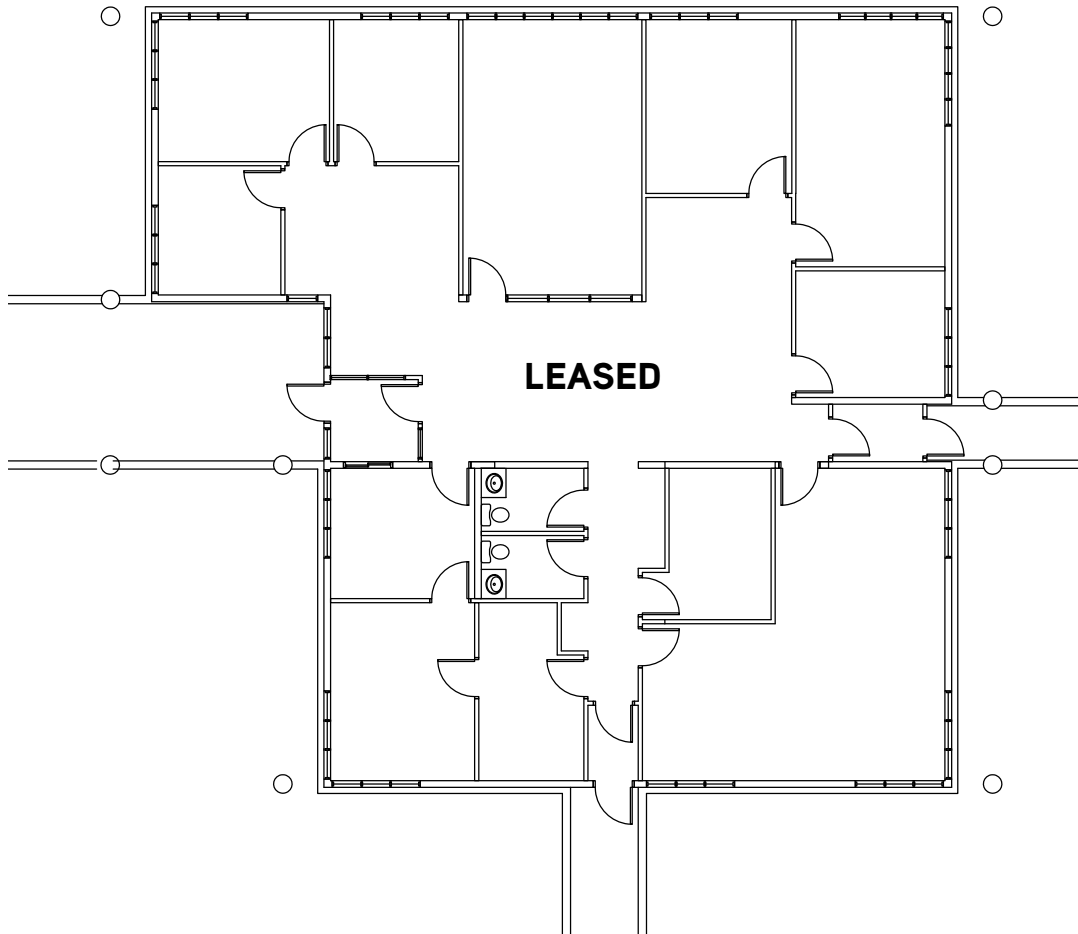
- 80,000 SF of high-bay conditioned warehouse / R&D space
- 7 dock-high doors and 2 drive-in doors
- Could be configured for warehouse, distribution, or light industrial uses.

