

FOR LEASE - BRAND NEW LUXURY OFFICE

CLASS A MEDICAL / OFFICE

1701 W. PRAIRIE AVE.
HAYDEN, ID 83835



DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Price \$25.20 - \$30/SFT/YR*

RSF Available 7,100 SFT +/-

Building Area 26,500 SFT

Parking Ratio 4.91/1000

PIN H405022314AB

*Call Broker for more details - Tenant Improvement allowances based on a 10-year lease agreement.



PROPERTY VIDEO - CLICK HERE

****TOURS BY APPT. ONLY****

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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BUILDING ATTRIBUTES

- Large Banquet Room / Training Hall
- ADA Accessible
- Elevator access to all 3 floors
- Garden Patio
- Tenant Storage Available
- Fully Customizable Suites
- Tons of Parking
- State of the Art Building and Design

CURRENT TENANTS

RIVERSTONE FAMILY
DENTISTRY

TIMBERLINE ORAL
SURGERY

PEACH ORTHODONTICS

EDWARD JONES



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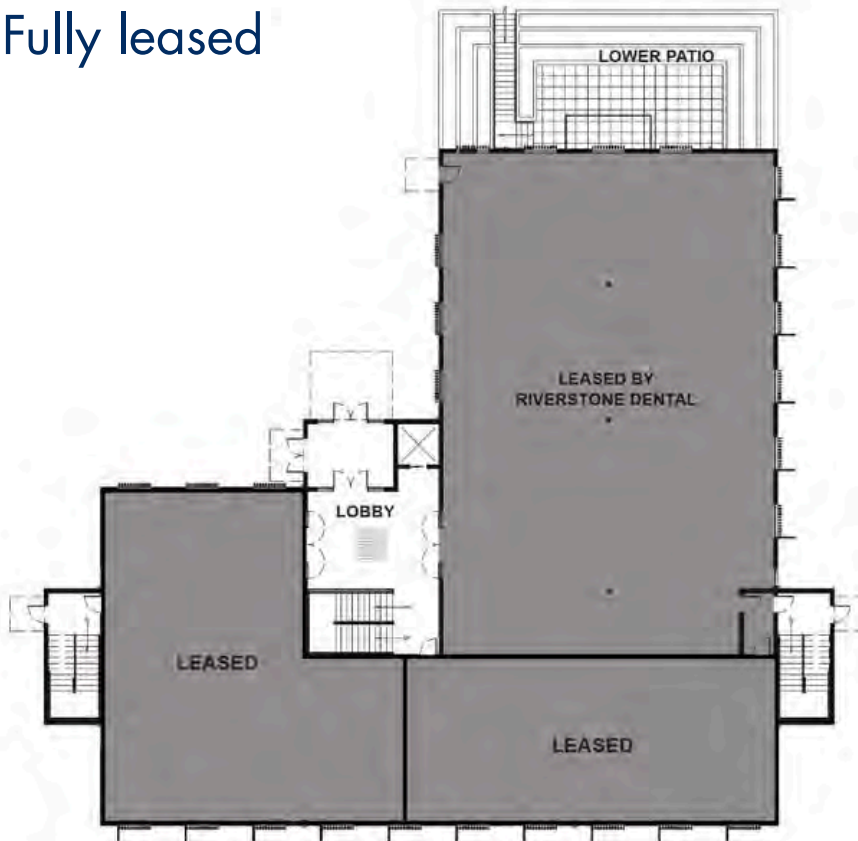


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FLOOR PLATES

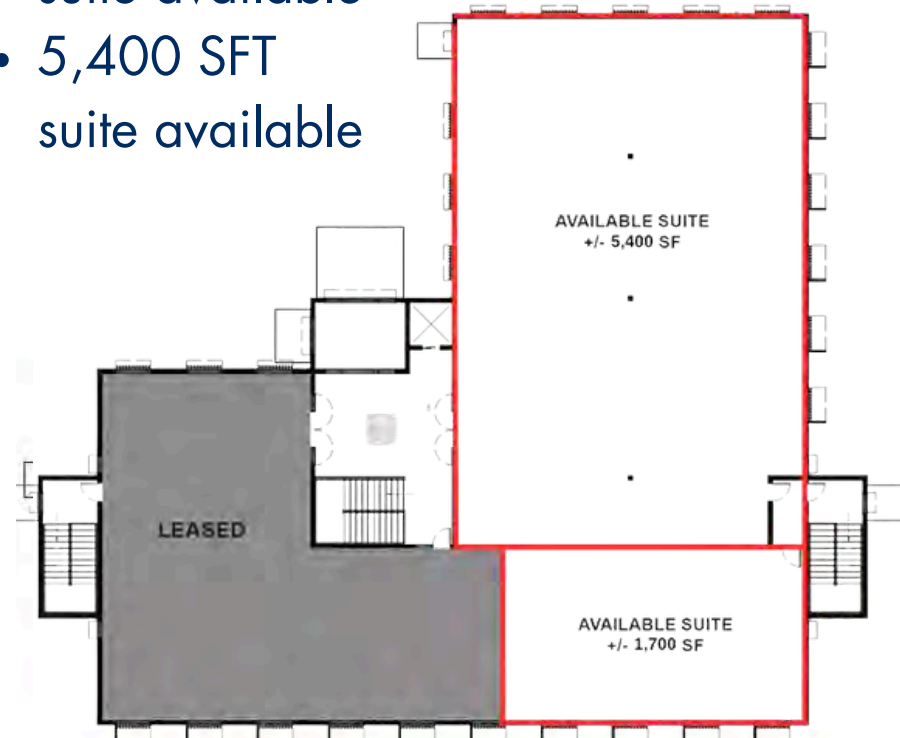
Main Level:

