



For Sublease

CONTACT US

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Colliers
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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

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

Space Available

Suite	Size	Rate
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 nd 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		

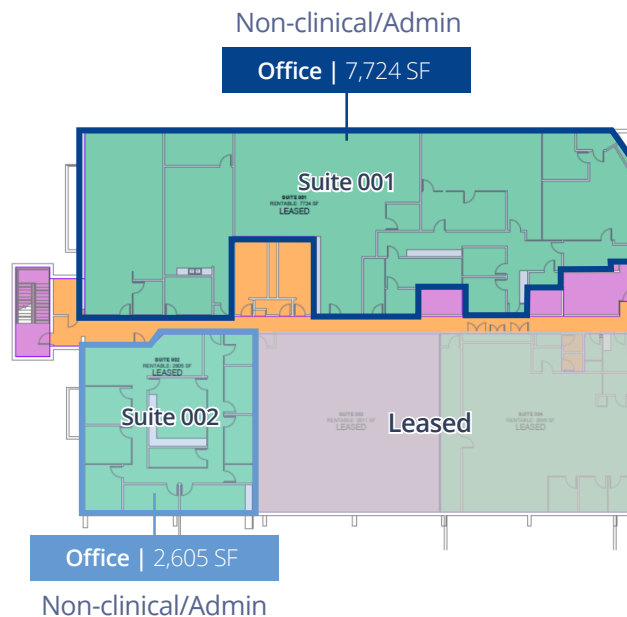


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1,657 - 9,785 SF



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Property Gallery



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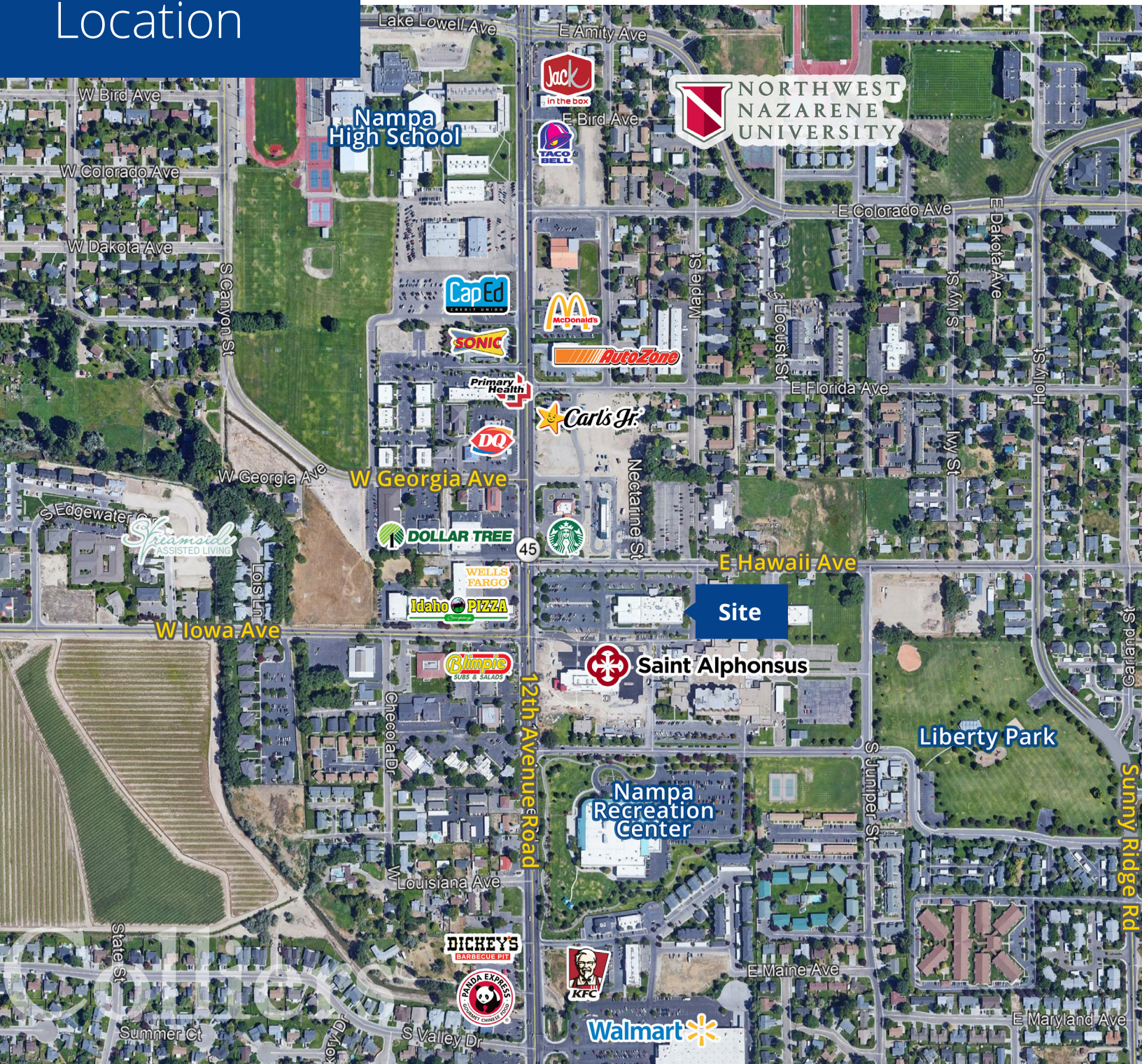
Location



Google Map



Street View



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