FITNESS CENTER

- 30,000 SF fitness center and spa
- Basketball and racquetball court, men's and women's locker rooms, sauna, with large weight and fitness class rooms
- Full-service spa with reception and treatment rooms

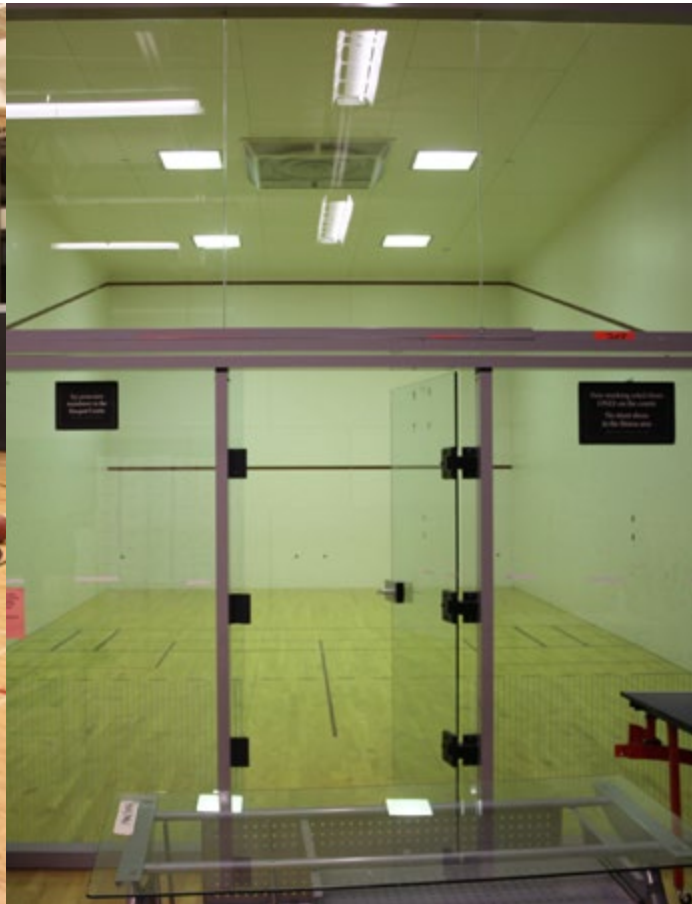
CHAIRMAN'S BUILDING

- 3,620 SF of Class B office space
- Centrally located in the middle of the campus
- Private offices around the perimeter with conference room and vaulted ceilings

