



# For Sublease

## CONTACT US

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## 215 E. Hawaii Avenue Nampa, ID 83686

### Highlights

- Class A medical office space for sublease in newly renovated Medical Office Building
- Current occupants include: Full Circle Health, St. Alphonsus Urgent Care, Quest Labs, Canyon Eye Care Ophthalmology, Momentum Medical Internal Medicine, and Reddish Pharmacy
- Ample on-site parking, and ideal for physicians/APPs to be near rooftops
- Nearby Neighbors include: St. Luke's Cancer institute, St. Alphonsus South Nampa Emergency Department, Starbucks, St. Luke's Rehab Nampa
- Available for immediate occupancy
- Prime lease expires October 31, 2035

# For Sublease

## Property Information

<b>Property Type</b>	Office
<b>Total Building Size</b>	76,288 SF
<b>Available SF</b>	1,657 SF - 46,385 SF
<b>Lease Rate</b>	\$10/SF/YR NNN to \$23/SF/YR NNN
<b>Estimated NNNs</b>	\$12/SF/YR
<b>Prime Lease Expiration</b>	October 31, 2035

## Space Available

<b>Suite</b>	<b>Size</b>	<b>Rate</b>
1st Floor	1,657 - 9,785 SF	
100*	5,778 SF	\$23/SF/YR NNN
180b*	2,350 SF	\$23/SF/YR NNN
110 (General Office)	1,657SF	\$16/SF/YR NNN
Suites 100 & 180b can be combined via shared waiting area for ±8,128 SF		
2nd Floor	3,070 - 16,167 SF	
230	4,373 SF	\$22/SF/YR NNN
240	3,070 SF	\$22/SF/YR NNN
270	5,654 SF	\$22/SF/YR NNN
2 <sup>nd</sup> floor suites can be combined/divisible from 3,070 - 16,167 SF		

Basement (General Office)	2,605 - 10,329 SF	
001	7,724 SF	\$10/SF/YR NNN
002 (Daylit)	2,605 SF	\$12/SF/YR NNN

