



FOR SUBLEASE

Ten Mile Medical Office Building

875 S. Vanguard Way

Highlights

- Class A Medical Building centrally located in the heart of the Treasure Valley at 10-Mile Crossing
- Endoscopy & GI Surgery Center on the third floor
- Flexible sublease terms and size ranges- below market rates
- Join St Alphonsus Urgent Care and Surgery Center, Intermountain Medical Imaging, Primary Health ENT, Idaho Voice and Swallow, The Urology Clinic, Treasure Valley Orthopedics, OGA, and IGA
- Best in class access to major growth hubs of Ada and Canyon Counties
- Call or email agent for tour and details
- Prime lease expiration January 31, 2036

Asking Price:

\$28.00 PSF/YR

NNN

CONTACT US

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Property Information

Property Type Medical office / Office

Available Space 2,500 - 50,638 SF

Lease Type

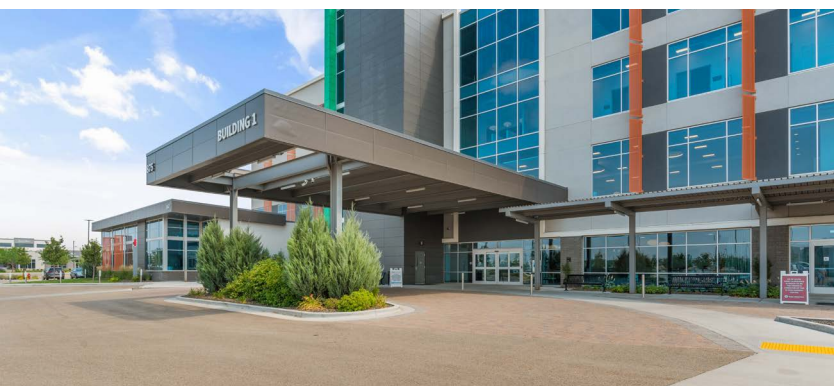
NNN estimated at \$9.36/SF/YR

Property Access

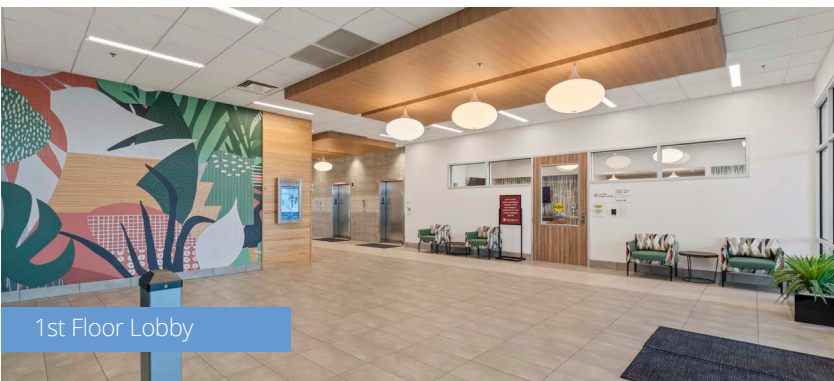
Call or email agents



Digital Monument



Shell Space



1st Floor Lobby



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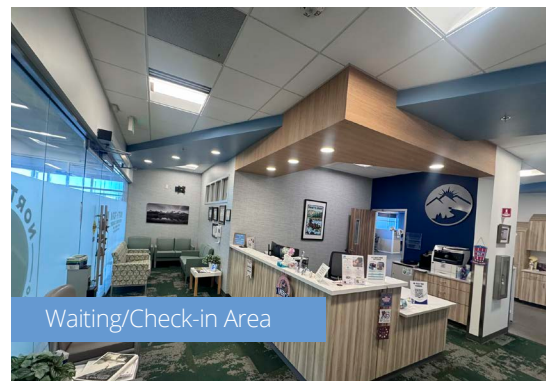
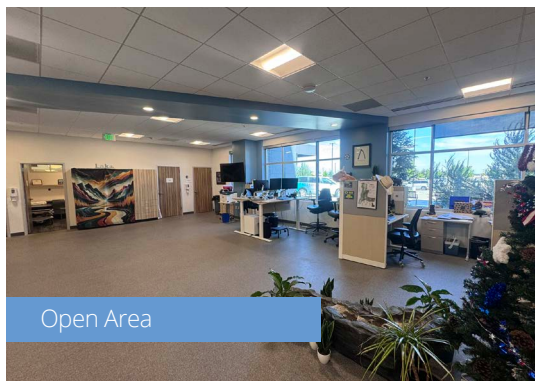
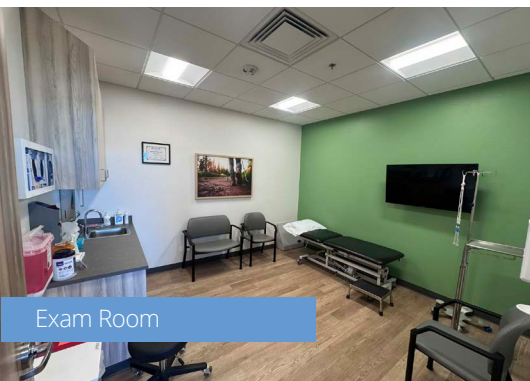
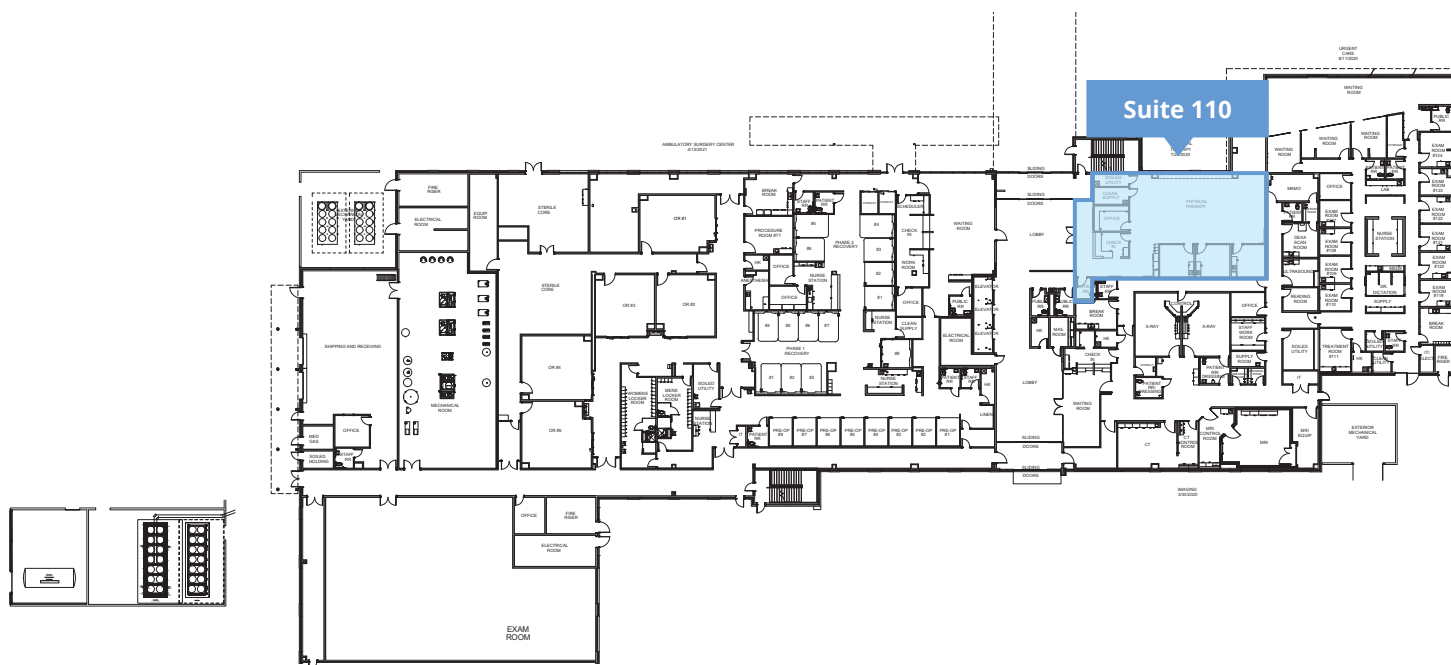
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SITE PLANS

1st Floor Availability | 3,236 SF

Suite	Size	NNN Rate	1st Floor Notes
110 - Clinic Fully Built Out	3,236 SF	\$28.00 PSF/YR	- Former PT Suite 3 Plumbed Exam Rooms - Ease of access from first floor lobby