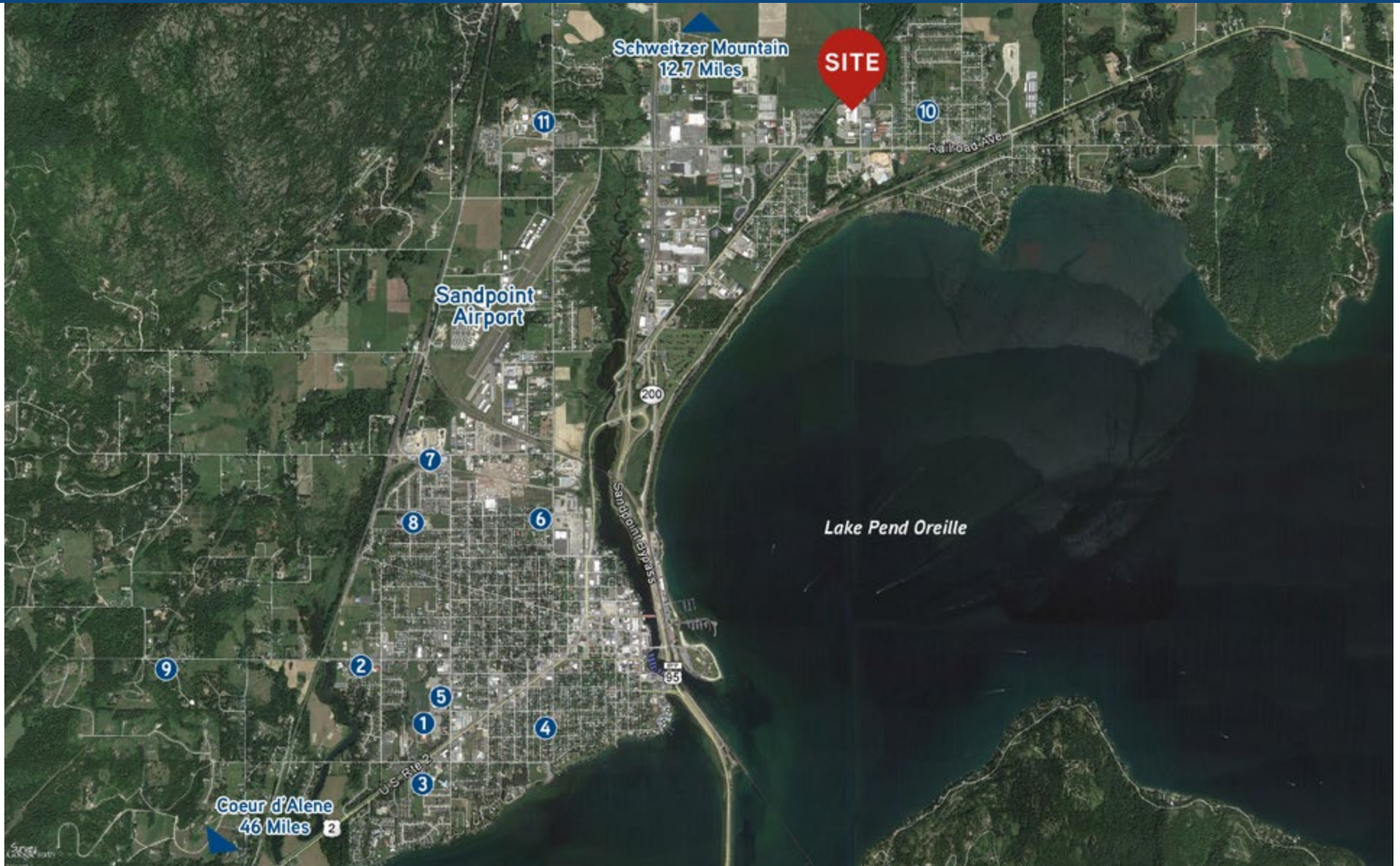


BUILDING AMENITIES

- Significant Class A office space, as well as an auditorium and several conference rooms
- Beautiful three-story atrium in the office building
- Athletic facility with a basketball court and a spa
- High bay warehouse/distribution space with potential for 7 dock doors
- A separate one-story building ideal for C-suite executive offices



AREA MAP



- | | | |
|--------------------------------|---|---|
| ① Sandpoint High School | ⑤ Sandpoint Middle School | ⑨ Selkirk School |
| ② Sandpoint Waldorf School | ⑥ Lake Pend Oreille Alternative High School | ⑩ Kootenai Elementary School |
| ③ Sandpoint Charter School | ⑦ Lake Pend Oreille School | ⑪ University of Idaho's Research & Extension Center |
| ④ Washington Elementary School | ⑧ Farmin Stidwell Elementary School | |

DEMOGRAPHICS

45 Mile

POPULATION

2000 Population	148,195
2010 Population	180,510
2015 Population	190,459
2020 Population	200,857
2000-2010 Annual Rate	1.99%
2010-2015 Annual Rate	1.03%
2015-2020 Annual Rate	1.07%
2015 Male Population	49.8%
2015 Female Population	50.2%
2015 Median Age	42.6