- Fully leased



Upper Level:

- 1,700 SFT suite available
- 5,400 SFT suite available



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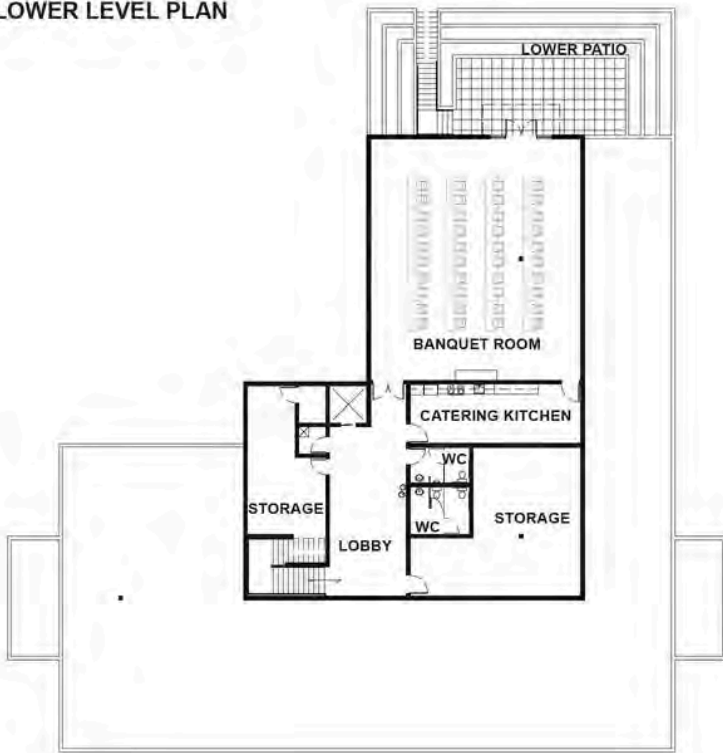
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FLOOR PLATES

LOWER LEVEL PLAN



WHY CHOOSE 1701 W. PRAIRIE?

Strategic Location: Situated amidst a bustling hub of activity, our building stands prominently surrounded by several schools and retail establishments. With high population density and traffic counts, your practice or office will enjoy maximum exposure.

Convenient Accessibility: Just a stone's throw away from US-95 and a mere two miles from I-90, accessibility couldn't be easier. Whether your clients are coming from nearby neighborhoods or commuting from afar, reaching your establishment will be a breeze.

Professional Environment: Join a community of like-minded professionals dedicated to excellence. With neighboring businesses ranging from healthcare providers to financial firms, you'll find yourself in good company. Collaborate, network, and thrive in an environment conducive to growth and success.

Endless Potential: Demand for premium medical and office space in Hayden is soaring, and opportunities like this don't come around often. Secure your spot in our prestigious building today and position your business for success. Seize the opportunity to make your mark in Hayden's thriving business landscape.

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***WHAT SUITES CURRENTLY LOOK LIKE**



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***WHAT SUITES COULD LOOK LIKE**



