

5004 N LINDER RD

LONG-TERM MEDICAL OFFICE INVESTMENT OPPORTUNITY

NNN LEASED, MEDICAL OFFICE | MERIDIAN, ID 83646



UPDATED TERMS: 2% ANNUAL RENT INCREASES

TOK COMMERCIAL
REAL ESTATE

SALE PRICE **\$3,500,000**

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THE OFFERING

TOK Commercial is pleased to present the offering of 5004 N. Linder Road in Meridian, Idaho. This 4,995 SF medical office building, constructed in 2014, is situated on 0.64 acres within the highly flexible CG (General Commercial) zoning district. Purpose-built for orthodontic use, the facility features modern finishes, landscaped grounds, permeable paver parking, and excellent visibility along N. Linder Road with 14,977 vehicles per day.

The property is 100% leased on a NNN basis to beBright, operated by Kelson Orthodontics, a trusted and well-established practice backed by the beBright family of companies. The lease includes 2% annual rent increases per the side agreement with the seller, who is also responsible for repairs and maintenance items through the initial term. Offered at \$3,500,000, the investment reflects a 6.0% cap rate and delivers reliable, long-term income secured by an essential healthcare tenant.

Located in Meridian—one of the fastest-growing cities in the U.S.—the property benefits from strong surrounding demographics and sustained demand for medical services. With stable cash flow, quality construction, and maximum zoning flexibility, 5004 N. Linder Road represents a rare opportunity to acquire a turn-key medical office investment in one of Idaho's most dynamic growth corridors.

4,995 SF

BUILDING SIZE

0.637 ACRES

LOT SIZE

2014

YEAR BUILT

100% LEASED

SINGLE-TENANT BUILDING

NNN

LEASE TYPE

CG

ZONING

MEDICAL

PROPERTY TYPE

\$3,500,000

LIST PRICE

\$700.70/SF

PRICE/SF

\$209,750

NOI

6.0%

CAP RATE



THE HIGHLIGHTS

LONG-TERM TENANT STABILITY

100% NNN-LEASED TO BEBRIGHT AND PROFESSIONALLY OPERATED BY KELSON ORTHODONTICS, A TRUSTED AND WELL-ESTABLISHED ORTHODONTIC PRACTICE.

MODERN MEDICAL OFFICE FACILITY

4,995 SF BUILDING CONSTRUCTED IN 2014 WITH HIGH-QUALITY FINISHES, PURPOSE-BUILT FOR ORTHODONTIC USE. DESIGNED WITH CONTEMPORARY ARCHITECTURE, PERMEABLE PAVER PARKING, AND LANDSCAPED GROUNDS.

AMPLE PARKING & VISIBILITY

SITUATED ON A 0.64-ACRE SITE WITH ABUNDANT SURFACE PARKING AND STRONG EXPOSURE ALONG N LINDER ROAD.

RAPIDLY GROWING MARKET

LOCATED IN MERIDIAN—ONE OF THE FASTEST-GROWING CITIES IN THE U.S., WITH POPULATION GROWTH OF 56% FROM 2010–2020. EXPANDING DEMOGRAPHICS SUPPORT ONGOING DEMAND FOR HEALTHCARE SERVICES.

FLEXIBLE ZONING

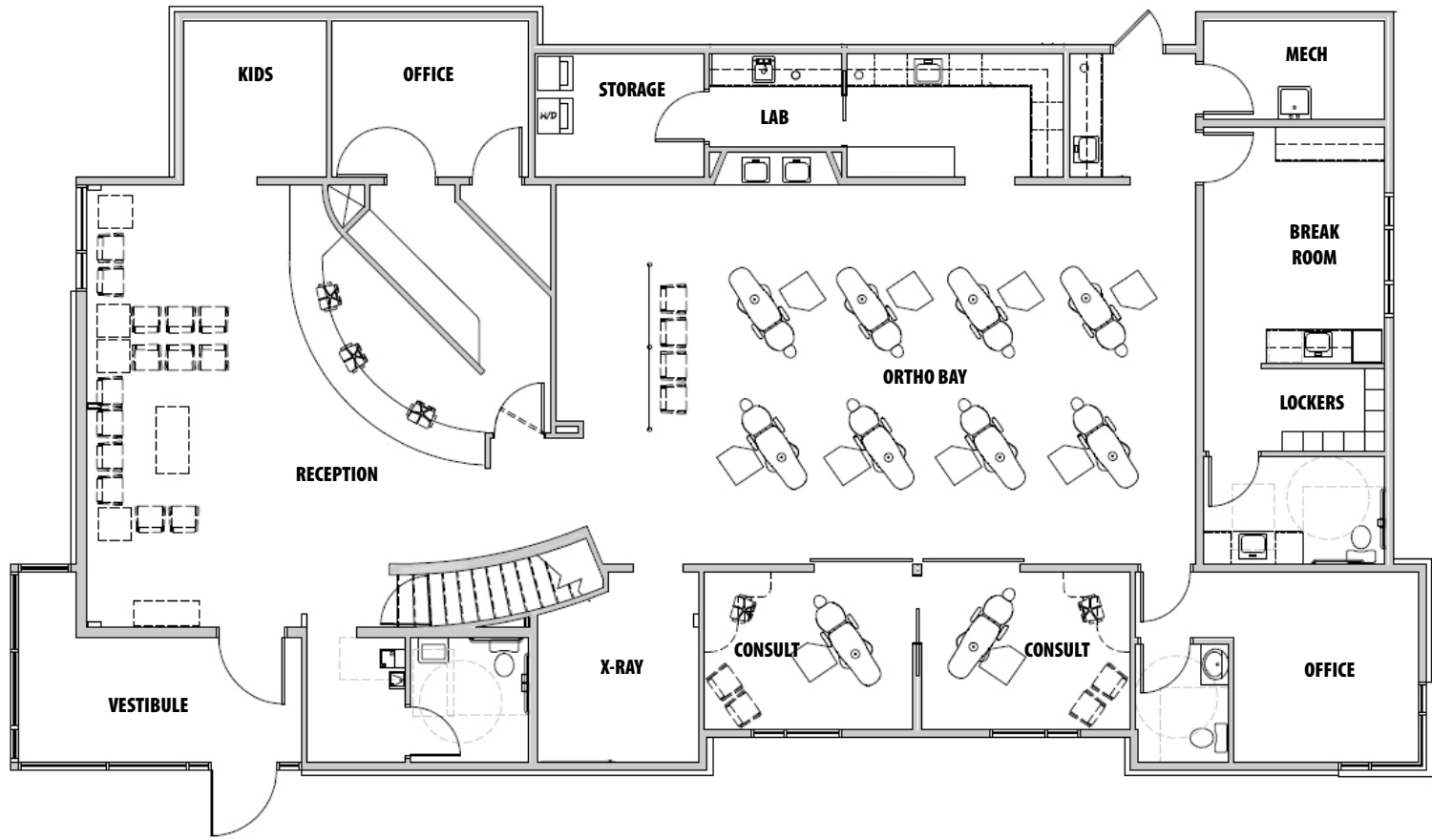
SITUATED ON 0.64 ACRES AND ZONED CG (GENERAL COMMERCIAL), ALLOWING FOR A WIDE RANGE OF COMMERCIAL USES.