HOUSEHOLDS

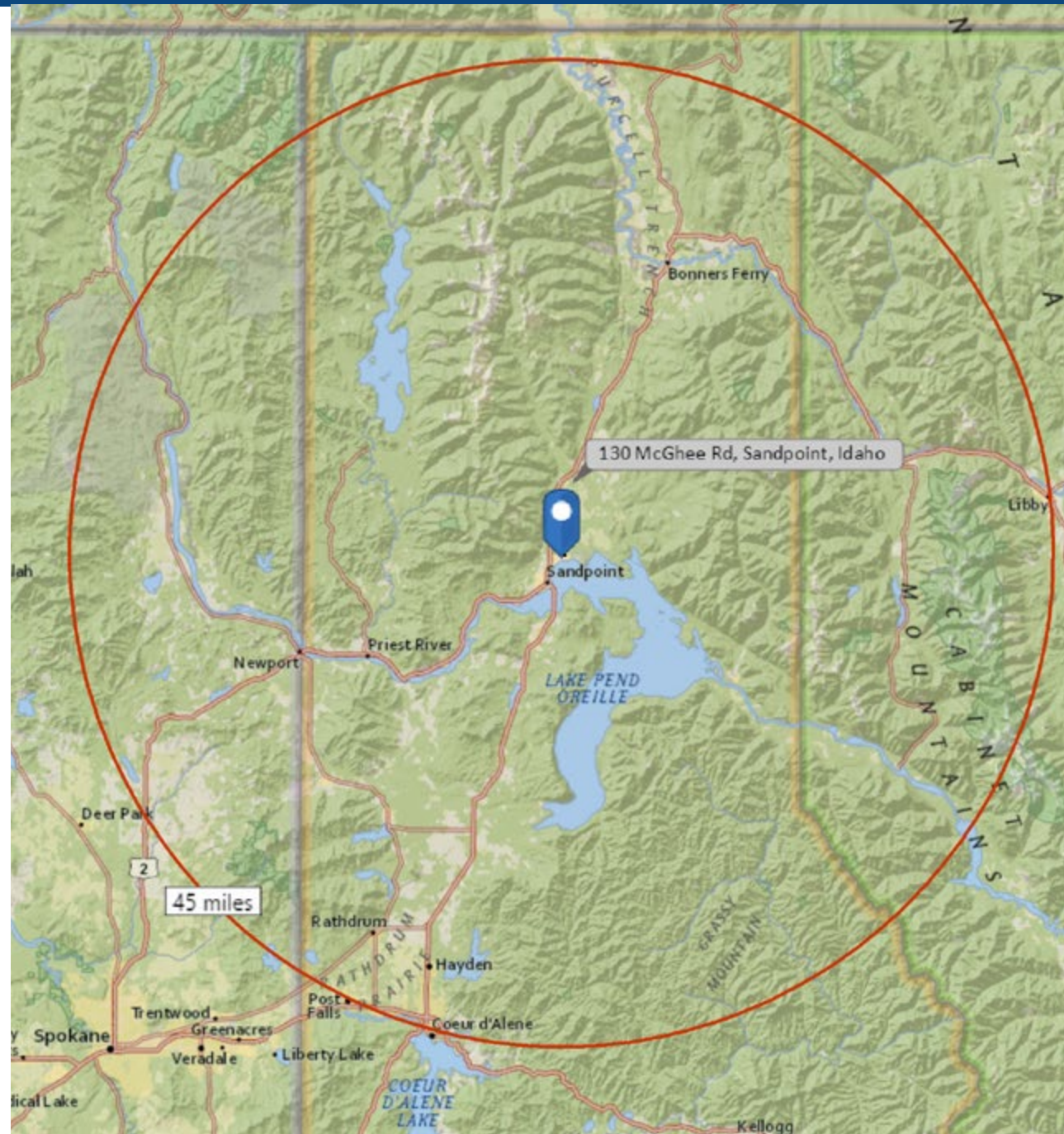
2000 Households	56,881
2010 Households	72,231
2015 Total Households	76,695
2020 Total Households	81,135
2000-2010 Annual Rate	2.42%
2010-2015 Annual Rate	1.15%
2015-2020 Annual Rate	1.13%
2015 Average Household Size	2.46

MEDIAN HOUSEHOLD INCOME

2015 Median Household Income	\$44,889
2020 Median Household Income	\$52,481
2015-2020 Annual Rate	3.17%

AVERAGE HOUSEHOLD INCOME

2015 Average Household Income	\$57,631
2020 Average Household Income	\$66,481
2015-2020 Annual Rate	2.90%



SANDPOINT, IDAHO

Referred to as a “hidden gem”, Sandpoint lies along the shores of Lake Pend Oreille in the northern Idaho panhandle. Cradled by three major mountain ranges, its breath-taking beauty and panoramic views make it one of the top tourist destinations for families, recreation enthusiasts and couples alike.

