

RARE DOWNTOWN BOISE MEDICAL/OFFICE BUILDING FOR SALE/LEASE

927 W. Myrtle St. & 424 S. 10th St. | Boise, ID 83702



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE **\$4,191,000.00**

LEASE RATE **\$29.50 (NNN)**

TOTAL BLDG.SIZE **6,985 SF**

BLDG. CLASS **"A"**

TOTAL SITE AREA **0.374 AC**

MARKET **Downtown Boise**

ZONING **MX-5**

PARCEL **R5714250043 &
R5714250125**

***CONTACT AGENTS FOR AVAILABILITY**



EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to purchase or lease 927 W. Myrtle St., located in the heart of Downtown Boise. This \pm 6,985 square foot building sits on Myrtle Street one of Boise's primary arterial roads as the I-184 drops into Downtown Boise. This asset offers outstanding visibility and easy access to and from the downtown core.

Formerly used as a medical imaging center, the property is well-suited for continued medical use or can be reconfigured for a variety of commercial applications. The property also features rare on-site parking, with additional options available in several nearby parking garages that is ideal for accommodating patients, customers, and employees.



**CURRENTLY
ZONED MX-5**



**MEDICAL
BUILD-OUT**



**RARE DOWNTOWN
BOISE CORE ASSET**



EASY ACCESS



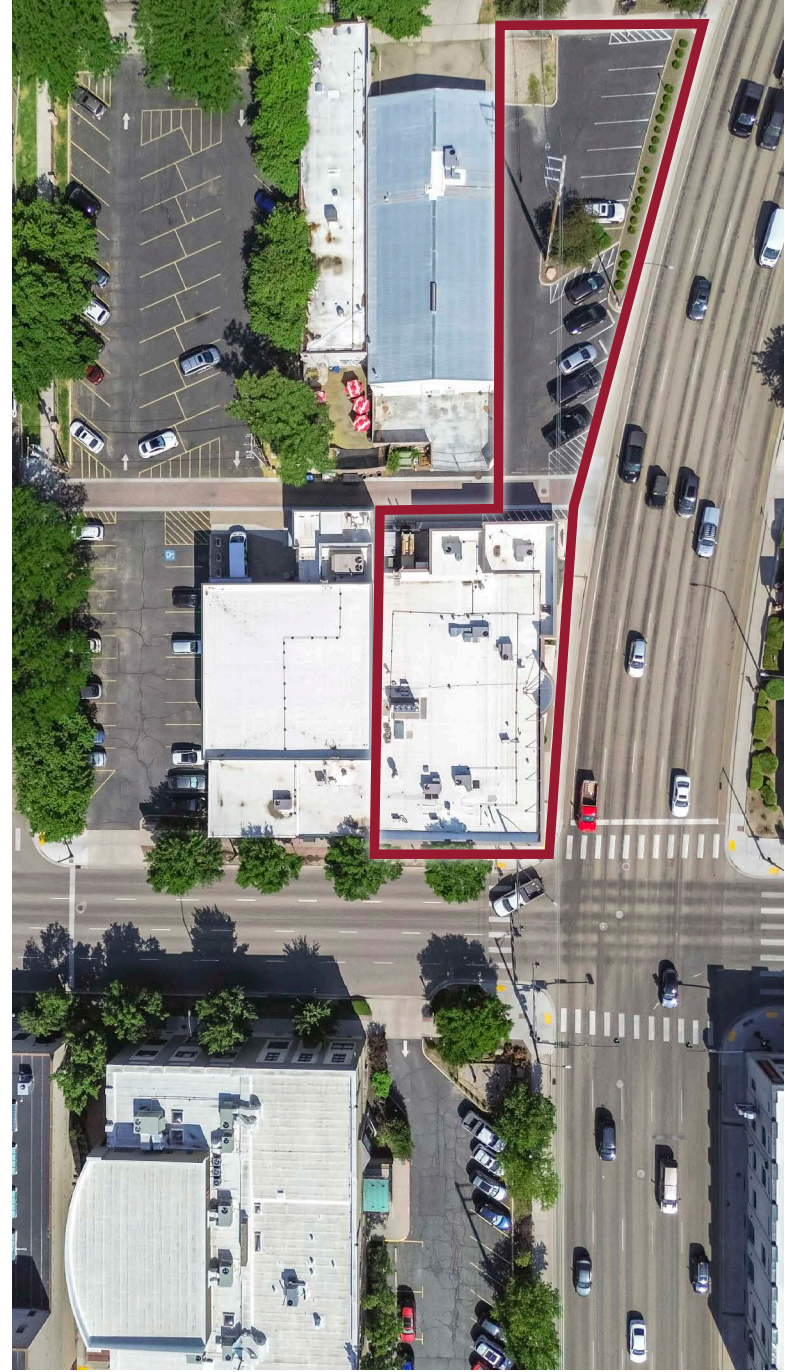
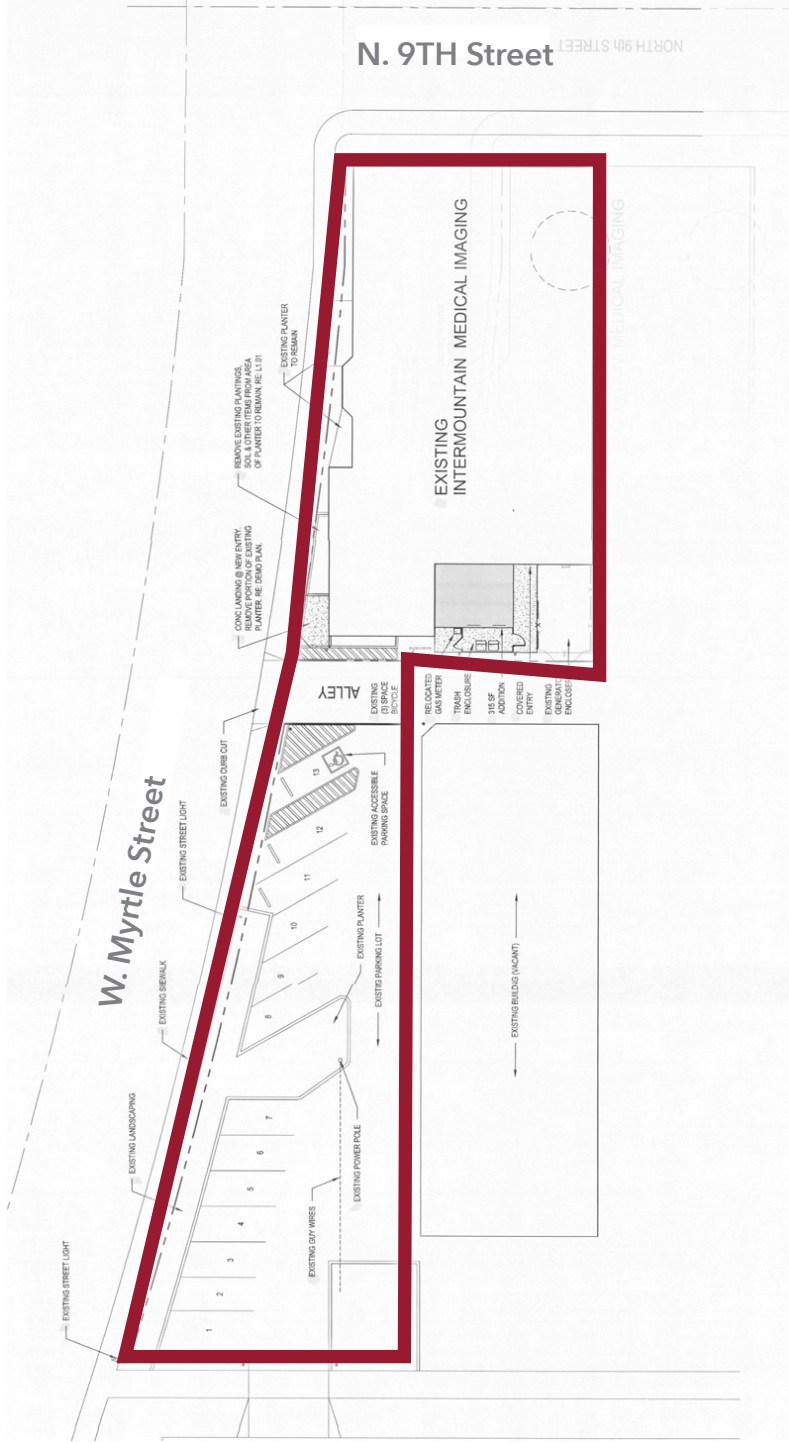
**AVAILABLE FOR
OCCUPANCY
FALL OF 2025**