NNN LEASE STRUCTURE

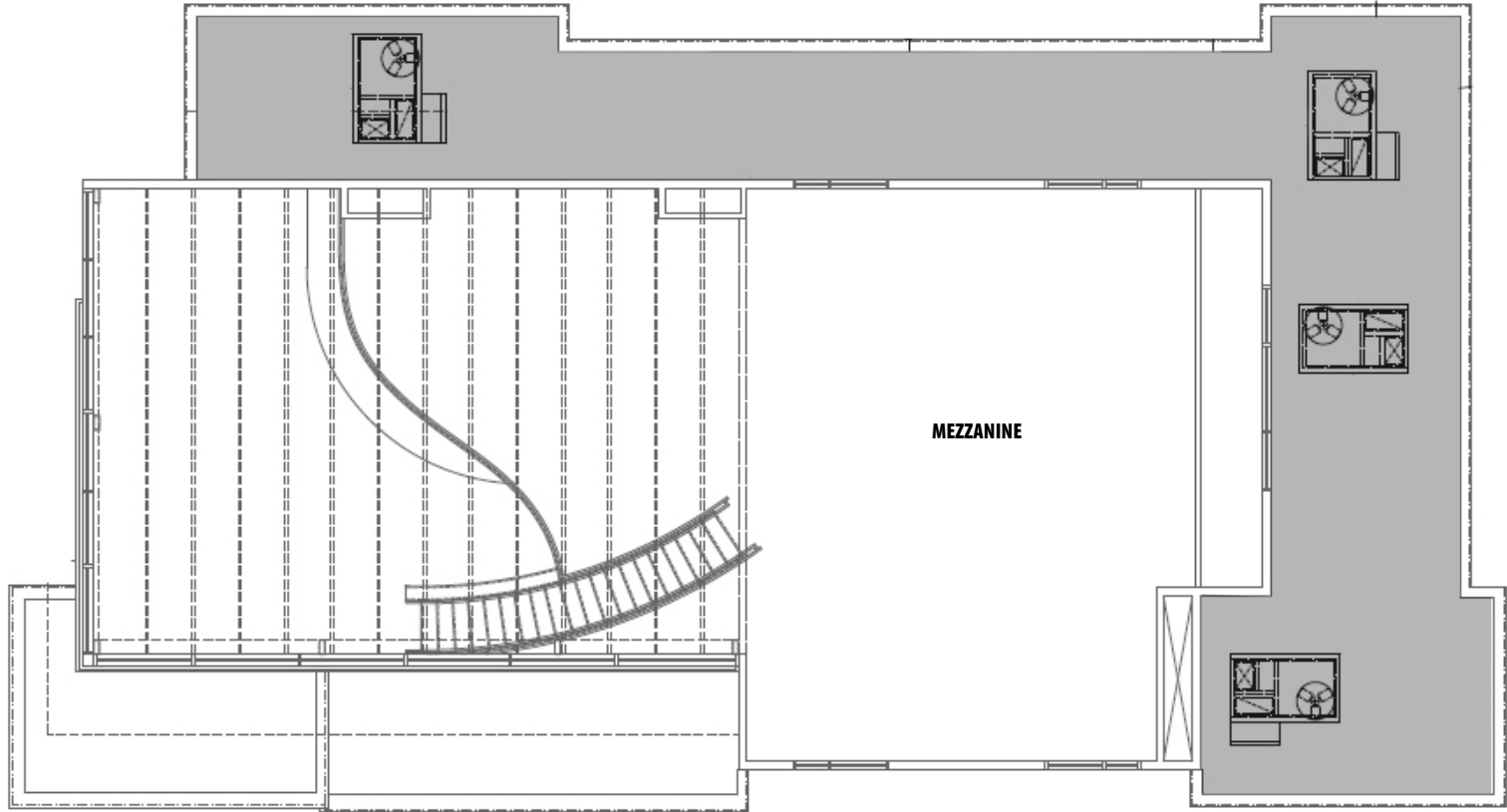
PASSIVE, TURN-KEY MEDICAL OFFICE INVESTMENT DELIVERING STABLE AND RELIABLE CASH FLOW, SECURED BY KELSON ORTHODONTICS—AN ESSENTIAL SERVICE TENANT WITHIN THE [BEBRIGHT](#) FAMILY OF COMPANIES.



