

**FOR LEASE** | Professional Office or Retail Space

Ready for Immediate Occupancy

11200 W. Hercules Drive, Suite 103 | Star, Idaho 83669



**Rick McGraw** | 208.880.8889 | [rickmcgraw54@gmail.com](mailto:rickmcgraw54@gmail.com)

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

# FOR LEASE

11200 W. Hercules Dr., Suite 103

## • LEASE SUMMARY

- **Total Building Size:** 5,104 SF
- **Space Size:** 1,230SF
- **Rate:** \$22.95/SF (NNN)
- **NNN's estimated at \$5.25/SF for 2026**
- **Terms:** 5 Years
- **Use:** Professional Office or Retail Space
- **Zoned:** C-1
- **Year Built:** 2005
- **Ready for Immediate Occupancy**
- **Contact Agent for Full Information Package**

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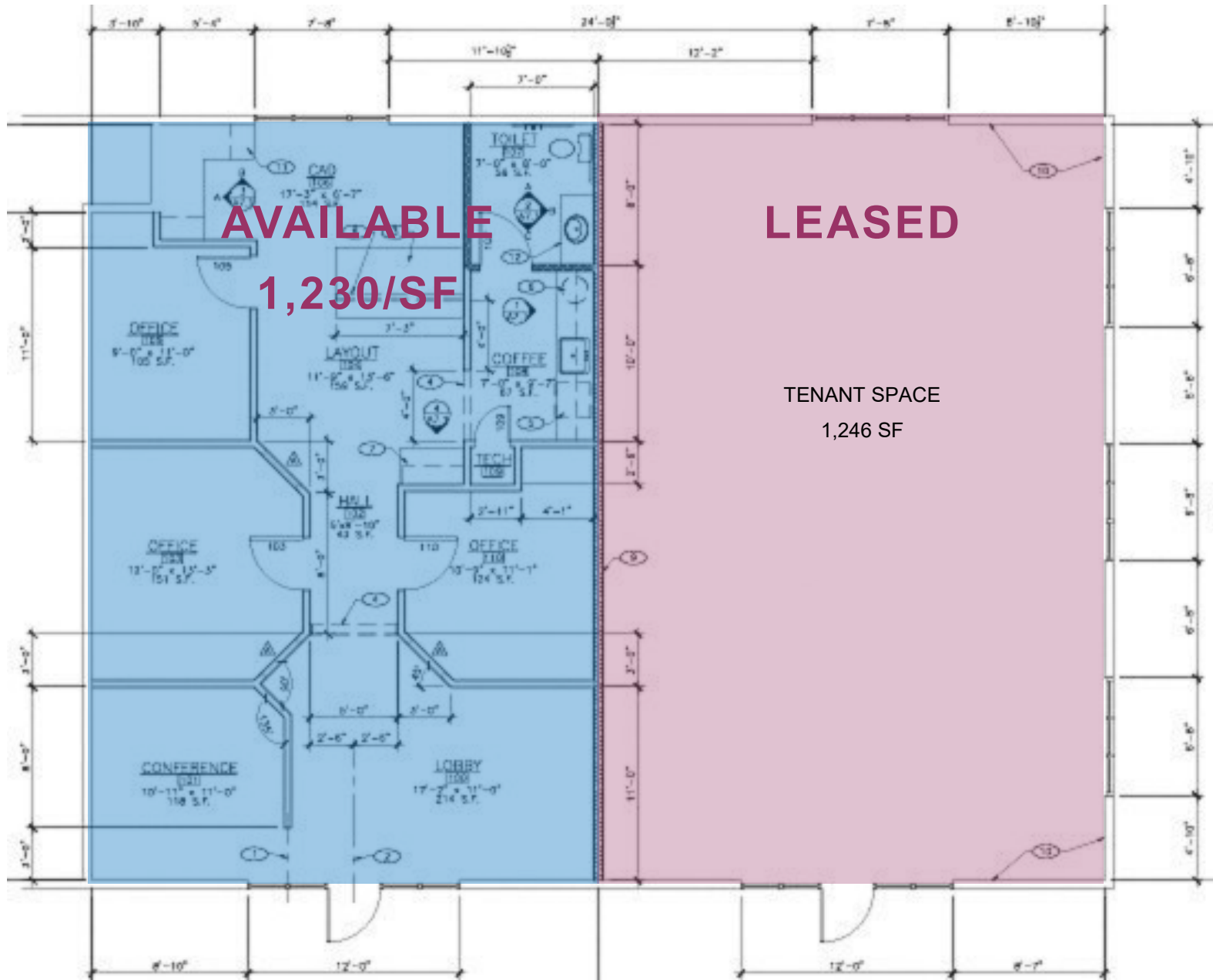




