

# VIEW POINTE BUSINESS PARK

SUITE 100 | 1880 W. JUDITH LANE | BOISE, ID 83705



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## HIGHLIGHTS



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

<b>Lease Term:</b>	3+ Years	<b>Submarket:</b>	Southwest Boise
<b>Zoning:</b>	MX-3	<b>Bldg Size:</b>	13,233
<b>Year Built:</b>	2005	<b>Parking:</b>	4/1,000

## DETAILS



## CONTACT





# FLOOR PLAN

## View Pointe Business Park

1880 W Judith Ln





FRONT DESK/RECEPTION





**TOK**  
COMMERCIAL

## MEDICAL OFFICE IMPROVEMENTS





TERRY DAY PARK

**SITE**

FEDERAL WAY

W OVERLAND RD



