

Coeur d'Alene Painting Co.

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Commercial painting in Coeur d'Alene

Per square foot pricing, bid language and scheduling for North Idaho property

WHAT IT RUNS HERE

Commercial painting in Coeur d'Alene runs \$2.75 to \$6.05 per square foot for a typical office or retail space, with simple open plan repaints starting at \$2.75. Work gets scheduled to your hours, so nights and weekends are normal here. Coeur d'Alene Premium Painters carries a 2 year workmanship warranty, estimates are free, and the written scope comes before any work starts. Call (208) 551-1546.

Free estimate, written scope

<https://coeurdalenepainters.com/guides/commercial-painting>

(208) 551-1546

START HERE

What matters most

- Commercial interiors in Coeur d'Alene run \$2.75 to \$6.05 per square foot, starting at \$2.75 for simple open plan work.
- Confirm whether a bidder's square foot rate measures floor area or wall area before comparing bids.
- Downtown retail has two workable windows, late September to mid November and January to April.
- The exterior season is roughly 159 frost free days, early May into the first week of October.
- Idaho registration is required over \$2,000, and public projects need a separate Public Works Contractor License.

THE NUMBERS

Coeur d'Alene commercial painting and related scopes

SCOPE	WHAT IT COVERS	COEUR D'ALENE RANGE
Office or retail interior	Walls, ceilings, doors and frames, priced by area and scheduled to your hours	\$2.75 to \$6.05 per sq ft
Entry level scope	Open plan suite between tenants, one color, daytime access	From \$2.75 per sq ft
Building exterior repaint	Envelope repaint priced on the same per square foot basis	From \$2.75 per sq ft
Pre-paint wash	Building envelope or storefront washed before coating	\$275 to \$715, or from \$0.30 per sq ft
Decks, patios and boardwalks	Staining at lodging, restaurant and mixed use properties	\$770 to \$2,200, or from \$3.85 per sq ft
Casework, millwork and break room cabinetry	Doors, drawer fronts and frames refinished on site or off	\$2,650 to \$6,400, or from \$85 per door

Access hours, number of mobilizations and how much of the building is doors and frames rather than open wall move the rate more than total area does.

The numbers

Commercial interiors run \$2.75 to \$6.05 per square foot, starting at \$2.75. Work is scheduled to your hours and workmanship carries a 2 year warranty.

- \$2.75 end: open plan suite, one color, daytime access, ceilings untouched
- \$6.05 end: occupied space at night, multiple colors, doors and frames, block filler
- Settle floor area versus wall area with every bidder before comparing

The local calendar

Downtown holds more than 125 retail stores, restaurants and offices, and its year has a shape that decides when space can come down.

- Car d'Lane in June, Fourth of July, Street Fair July 31 to August 2 in 2026
- Resort Holiday Light Show runs from the day after Thanksgiving
- Downtown windows: late September to mid November, and January to April

Building stock

Coeur d'Alene housing has a median build year of 1994, Post Falls 2005, and the prep work reflects that gap.

- Downtown storefronts: masonry, plaster over brick, failed old coatings
- Riverstone and Midtown: drywall, fast repaints, access is the constraint
- Post Falls flex: CMU, tilt-up and coated steel needing SSPC prep

Exterior weather window

About 159 frost free days, early May into the first week of October, and it does not stretch.

- July and August: 84 degree highs, under an inch of rain each
- Late season, watch overnight low and dew point, not the daytime high
- November brings 3.2 inches of rain and the cold season starts around November 13

Bid language that protects you

A commercial bid is a document you will argue from later, so make it specific now.

- Unit prices agreed up front for doors, frames, rails and turnover units
- Coats stated with dry film thickness, prep stated by substrate
- Mobilization count stated for phased work

Verification

Three checks before award take about fifteen minutes.

- Idaho registration, required over \$2,000, searchable free on the state site
- Certificate of insurance direct from the agent, matching lease limits
- Public projects require a separate Public Works Contractor License

Repaint planning

Touch up programs stretch the interval further than a better product does.

- Corridors and lobbies typically 3 to 5 years, private offices 5 to 8
- Keep labeled touch up paint on site with a color schedule by room
- Bundle wash, exterior and deck work into one summer mobilization

Check these before you award a commercial painting contract

- ☐ The bid states whether the square foot rate measures floor area or wall area.
- ☐ Unit prices are listed for doors and frames, per unit turnover and per linear foot of rail.
- ☐ Coats are stated with a dry film thickness in mils, alongside the coat count.
- ☐ Prep is broken out by substrate, and metal cites SSPC-SP2 or SP3.
- ☐ Night and weekend hours are priced into the number, with a standby rate in writing.
- ☐ The number of mobilizations for phased work is stated.
- ☐ A tape adhesion test was run on each existing coated substrate at the walkthrough.
- ☐ The certificate of insurance came from the agent and meets your lease limits, with additional insured wording.
- ☐ The Idaho contractor registration number is listed and you looked it up on the state site.
- ☐ For public work, the bidder holds an Idaho Public Works Contractor License in a sufficient class.
- ☐ Product data sheets and color drawdowns are submitted before the first gallon opens.
- ☐ Closeout includes a color and product schedule by room, labeled touch up paint on site, and the 2 year workmanship warranty in writing.

Want a real number for your place?

We walk the job, measure it, and put the scope in writing. Free, and there is no pressure attached.

(208) 551-1546

coeurdaleneartists.com

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Full guide: <https://coeurdaleneartists.com/guides/commercial-painting>

Prices shown are the ranges published on our website at the time of writing and are a starting point, not a quote. Every property is different. Figures update when the site does.