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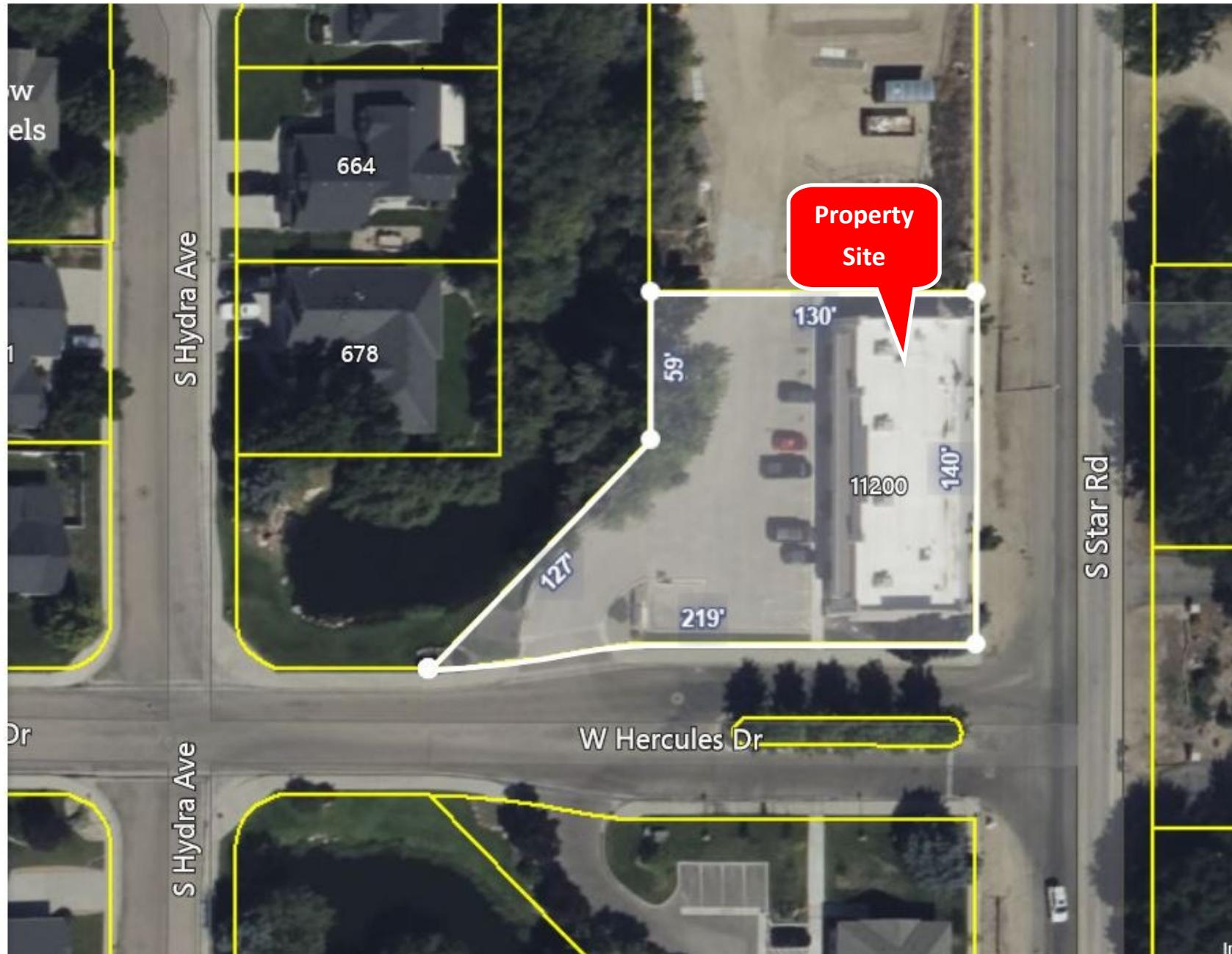
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