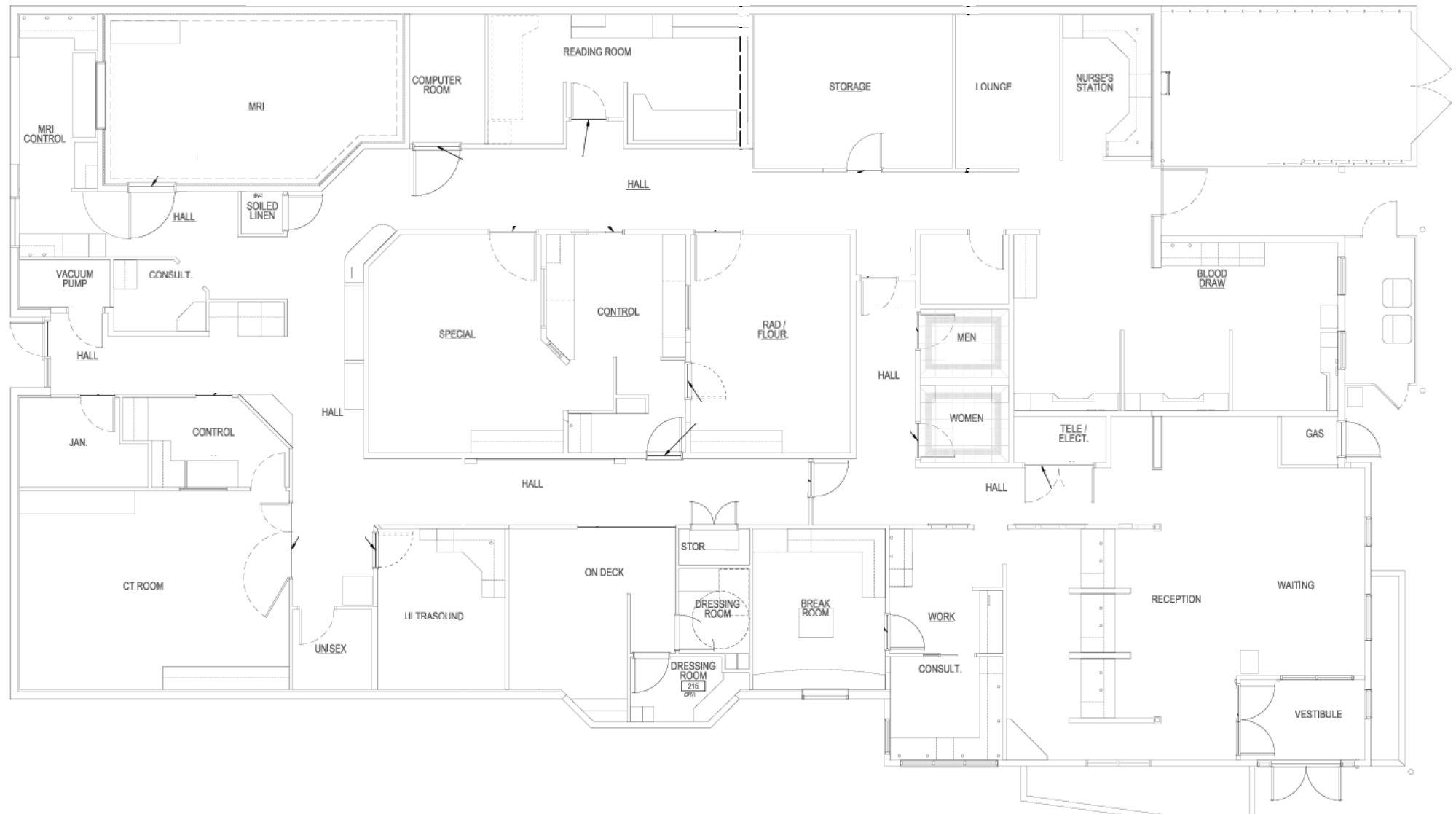
**ON-SITE
PARKING**



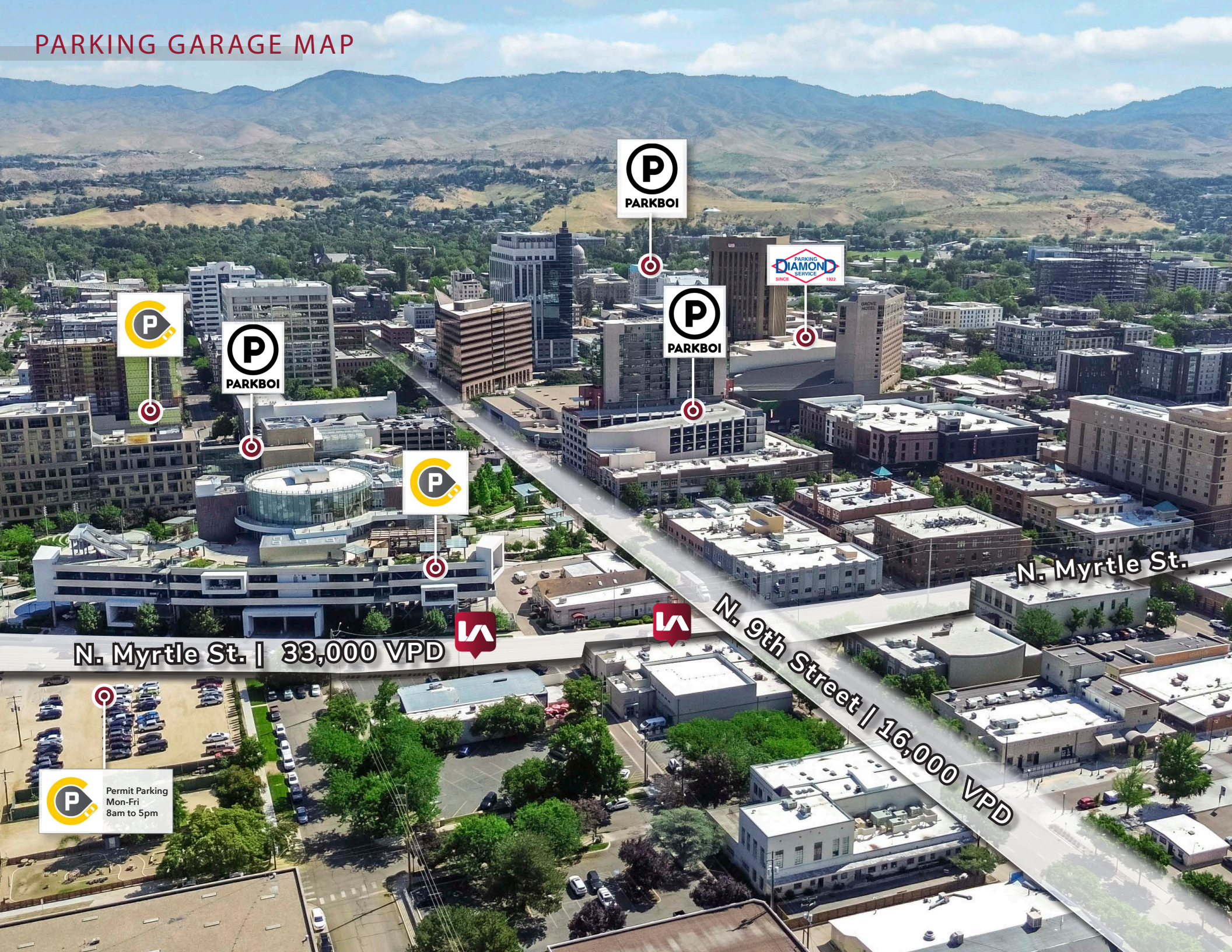
SITE PLAN



FLOOR PLAN




PARKING GARAGE MAP

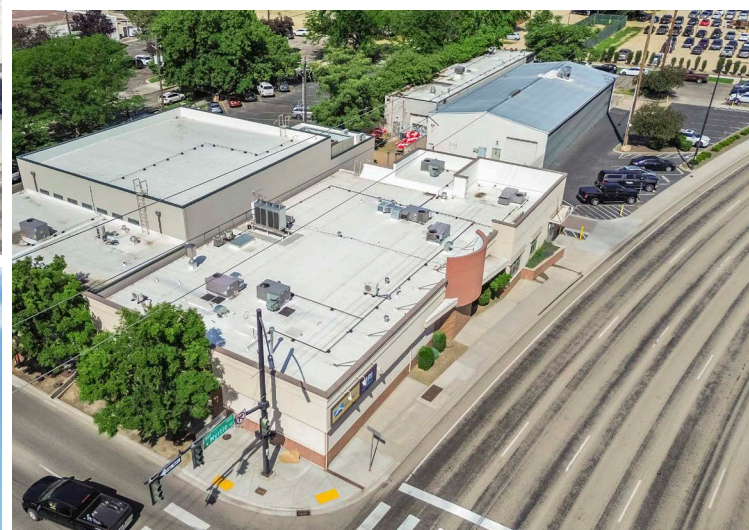


N. Myrtle St. | 33,000 VPD

N. 9th Street | 16,000 VPD

N. Myrtle St.

 Permit Parking
Mon-Fri
8am to 5pm



INTERSTATE
84

INTERSTATE - 0.7 MILES



BOISE AIRPORT - 3.8 MILES

WaFd Bank

CenturyLink

WELLS
FARGO

ZIONS
BANK

Idaho Central
ARENA

THE GROVE HOTEL
DOWNTOWN BOISE

JUMP
Jack's Urban Meeting Place

boise | centre

IdahoTrustBank

