



 Google Map

 Street View

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colliers.com/idaho



For Sale/Lease

# Class A Medical Office Condo

1880 W. Judith Lane, Suite 100 | Boise, ID 83704

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*Promotional Lease Rate In-Place!*

See page 2 for additional details.

# For Sale/Lease

## Property Information

<b>Property Type:</b>	Medical Office Condo
<b>Space Available:*</b>	±2,000 - 6,208 SF (1 <sup>st</sup> floor)
<b>Building Size:</b>	13,232 SF
<b>Parking:</b>	4/1,000 SF
<b>Lease Rate:**</b>	<b>\$25.50 15.00/SF/YR NNN</b>
<b>CAM/NNN:</b>	\$8.00/SF/YR
<b>Sale Price:</b>	<b>\$2,600,000 or \$419/SF</b>

\*\*Promotional Rate of \$15/SF/YR is for the first 12 months for qualified tenants.

## Property Highlights:

- Rare class A medical office building in well located area of Boise
- Ample on-site parking
- Priced below replacement cost
- 100% built out= instant savings
- Built out as an urgent care and family practice ideal for one or two practices
- 7 minutes from St. Luke's and 12 minutes from St. Al's
- Located in a fast growing SE neighborhood of Boise
- Ease of access to the connector and points east and west

Call or email to schedule a walk through today!

## Floor Plan



View Virtual Tour!

1880 W. Judith Lane | Boise, Idaho

# Property Gallery\*

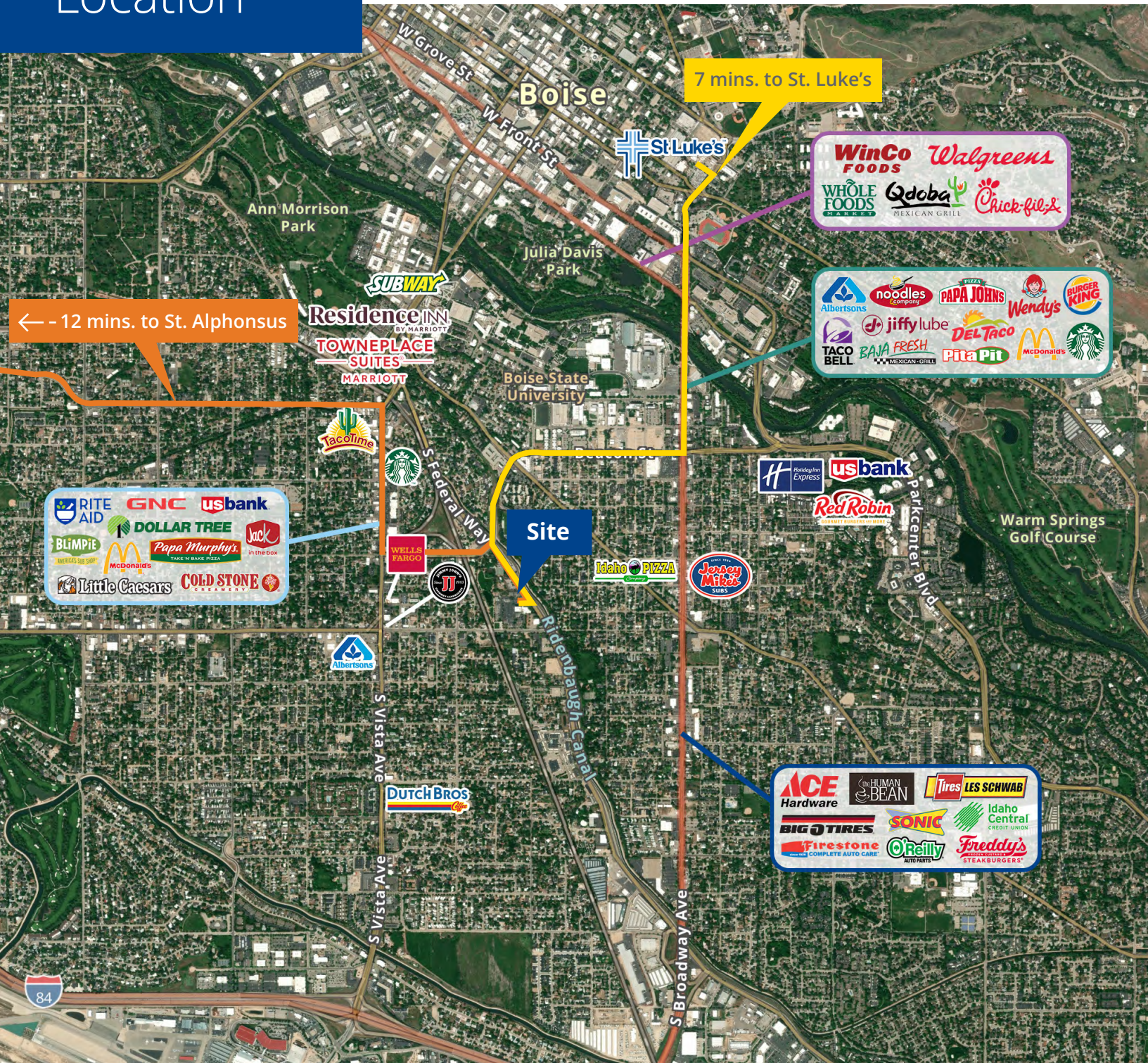


\* Some furniture is no longer available

# Location

Google Map

Street View



## Demos

	1 Miles	3 Miles	5 Miles
Population	16,997	87,488	159,845
Households	7,863	42,684	73,390
Avg. Income	\$59,002	\$75,452	\$83,280



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