

FOR PRESALE/PRELEASE

Office & Commercial Flex Space

The Square at Hartley

MIDDLETON, ID 83644



MIDDLETON OFFICE & WAREHOUSE UNITS FOR PRESALE OR PRELEASE



- New units range from 2,016 SF± to 2,288± SF and can be combined to suit up to 22,880 SF
- **Building A**—2-Story Professional Office (10 Units at 2,288± SF)
- **Building B**—Rear Load Commercial Flex Space (8 Units at 2,160± SF)
- **Building C**—Rear Load Commercial Flex Space (8 Units at 2,160± SF)
- **Building D**—Rear Load Commercial Flex Space (7 Units at 1,960± SF)

*Individual units may be combined for larger users as needed

** Units may be sold or leased

- Located just east of the I-84 interchange
- Located across from Forge International Charter School and the recently approved Carlton Meadow Subdivision
- In the path of development in a high demand area—Ideal Development or Long-Term Hold property
- Hartley Lane is proposed to be extended further south
- Ample Parking

OFFERING SUMMARY

SINGLE UNIT SIZES

SALE PRICE/UNIT

2,016± SF to 2,288± SF

From \$399,000

LEASE RATE/UNIT

LAND

From \$2,900/Month NNN

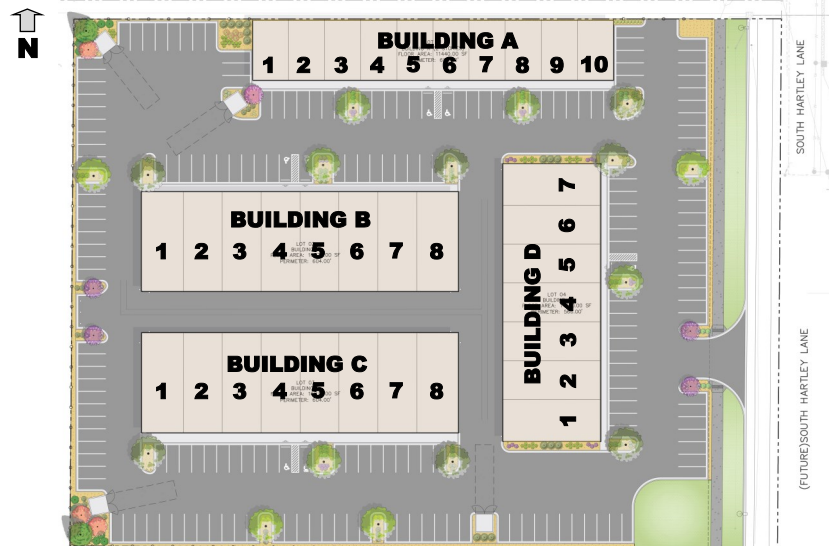
4.46± Acres

ZONING

ESTIMATED COMPLETION

C2

2025



KEN STARK



208.722.2400

ID LICENSE # : DB49181

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**NEW OFFICE &
COMMERCIAL
FLEX SPACE
DEVELOPMENT IN
MIDDLETON**

Building A Office	Total Main SF	Upper Floor SF	Total SF	Rent/ Month	Sale Price
Unit 1	1,144	1,144	2,288	\$3,000	\$479,000
Unit 2	1,144	1,144	2,288	\$3,000	\$449,000
Unit 3	1,144	1,144	2,288	\$3,000	\$449,000
Unit 4	1,144	1,144	2,288	\$3,000	\$449,000
Unit 5	1,144	1,144	2,288	\$3,000	\$449,000
Unit 6	1,144	1,144	2,288	\$3,000	\$449,000
Unit 7	1,144	1,144	2,288	\$3,000	\$449,000
Unit 8	1,144	1,144	2,288	\$3,000	\$449,000
Unit 9	1,144	1,144	2,288	\$3,000	\$449,000
Unit 10	1,144	1,144	2,288	\$3,000	\$479,000

Total 11,440 11,440 22,880

Building C	Total Main SF	Upper Floor SF	Total SF	Rent/ Month	Sale Price
Unit 1	2,160		2,160	\$3,200	\$439,000
Unit 2	2,016		2,016	\$2,900	\$399,000
Unit 3	2,016		2,016	\$2,900	\$399,000
Unit 4	2,016		2,016	\$2,900	\$399,000
Unit 5	2,016		2,016	\$2,900	\$399,000
Unit 6	2,016		2,016	\$2,900	\$399,000
Unit 7	2,016		2,016	\$2,900	\$399,000
Unit 8	2,160		2,160	\$3,200	\$439,000

Total 16,416

Building B	Total Main SF	Upper Floor SF	Total SF	Rent/ Month	Sale Price
Unit 1	2,160		2,160	\$3,200	\$439,000
Unit 2	2,016		2,016	\$2,900	\$399,000
Unit 3	2,016		2,016	\$2,900	\$399,000
Unit 4	2,016		2,016	\$2,900	\$399,000
Unit 5	2,016		2,016	\$2,900	\$399,000
Unit 6	2,016		2,016	\$2,900	\$399,000
Unit 7	2,016		2,016	\$2,900	\$399,000
Unit 8	2,160		2,160	\$3,200	\$439,000

Total 16,416

Building D	Total Main SF	Upper Floor SF	Total SF	Rent/ Month	Sale Price
Unit 1	2,100		2,100	\$3,100	\$449,000
Unit 2	1,960		1,960	\$2,700	\$429,000
Unit 3	1,960		1,960	\$2,700	\$429,000
Unit 4	1,960		1,960	\$2,700	\$429,000
Unit 5	1,960		1,960	\$2,700	\$429,000
Unit 6	1,960		1,960	\$2,700	\$429,000
Unit 7	2,100		2,100	\$3,100	\$449,000

Total 14,000

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208.722.2400

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Office: 208-722-2400



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3100 Lake Harbor Drive, Suite 166, Boise, Idaho 83703

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NEW OFFICE & COMMERCIAL FLEX SPACE DEVELOPMENT IN MIDDLETON



- 2.8 Miles to I-84
- 1.7 Miles to West Valley Medical Group
- 1.7 Miles to Ridley's Family Market
- .9 Miles to Middleton Middle School
- .5 Miles to Middleton City Hall
- Average traffic on Hwy 44 of 12,500 Vehicles/Day



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**NEW OFFICE &
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DEVELOPMENT IN
MIDDLETON**

The future home of...

**Professional Offices - Dance/Music Studios
Showrooms/Warehouse - Fitness Training
Centers -Other Community
Based Businesses**

Available FOR SALE or LEASE

Future Surrounding Developments Include:

- New Forge High School across the street to the East (Beginning Fall 2023)
- Multiple Commercial Developments to the North at the Corner of Hartley & Hwy 44 (Beginning Fall 2023)
- Toll Brothers Residential Development to the East- Carlton Meadows (Currently Being Built)



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