THE
WAREHOUSE
FOOD HALL

Hampton
Inn & Suites
by HILTON

KNITTING FACTORY
BOISE

N. Myrtle St.

N. 9th Street

N. Myrtle St.

POPULATION

| | 2-MILE | 4-MILE | 6-MILE |
|-----------------|--------|---------|---------|
| 2025 Population | 51,808 | 168,580 | 277,740 |

INCOME

| | 2-MILE | 4-MILE | 6-MILE |
|-------------------------------|----------|----------|-----------|
| 2025 Average Household Income | \$76,719 | \$93,341 | \$104,286 |

HOUSEHOLDS

| | 2-MILE | 4-MILE | 6-MILE |
|-----------------------|--------|--------|---------|
| 2025 Total Households | 22,890 | 73,159 | 114,590 |

LABOR FORCE

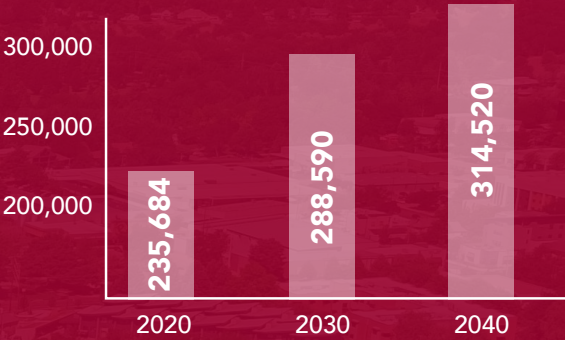
| | 2-MILE | 4-MILE | 6-MILE |
|----------------------|--------|--------|---------|
| Civilian Labor Force | 28,705 | 92,729 | 148,689 |

KEY EMPLOYERS

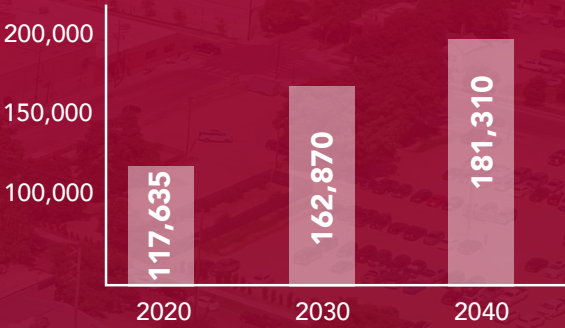
| | # OF EMPLOYEES |
|--------------------------|----------------|
| Albertsons | 273,000+ |
| Micron Technology | 31,400+ |
| State of Idaho | 26,100+ |
| St Luke's Health Systems | 12,825+ |
| WinCo Foods | 12,000+ |