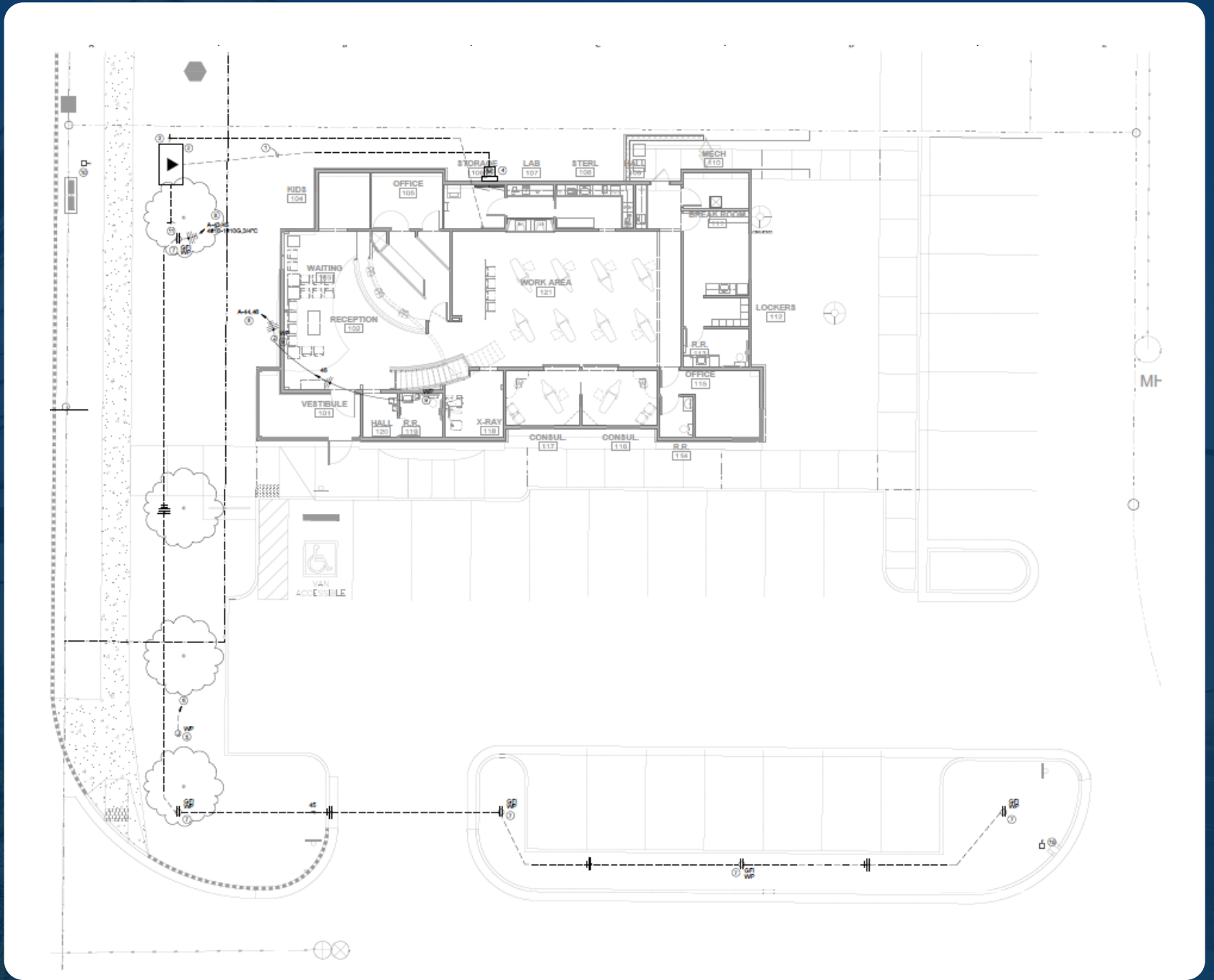
FLOOR PLAN



FLOOR PLAN



SITE PLAN



