

## DEVELOPMENT

Office & Commercial Flex Space

# The Square at Hartley

MIDDLETON, ID 83644

**STARK**  
ACCELERATORS  
COMMERCIAL REAL ESTATE

## MIDDLETON OFFICE & COMMERCIAL FLEX SPACE DEVELOPMENT OPPORTUNITY



### PROPERTY DESCRIPTION

- 4 Total Buildings (69,712± Total Square Feet)
- 33 Individual Condo Units with Preliminary Site Approval
- **Building A**—2-Story Professional Office (10 Units at 2,288± SF)
- **Building B**—Rear Load Commercial Flex Space (8 Units at 2,160± SF)
- **Building C**—Rear Load Commercial Flex Space (8 Units at 2,160± SF)
- **Building D**—Rear Load Commercial Flex Space (7 Units at 1,960± SF)

\*Individual units may be combined for larger users as needed

\*\* Units may be sold or leased

### Development Project/Status

Geotech Report- Complete

Survey- Complete

Traffic Studies- Complete

Preliminary Site Plan Approval- Complete

Final Civil Drawing- Complete

Final Architectural Plans- In Process

Estimated Construction Start Date- Fall 2023

### OFFERING SUMMARY

#### TOTAL PROJECT SIZE

69,710± SF

#### SALE PRICE

\$1,900,000

#### PERMITTING ESTIMATE

Finalized in 3rd Quarter 2023

#### LAND

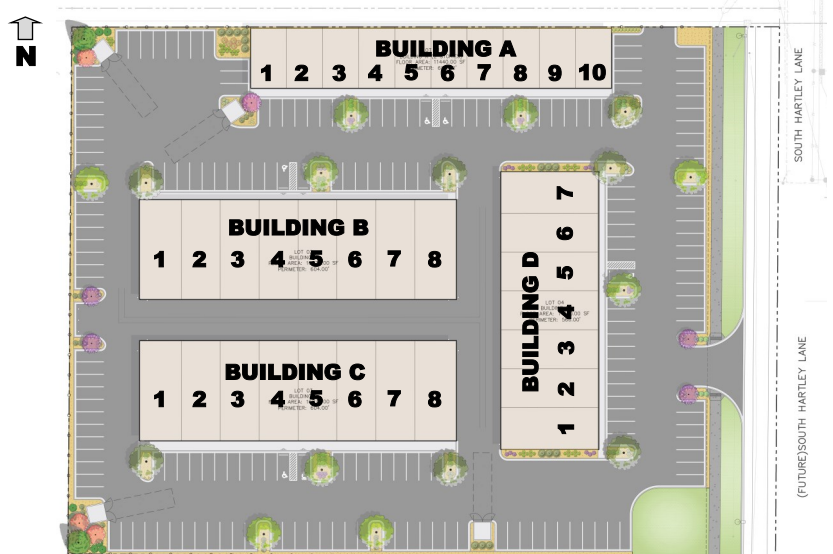
4.46± Acres

#### ZONING

C2

#### ESTIMATED COMPLETION

2025



**KEN STARK**



**208.722.2400**

ID LICENSE # : DB49181

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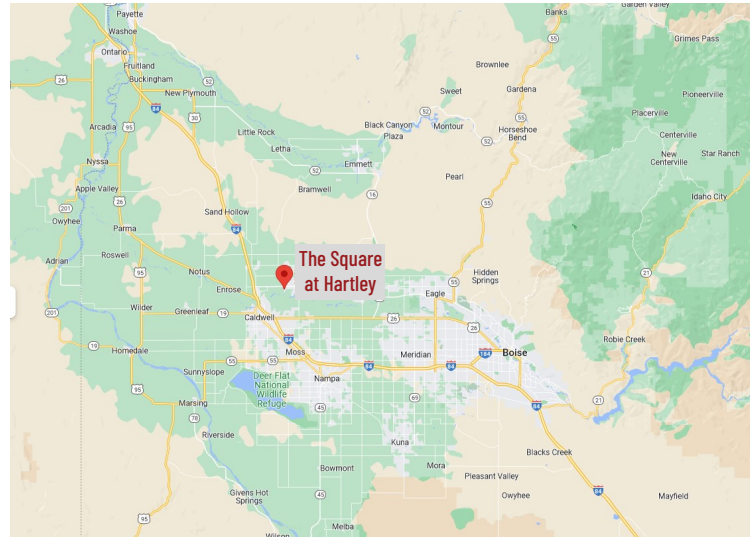
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## NEW OFFICE & COMMERCIAL FLEX SPACE DEVELOPMENT OPPORTUNITY IN MIDDLETON



- 2.8 Miles to I-84
- 1.7 Miles to West Valley Medical Group
- 1.7 Miles to Ridley's Family Market
- .9 Miles to Middleton Middle School
- .5 Miles to Middleton City Hall
- Average traffic on Hwy 44 of 12,500 Vehicles/Day



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## NEW OFFICE & COMMERCIAL FLEX SPACE DEVELOPMENT OPPORTUNITY IN MIDDLETON

The future home of...

Professional Offices - Dance/Music Studios  
Showrooms/Warehouse - Fitness Training  
Centers - Other Community  
Based Businesses

**Available FOR SALE or LEASE**

### Future Surrounding Developments Include:

- New Forge High School across the street to the East (Beginning Fall 2023)
- Multiple Commercial Developments to the North at the Corner of Hartley & Hwy 44 (Beginning Fall 2023)
- Toll Brothers Residential Development to the East- Carlton Meadows (Currently Being Built)



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