Suites can be combined/divisible from 2,605 - 10,329 SF



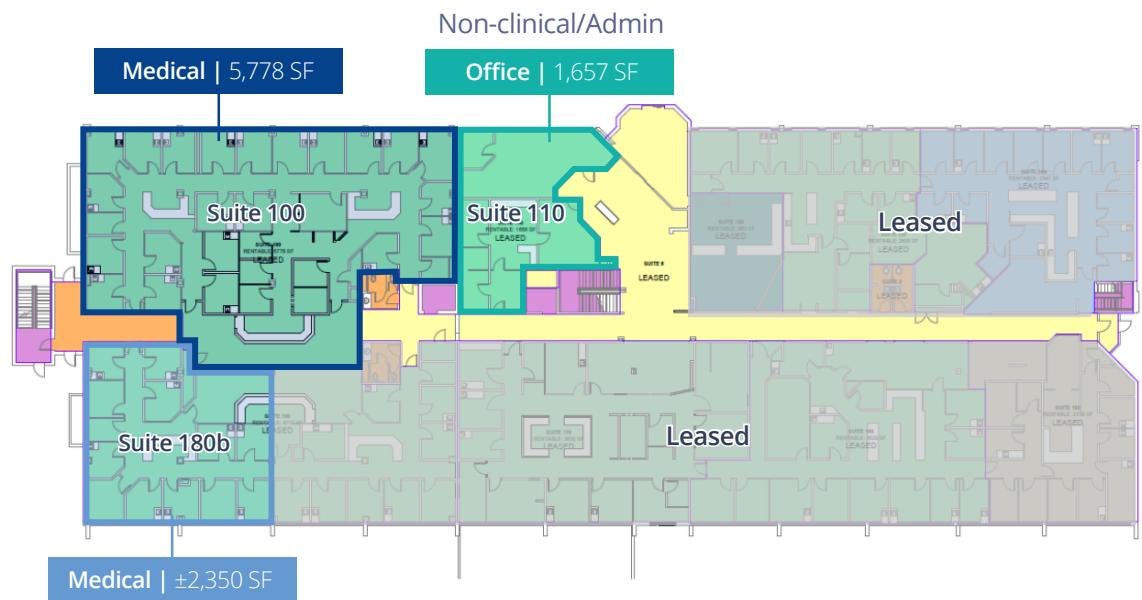
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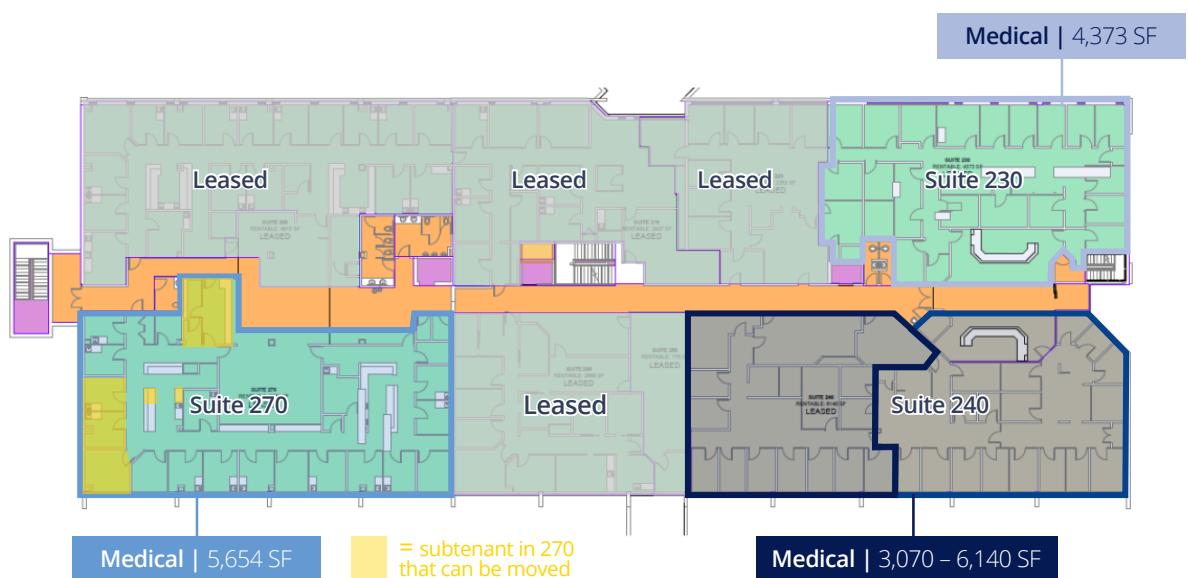
# 1st Floor