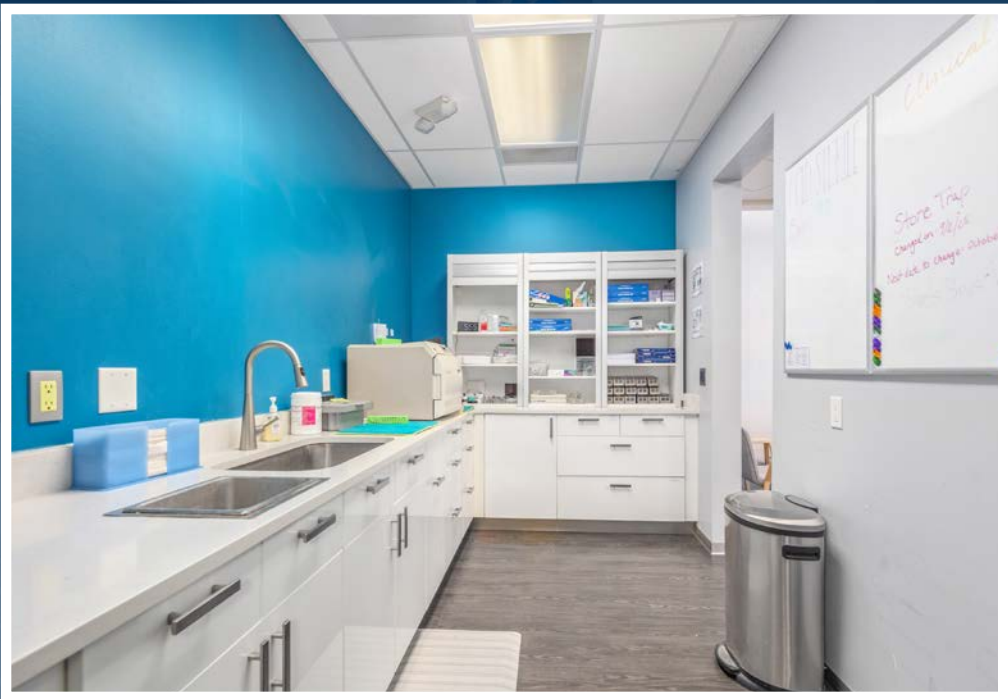
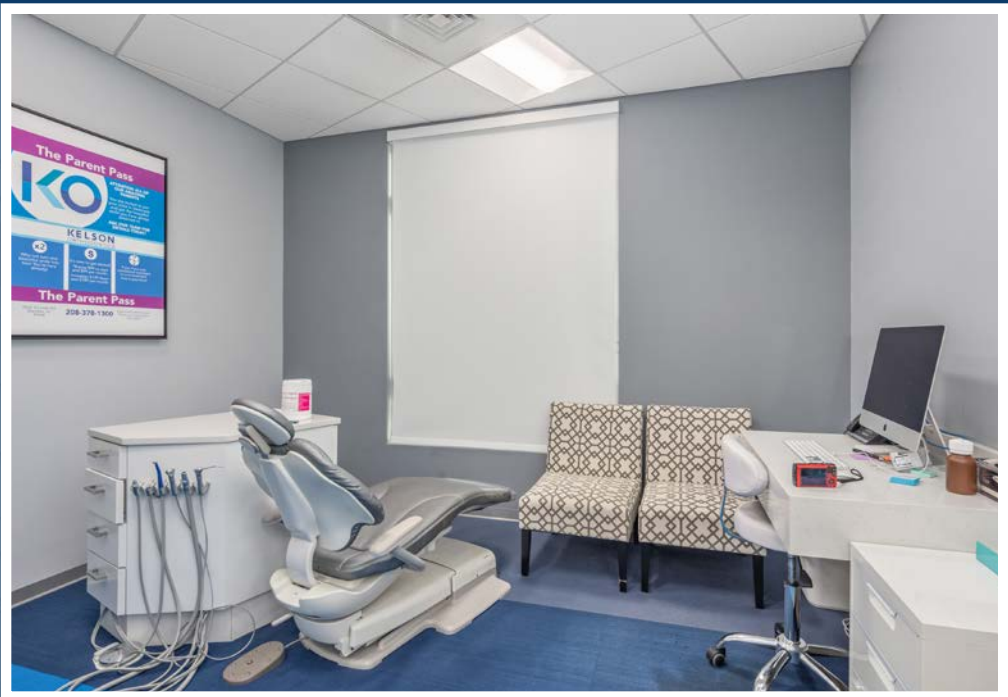


