

## Caldwell Medical Arts Building 1818 S. 10th Avenue, Suite 220 | Caldwell, ID

### Highlights

- Medical office space available for immediate occupancy
- Former Ophthalmology Office, however space can accommodate many other medical uses
- Located near West Valley Medical Caldwell Campus
- Neighbors include: Caldwell Physical Therapy, Idaho Arthritis Center, Evergreen Prosthetics, and the Allergy Group
- Flexible terms available
- Prime lease termination 10/31/2027

#### Space Available

| Suite                                               | Size     | Rate              |
|-----------------------------------------------------|----------|-------------------|
| 220                                                 | 2,512 SF | \$15.50/sf/yr nnn |
| Estimated NNN's: ±\$5.78/SF/YR (includes utilities) |          |                   |

#### **Contact Us**

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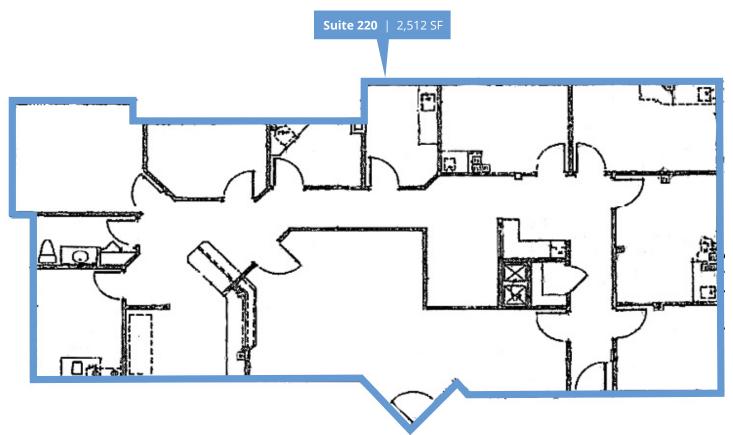
## For Sublease

## Property Information

| Property Type   | Office - Medical                   |
|-----------------|------------------------------------|
| Building Size   | 19,167 SF                          |
| Space Available | 2,512 SF                           |
| Lease Rate      | 15.50/sf/yr                        |
| Estimated NNN's | ±\$5.78/SF/YR (includes utilities) |



### Floor Plan



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## Property Gallery



















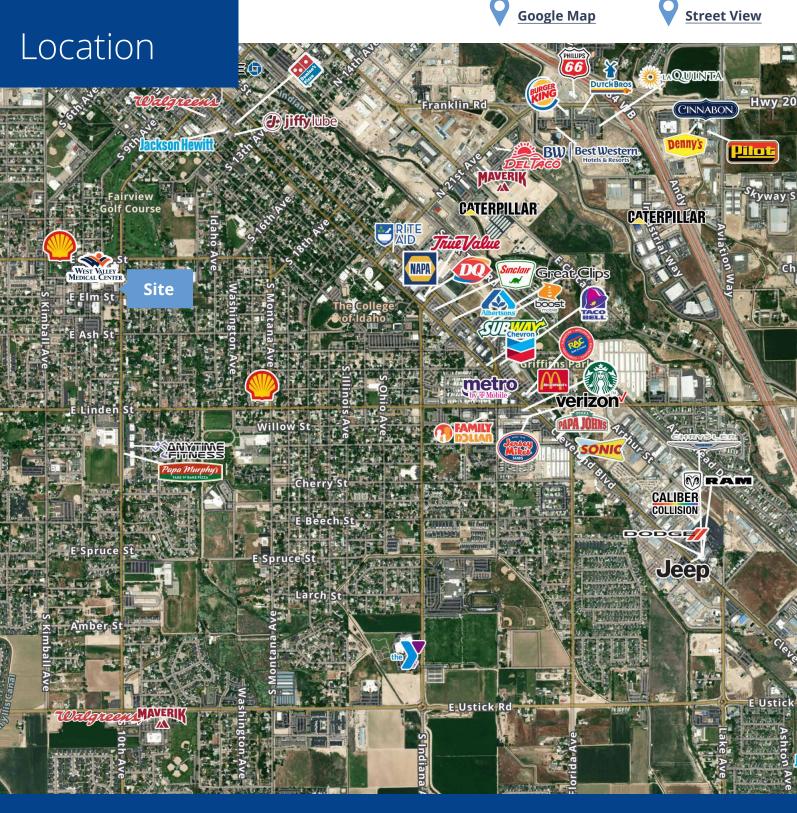






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