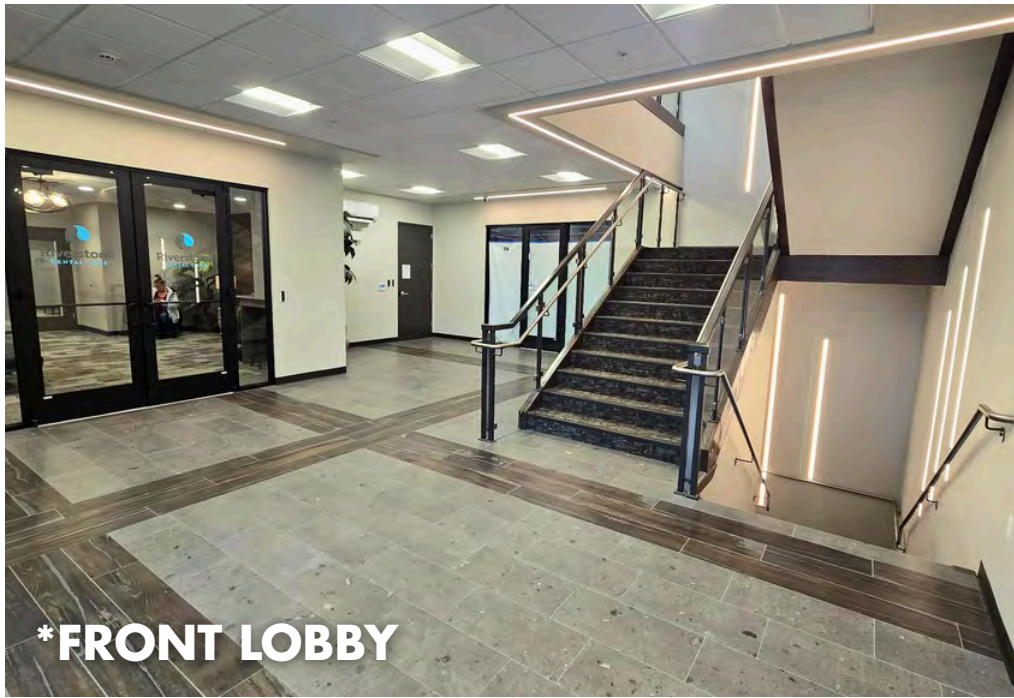
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***FRONT LOBBY**



***ELEVATOR**



***BANQUET HALL**



***KITCHEN**

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RAMSEY RD.