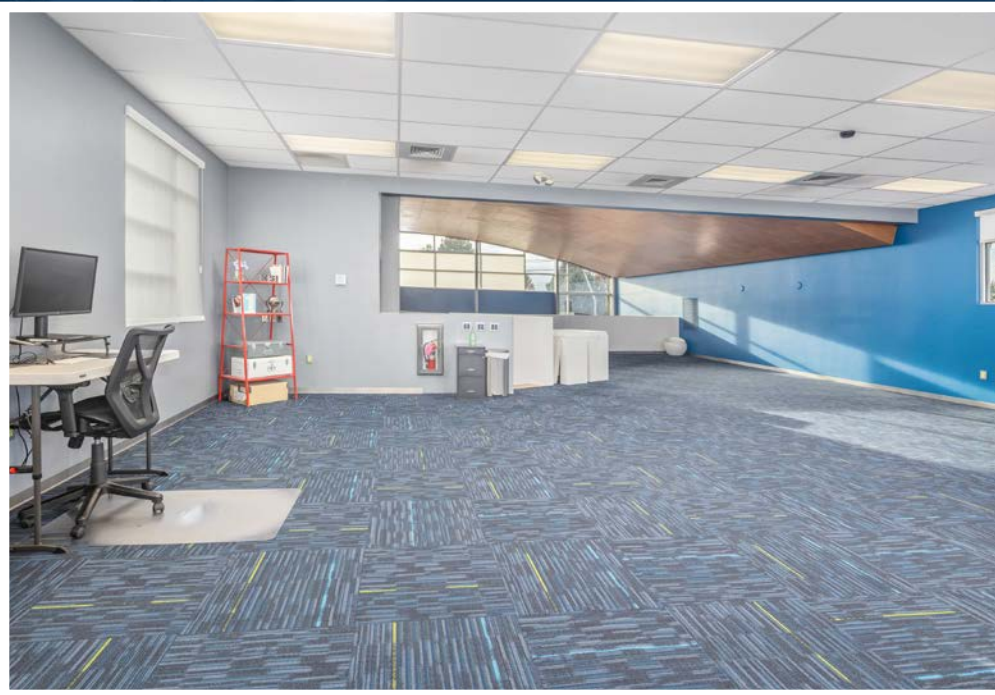
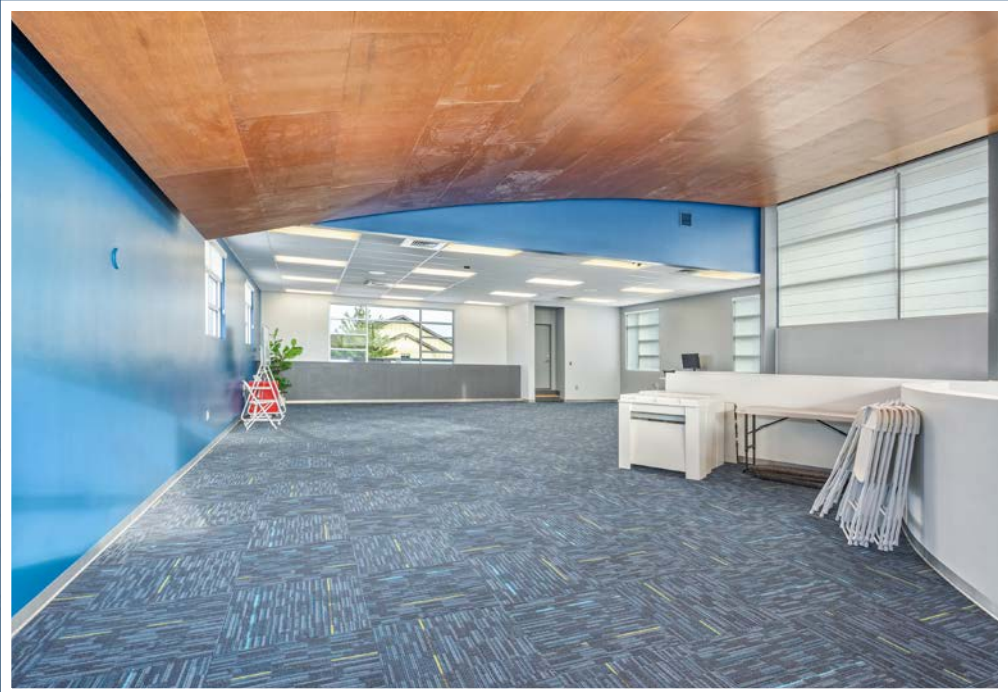
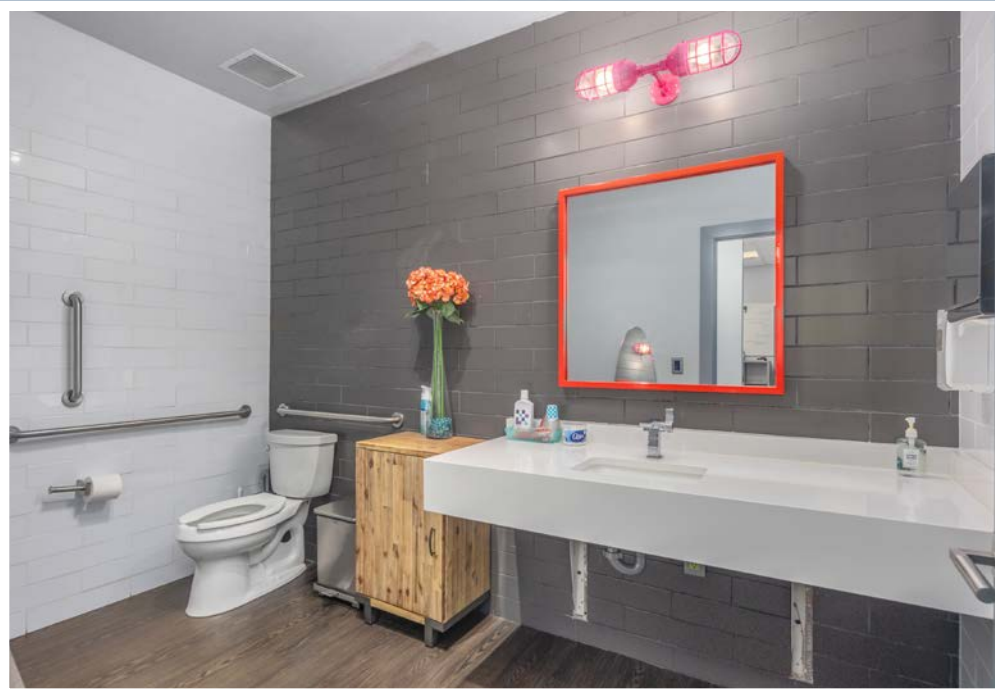
[7] 5004 N LINDER

UPDATED: 4.3.2026

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beBright.

beBright is a privately backed dental and orthodontic group formed in 2023 through the combination of several leading pediatric dentistry and orthodontic practices. Headquartered in Minnetonka, Minnesota, the company operates roughly 40 locations across multiple states, employing more than 65 providers and 600 team members who collectively serve over 500,000 patients each year. beBright's business model integrates pediatric dentistry and orthodontics under one organization while maintaining clinical autonomy for its partner practices. The company provides centralized support for marketing, HR, finance, IT, compliance, and operations, allowing its practices to focus on patient care while benefiting from efficiencies of scale.

Backed by InTandem Capital Partners, a private equity firm focused on healthcare growth platforms, beBright is positioned for disciplined expansion and long-term sustainability. The company's dual-specialty focus and centralized infrastructure enable steady revenue and operational efficiency, while its patient satisfaction—reflected in more than 13,000 positive reviews—underscores strong brand trust and retention. For investors, beBright represents a stable healthcare tenant with recurring demand tied to essential pediatric and orthodontic services. Although the organization is relatively young, its scale, professional management, and financial backing provide a strong foundation for growth and tenant reliability.