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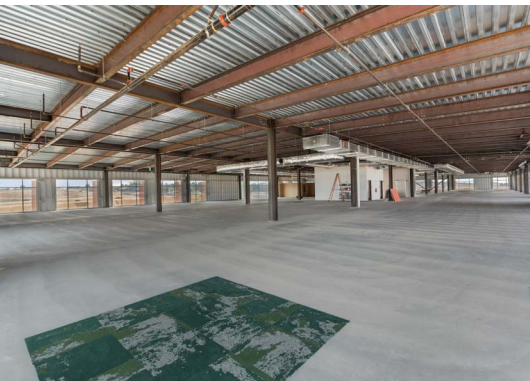
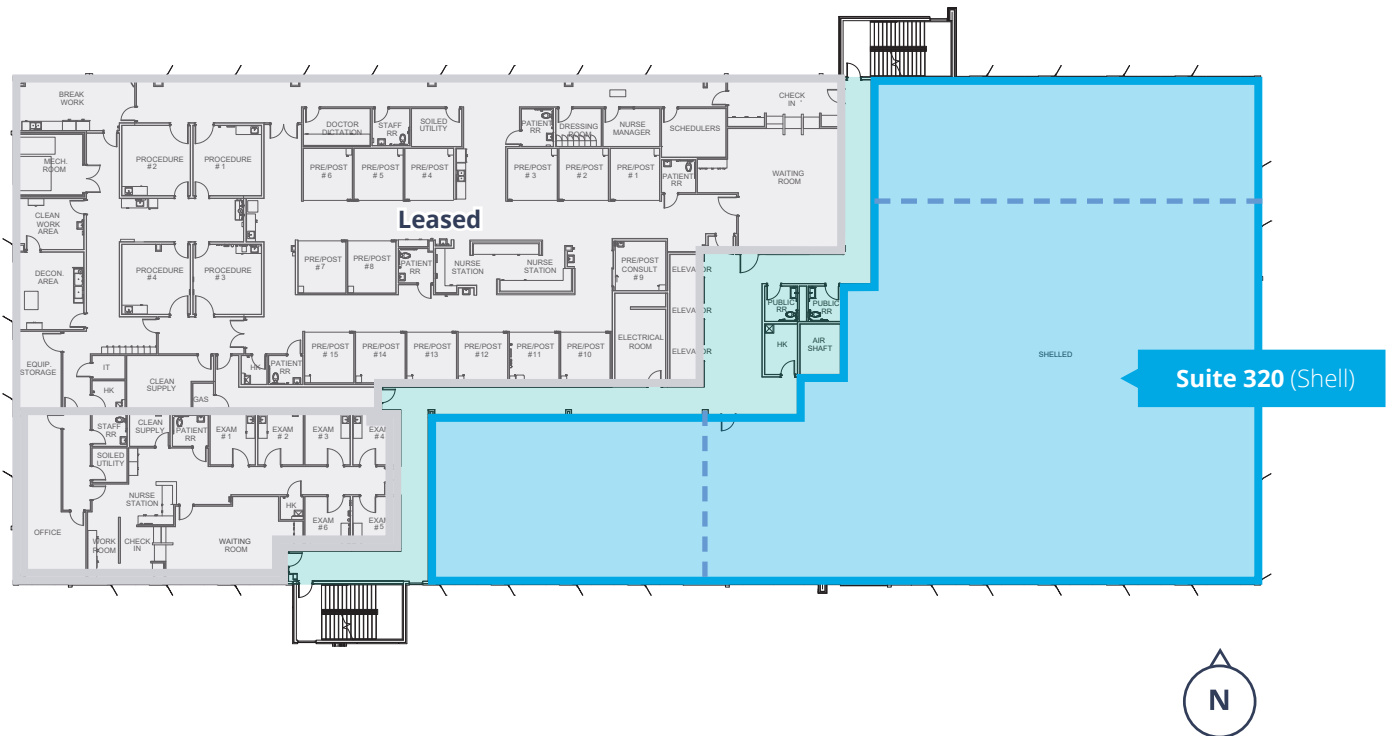
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SITE PLANS

3rd Floor Availability | 2,500 - 15,425 SF

Suite	Size	NNN Rate	3rd Floor Notes
320 - Shell	2,500 - 15,425 SF	\$28.00 PSF/YR	- Multiple Demising lines possible - Shell Condition \$60.00 PSF TI Allowance Available <i>Hashed lines are conceptual and can change based on subtenant needs</i>