LIVE

With median home prices sitting \$12 per square foot lower than the national average, it's no wonder that many have found Sandpoint to be an affordable place to raise a family.

- Evidence of the city's appeal shows in its steadily increasing population, up 8.56% since 2000
- Average commute time: 14 minutes, a scenic drive along cedar-lined rivers with snowcapped mountain backdrops

LEARN

Sandpoint High School, the largest in the district, serves roughly 1,400 students and prides itself on heavy community involvement. Local businesses provide strong educational and financial support through sponsorships, supplemental levies and scholarships, thus creating a symbiotic environment for growth and advancement.

The Lake Pend Oreille School District offers a variety of education options:

- 7 area elementary schools
- 3 high schools
- 2 charter schools
- Numerous private schools
- North Idaho College in Coeur d'Alene, a community college with an outreach facility
- The University of Idaho's Sandpoint Research & Extension Center



WORK

More than just a pretty face, Sandpoint also has a thriving business community. Supported by its strong manufacturing industry and the consistent tourism draw, Sandpoint provides a thriving economic foundation for its 7,500 full-time residents. Once dominated by the mining and timber industries, the city has now diversified to offer a variety of employment opportunities in many different business sectors.

LARGEST EMPLOYERS:

Company	Industry / Sector	Avg. No. Of Employees
Lake Pend Oreille School District	Public Schools	600-699
Bonner General Hospital	Hospital	300-399
Bonner County Government	County government	300-399
Litehouse Foods	Manufacturer, Food Products	300-399
JD Lumber	Lumber & Wood Products	200-299
Schweitzer Mountain Ski Resort	Ski Resort/Tourism	200-299
Thorne Research Inc.	Manufacturer, Nutritional Supplements	100-149
Quest Aircraft	Manufacturer, Kodiak Planes	100-149
Encoder Products	Manufacturer, Electronics	100-149

BUSINESS CLIMATE STRENGTHS:

- Manufacturing size and breadth
- Growing advanced industries
- Consistent tourism draw
- Residents' commitment to the community
- High quality of life
- High quality of primary and secondary education
- Commercial and residential real estate affordable, relative to the region

[source: Headwater Economics]

PLAY

The vibrant community of Sandpoint offers year-round recreation opportunities. Every year, over 2 million visitors come to the area to enjoy the variety of festivals, outdoor activities and local entertainment. Schweitzer Mountain provides plenty of play for skiers, hikers and huckleberry pickers, while the city offers breweries, wineries, shopping and art to charm culture-hungry tourists and residents.

ATTRACTIONS:

- Sandpoint's Lake Pend Oreille is the largest lake in Idaho at 43 miles long
- Surrounded by the Selkirk, Cabinet and Coeur d'Alene mountain ranges
- Wineries, breweries and many art and film festivals
- Schweitzer Mountain Resort is open year round, with 2,900 acres of terrain
- Silverwood Theme Park and Boulder Beach Water Park – 30 mins from Sandpoint

CLIMATE

Sandpoint experiences the beauty of all four seasons with mild winters and comfortable summers.

	Avg Min Temp F	Avg Max Temp F	Avg Snowfall
JANUARY	20.3	32.3	22.9"
FEBRUARY	22.8	38.0	13.5"
MARCH	27.7	46.3	6.3"
APRIL	33.9	57.2	0.8'
MAY	40.2	66.3	0.0"
JUNE	45.9	73.2	0.0"
JULY	48.5	81.9	0.0"
AUGUST	47.0	81.0	0.0 "
SEPTEMBER	41.0	70.5	0.0"
OCTOBER	34.0	57.0	0.5"
NOVEMBER	28.3	41.5	6.6"
DECEMBER	23.1	34.1	20.2"



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