1,657 - 9,785 SF



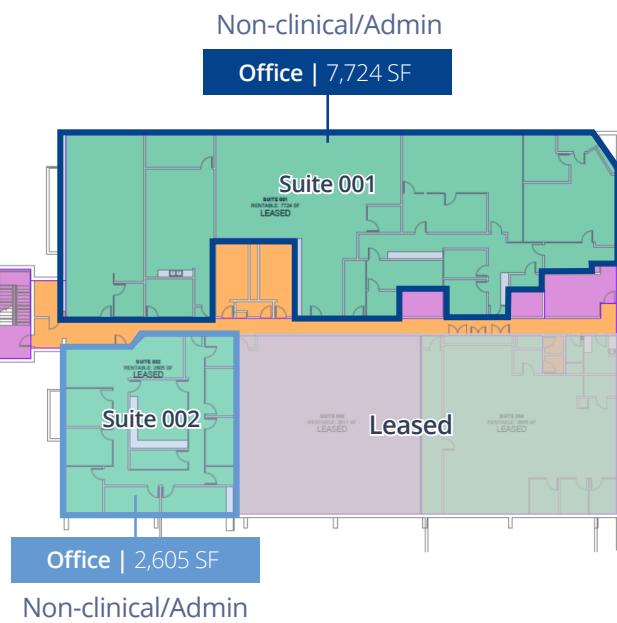
# 2nd Floor

2,252 - 26,271 SF



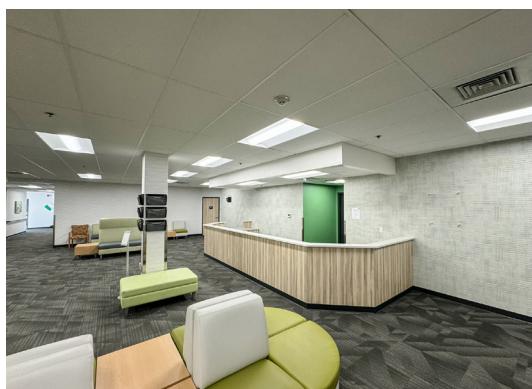
# Basement

2,605 - 10,329 SF



215 E. Hawaii Ave. | For Sublease

# Property Gallery



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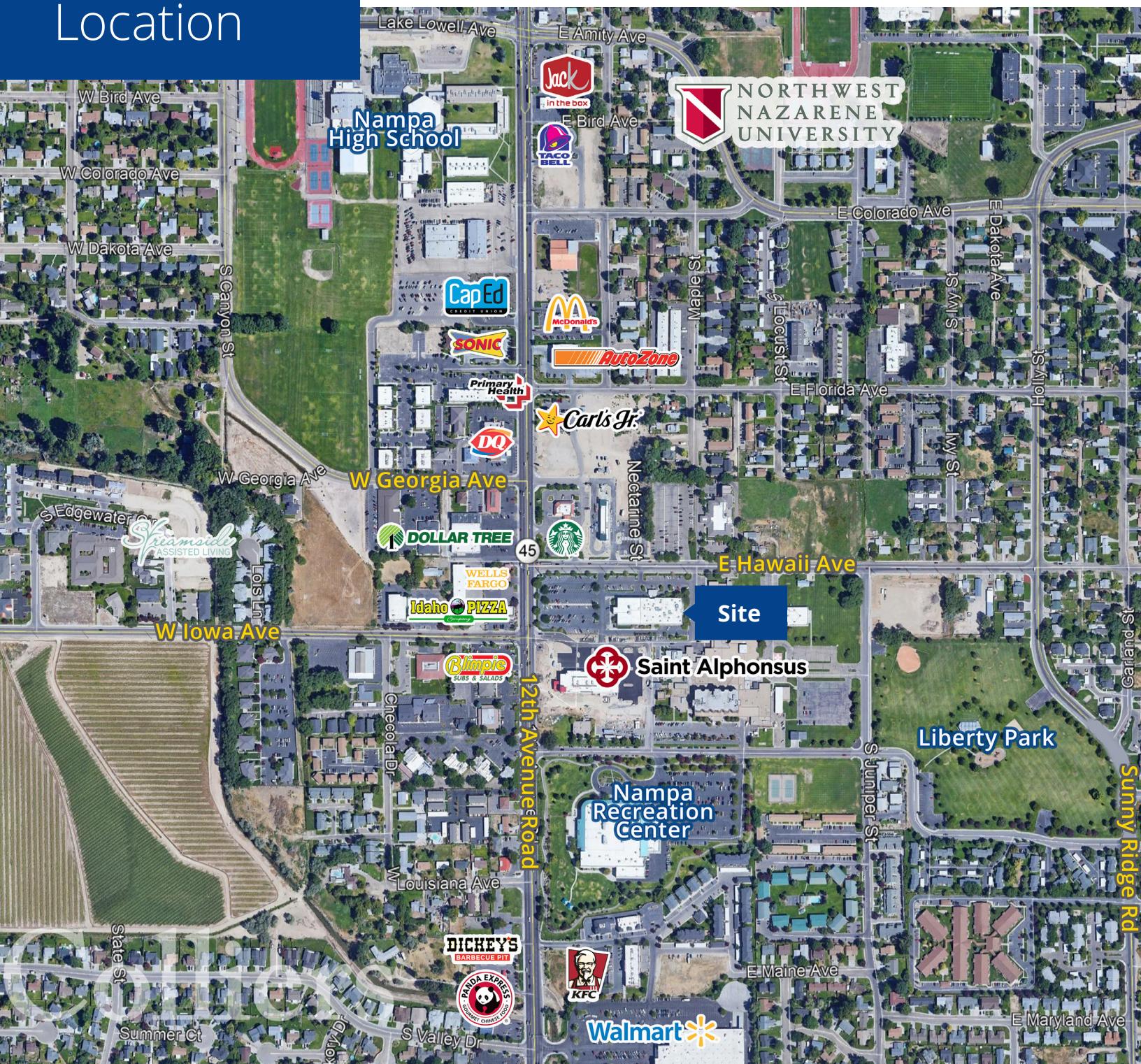
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# Location

[Google Map](#)

[Street View](#)



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