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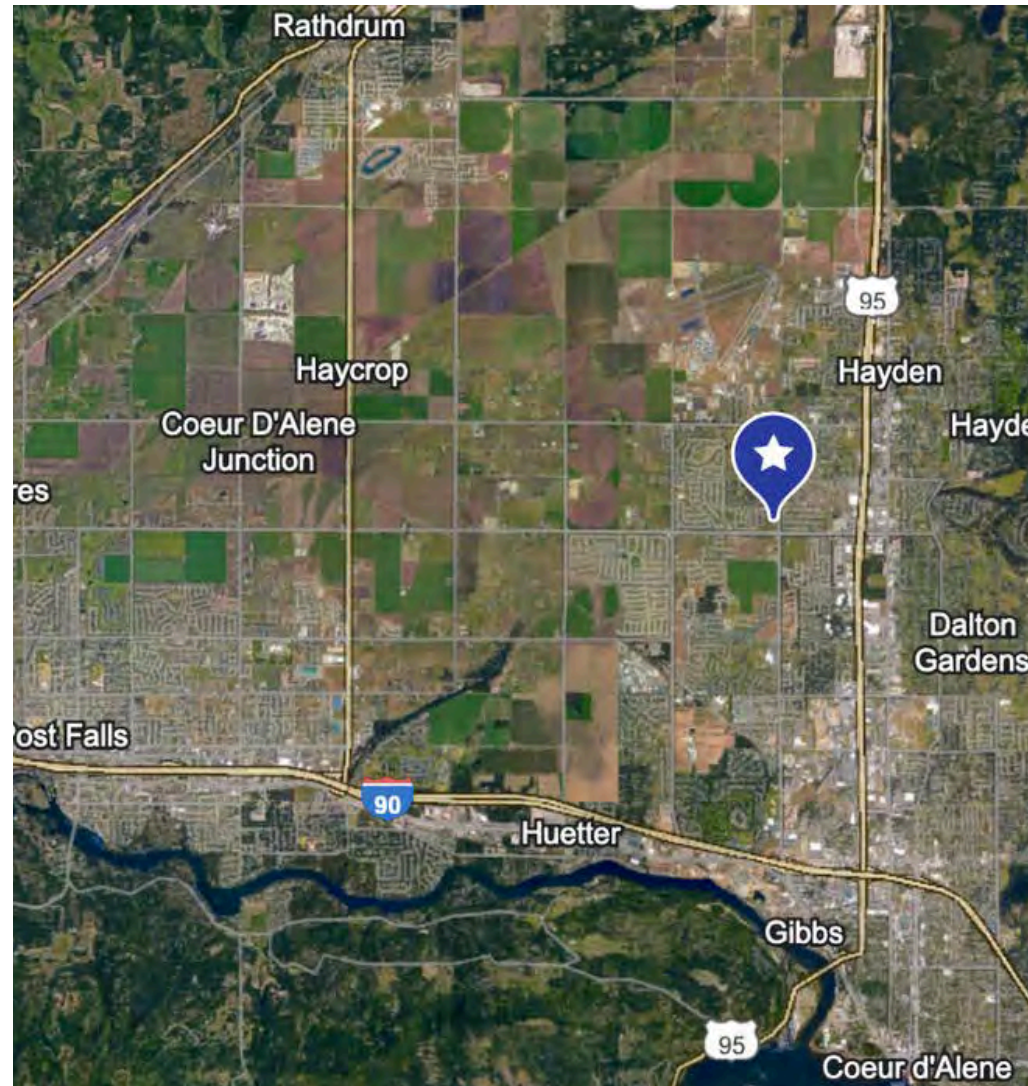
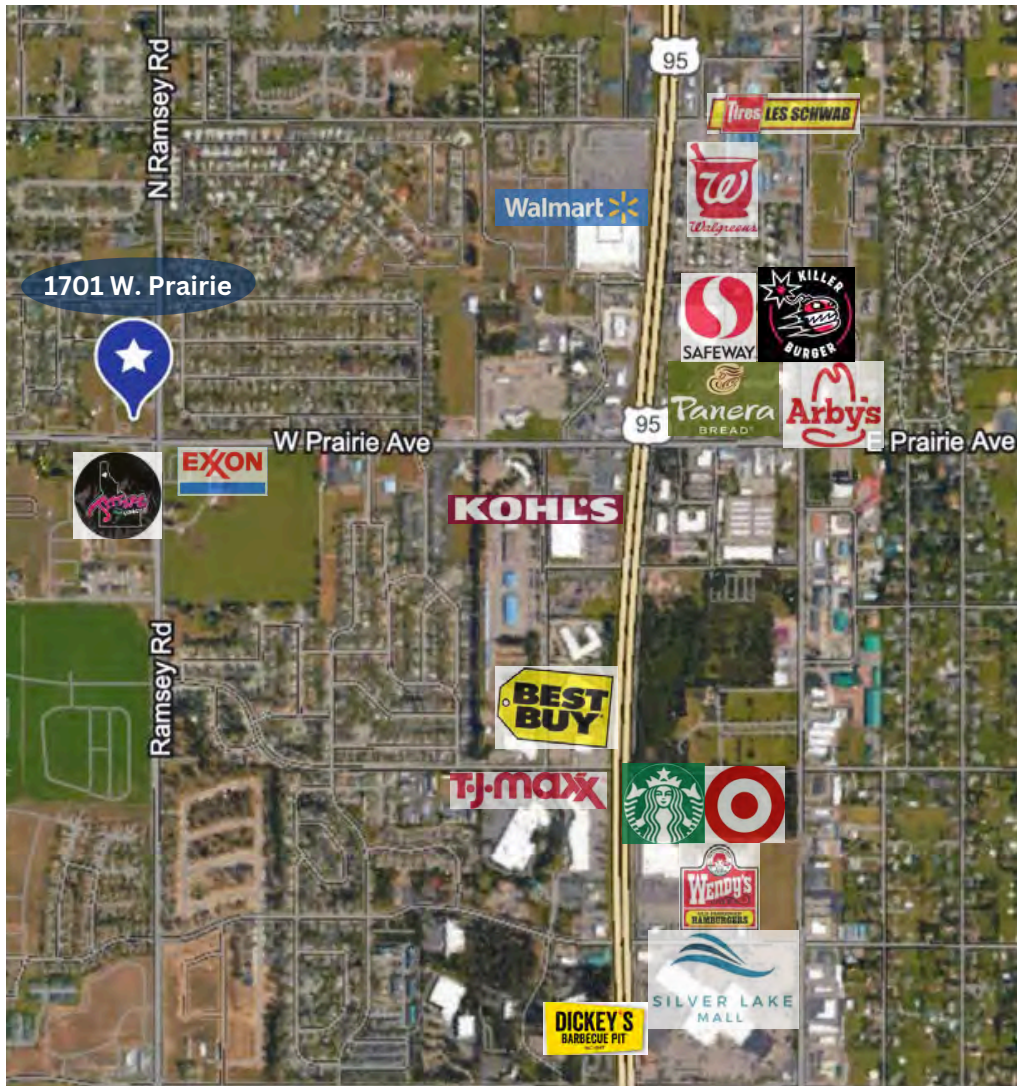
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DEMOGRAPHICS	1 MILE	3 MILE
Population	11,459	51,007
Households	4,499	19,990
Median HH Income	\$82,503	\$74,033
Daytime Employees	4,082	22,012
Population Growth '25 - '30	5.11%	4.61%
Household Growth '25 - '30	5.20%	4.72%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
W. Prairie Ave.	N. Heartland Dr. W	16,054
W. Prairie Ave.	N. Marabou Dr. E	19,542
Ramsey Rd.	Benjamin Ave. S	19,991

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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