GROWTH PROJECTION

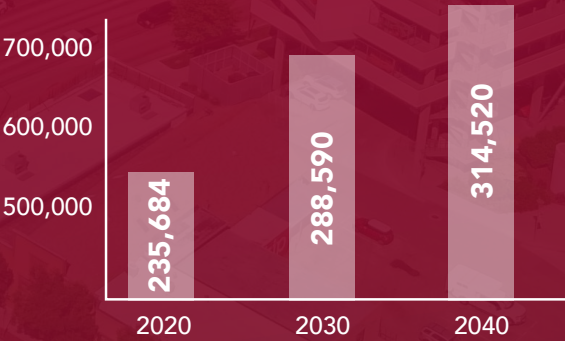
BOISE



MERIDIAN



ADA COUNTY



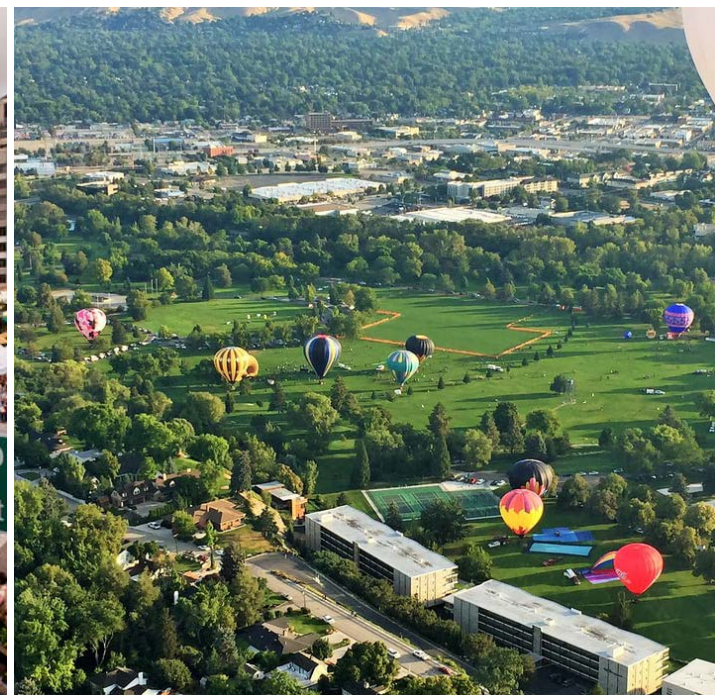
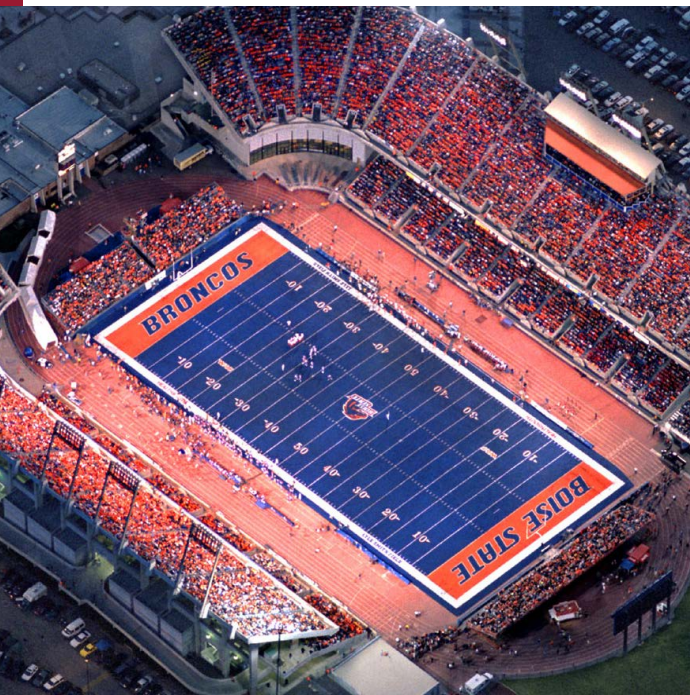
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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