[LEARN MORE](#)



OPERATED BY

KO | **KELSON**
ORTHODONTICS

[LEARN MORE](#)



Kelson Orthodontics is a respected orthodontic provider in the Boise–Meridian community, founded by Dr. Chris Kelson. Known for its professionalism and patient-centered care, the practice offers a full range of services, including Invisalign and accelerated treatments, serving patients of all ages. Its strong reputation, loyal patient base, and community involvement make it a trusted local brand. As a tenant, Kelson Orthodontics provides long-term stability, a modern facility, and an essential healthcare service—making it a reliable and attractive investment.

FINANCIAL OVERVIEW



[CLICK HERE TO ACCESS](#) 

ZONING INFORMATION

C-G

The C-G zoning district in Meridian, Idaho—short for General Retail and Service Commercial—represents the city’s most flexible and high-intensity commercial zone. Strategically located along major corridors and intersections, C-G parcels are designated for regional-scale commercial developments including retail centers, offices, restaurants, hotels, and even light industrial or tech/flex space.

This zoning offers an incredibly wide range of permitted uses, from shopping centers and drive-thru restaurants to medical clinics, entertainment venues, auto dealerships, and professional offices. Its broad allowances also include accessory uses like outdoor food trucks and limited storage, making the space adaptable to many commercial concepts. For developers and investors, C-G provides streamlined entitlements, reducing the need for rezoning or complex hearings—most typical uses are already pre-approved.

The C-G district is also backed by solid infrastructure, robust design standards, and high visibility, especially in fast-growing corridors like Eagle Road or near I-84. Whether your buyer is a national retailer, a hotel group, a medical user, or an office developer, a C-G parcel offers the flexibility to meet changing market needs—a rare and valuable attribute in today’s market.

MAXIMUM FLEXIBILITY FOR DEVELOPMENT

HIGH VISIBILITY AND PRIME LOCATION

STRONG MARKET DEMAND FOR INVESTMENT SECURITY

LEARN MORE 

ROCKY MOUNTAIN
HIGH SCHOOL

DUTCH BROS
Cafe

GYRO
SHACK

5004 N LINDER
4,589 SF

14,977 VPD

N LINDER RD

EXCELLENT CLOSE-IN LOCATION

[14] 5004 N LINDER

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SAWTOOTH
MIDDLE SCHOOL

N LINDER RD

29,054 VPD

W MCMILLAN RD

Walgreens

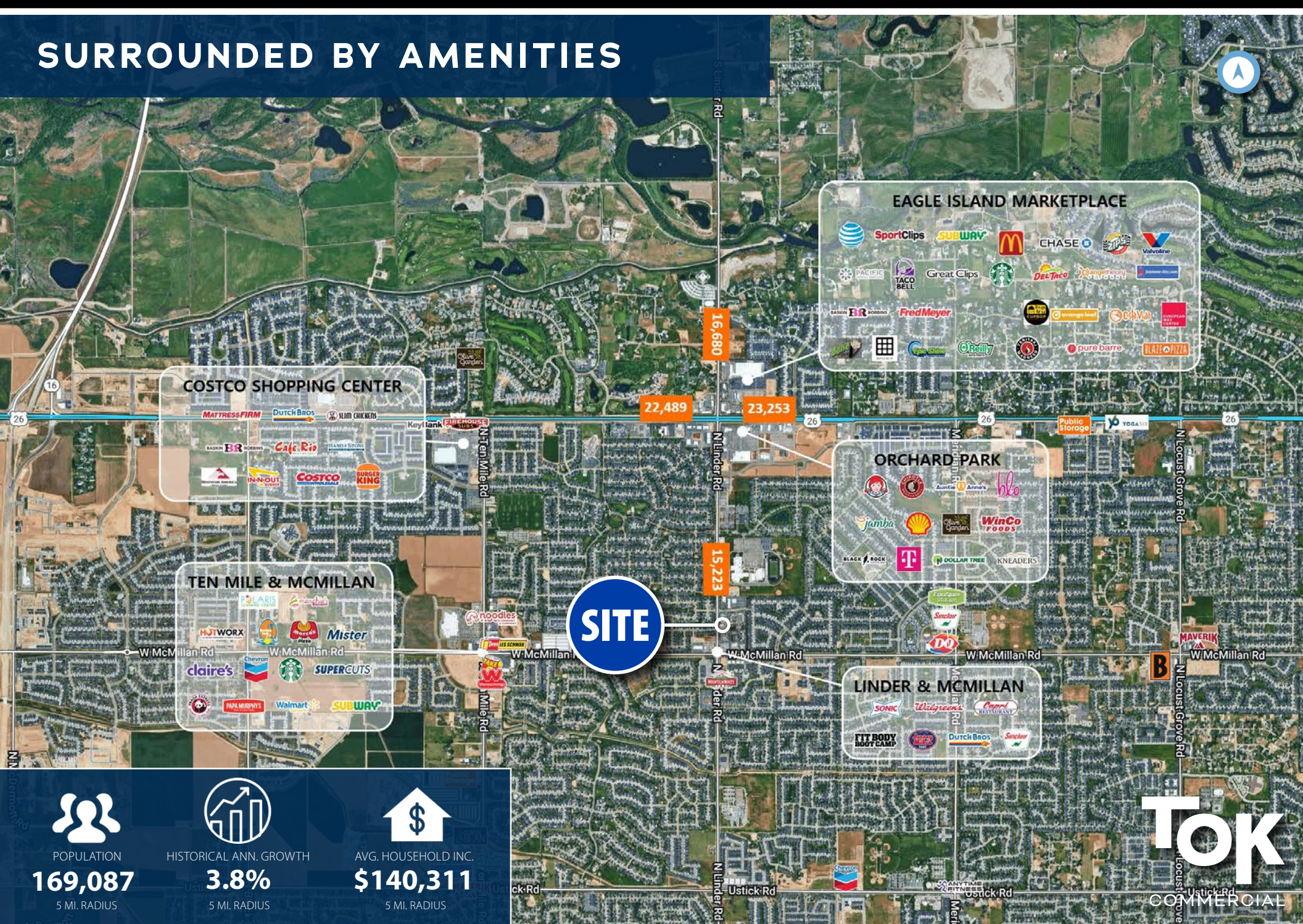
SONIC

5004 N LINDER
4,589 SF

JOHNNY
BRONX
PIZZA CO.

