

LANCE HENDRICKS

208.957.5623 lance@tokcommercial.com

Ħ

PAT SHALZ SIOR

208.947.0834 **pat**@tokcommercial.com

Rare Class A medical office/med spa space in a prime Boise location.

Sale/leaseback potential - contact broker for details.

Ample on-site parking for convenience.

Competitive pricing below current replacement costs.

Ideal for urgent care, family medicine, boutique med spa or cosmetic use.

Excellent connectivity to major routes and the Connector.

Close proximity to top hospitals: 7 minutes to St. Luke's and 12 minutes to St. Alphonsus.

SALE INFORMATION

Space:	Condo Size:	Price/SF:	Sale Price:
Suite 100	6,792 SF	\$366.61	\$2,490,000

LEASE INFORMATION

Space:	Condo Size:	Rate, NNN:	Est. NNN/CAM:
Suite 100	6,792 SF	\$19.00/SF	\$8.00/SF

Lease Term:3+ YearsSubmarket:Southwest BoiseZoning:MX-3Bldg Size:13,233

Zoning: MX-3 **Bldg Size:** 13,233 **Year Built:** 2005 **Parking:** 4/1,000

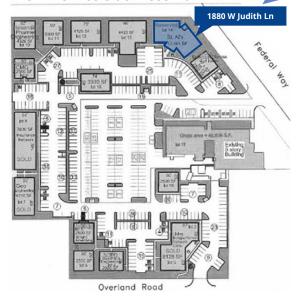




TOK COMMERCIAL.COM

FLOOR PLAN

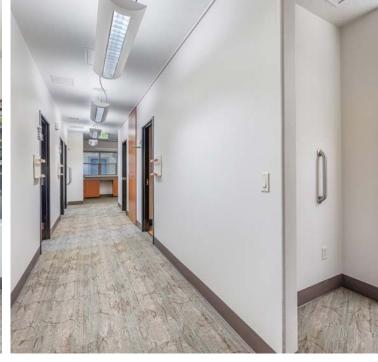
View Pointe Business Park















FRONT DESK/RECEPTION







MEDICAL OFFICE IMPROVEMENTS