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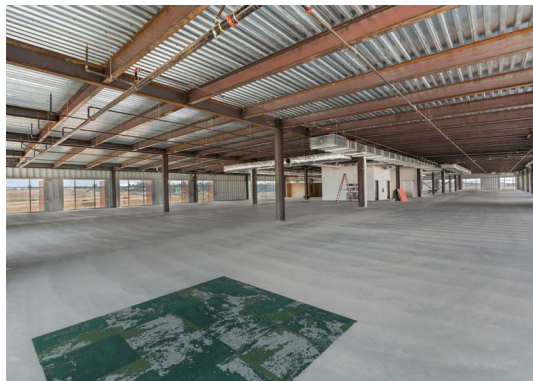
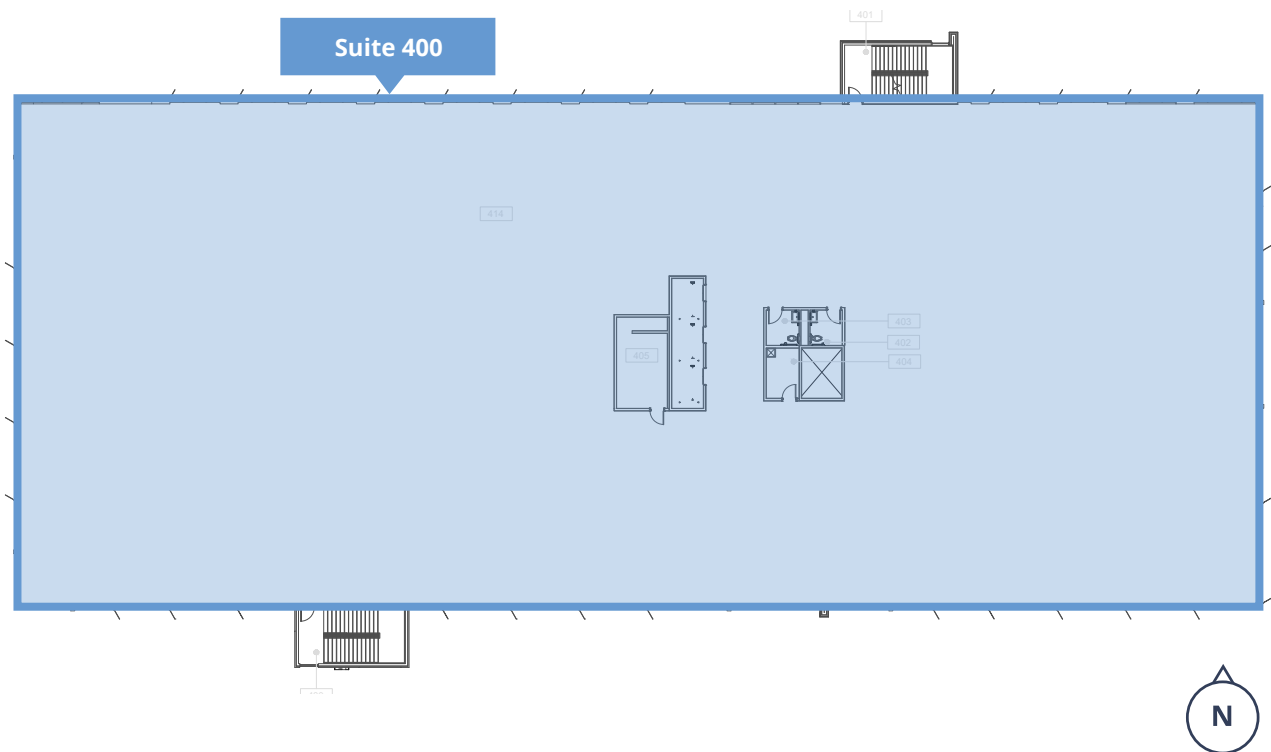
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SITE PLANS

4th Floor Availability | 31,977 SF

Suite	Size	NNN Rate	Notes
400 - Shell	31,977 SF	\$28.00 PSF/YR	Tenant Improvement Allowance Available



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PROPERTY GALLERY



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Google Map



Street View

PROPERTY GALLERY



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