EASY ACCESS FROM MAIN ARTERIALS

SURROUNDED BY AMENITIES



COSTCO SHOPPING CENTER

MATTRESS FIRM, Dutch Bros, SLIM CHICKENS, KeyBank, FIREHOUS, BASKIN BR BROS, Cafe Rio, HANNA & SOTO, IN-N-OUT, Costco, BURGER KING

TEN MILE & MCMILLAN

HOTWORX, POLARIS, Mister, W McMillan Rd, claire's, Chevron, Starbucks, SUPERCUTS, PAPA MURPHY'S, Walmart, SUBWAY

EAGLE ISLAND MARKETPLACE

AT&T, SportClips, SUBWAY, McDonald's, CHASE, Valvoline, PACIFIC, TACO BELL, Great Clips, Starbucks, DEL-TACO, Orange Tree, Public Storage, YOGA, BASKIN BR BROS, Fred Meyer, O'Reilly, pure barre, BLAZE PIZZA

ORCHARD PARK

Jamba, Shell, Auntie Anne's, blo, WinCo FOODS, BLACK & ROCK, T, DOLLAR TREE, KNEADERS

LINDER & MCMILLAN

SONIC, Walgreens, Capri RESTAURANT, FIT BODY BOOTCAMP, Dutch Bros, Sinclair

POPULATION **169,087**
5 MI. RADIUS

HISTORICAL ANN. GROWTH **3.8%**
5 MI. RADIUS

AVG. HOUSEHOLD INC. **\$140,311**
5 MI. RADIUS

TOK
COMMERCIAL

[16] 5004 N LINDER

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CENTRALLY LOCATED



SITE

11 MINUTES / 4.9 MILES
Franklin TO I-84

TOK
COMMERCIAL

BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME

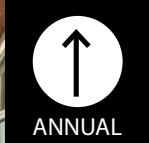


3.6%

UNEMPLOYMENT
RATE

MARKET SNAPSHOT

THROUGH DECEMBER 2025

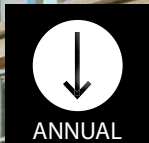


ANNUAL



QUARTERLY

383,000 SQ. FEET
NET ABSORPTION

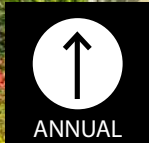


ANNUAL



QUARTERLY

9.8%
MULTITENANT VACANCY



ANNUAL

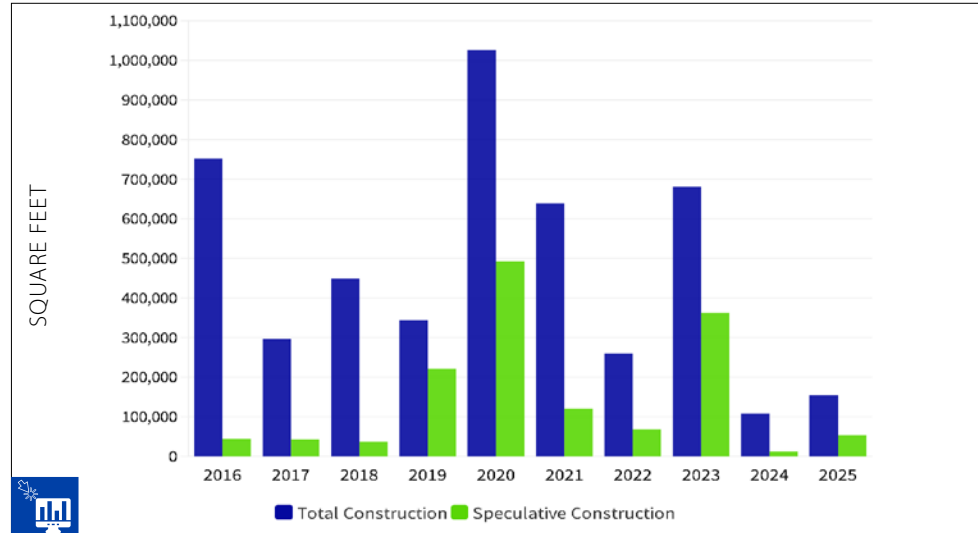


QUARTERLY

\$22.00
AVERAGE FLSV LEASE RATE (ANNUALLY)

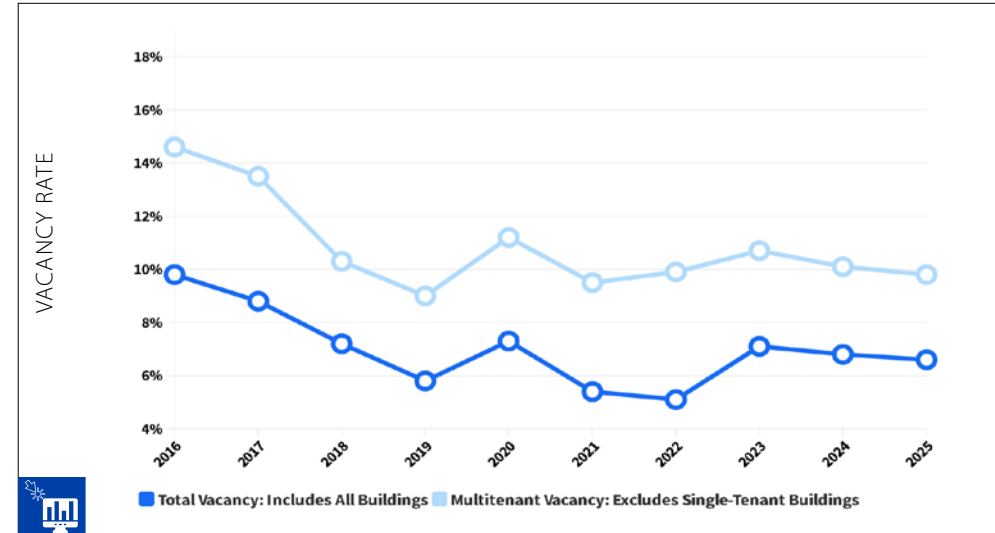
CONSTRUCTION TRENDS

154,000 SQUARE FEET of new construction DELIVERED in 2025.
34% of the total construction was SPECULATIVE SPACE, totaling 53,000 SQUARE FEET.



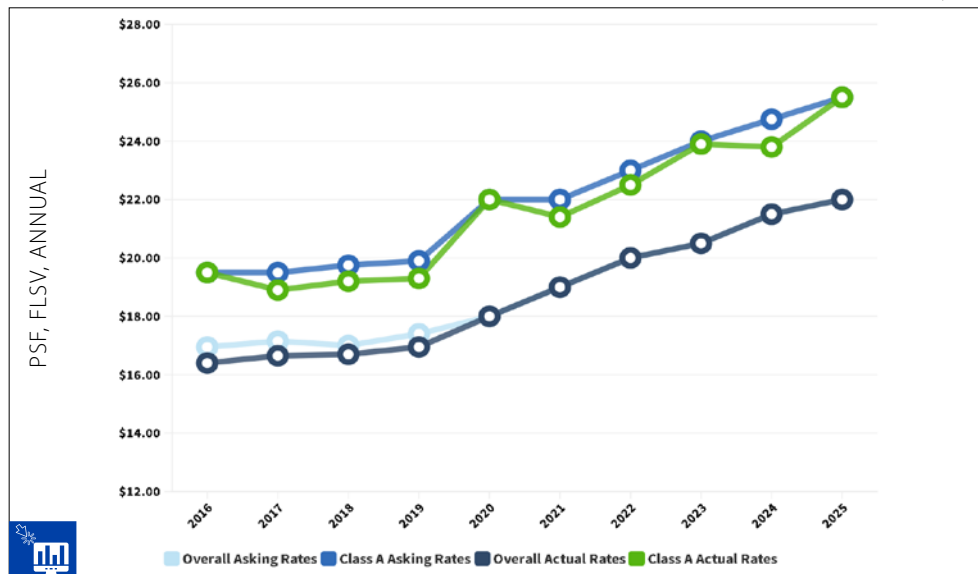
VACANCY TRENDS

TOTAL VACANCY decreased from 6.8% in 2024 to 6.6% at the end of 2025.
Vacancy in MULTITENANT BUILDINGS decreased from 10.1% to 9.8% over the past 12 months.



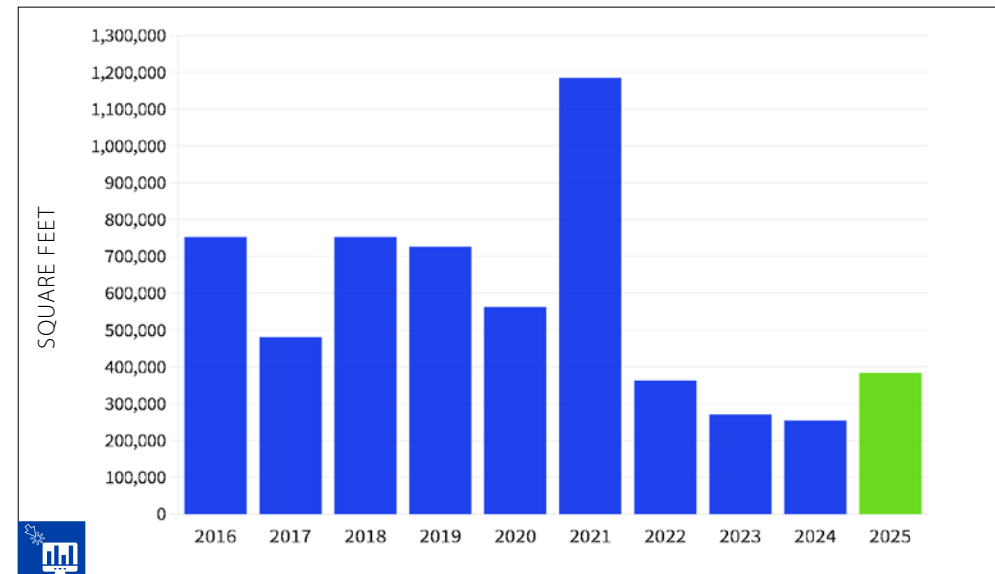
LEASE RATES TRENDS

CLASS A LEASE RATES are at or above \$23.00 per square foot in ALL SUBMARKETS.
Overall and Class A rates hit RECORD HIGHS OF \$22.00 & \$25.50 per square foot, respectively.



NET ABSORPTION

NET ABSORPTION was UP 50% from 2024 totaling 383,000 SQUARE FEET.
DOWNTOWN BOISE net absorption INCREASED 32% year over year.



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