



AMERICANA WEST

703 S. AMERICANA BLVD, BOISE, ID 83702

MEDICAL OFFICE SPACE FOR LEASE

LEASE DETAILS

SUBMARKET	Downtown	FLOORS	1
PROPERTY TYPE	Office/Medical	PARKING	5:1000
QUALITY	Class A	LEASE TYPE	NNN
BLDG SIZE	32,252 SF	EST NNN/YR	\$7.56/SF

AVAILABLE SPACE

SPACE	SIZE	RATE	AVAILABLE
Suite 120	14,227 RSF	\$23.00/SF, NNN	Immediately
Suite 130	4,557 RSF	\$23.00/SF, NNN	01/2025
Suite 140	2,993 RSF	\$23.00/SF, NNN	Immediately
Suite 150	9,887 RSF	\$23.00/SF, NNN	06/2025

PROPERTY HIGHLIGHTS

- Multi-tenant medical office building.
- Generous parking (200 spaces) 5/1000 SF.
- Building and monument signage available.
- Great downtown location right off the Connector.
- Quick access to the Boise Greenbelt biking and walking trails.
- Opportunity to occupy the entire building by 2025 in a phased approach.

CONTACT AGENTS FOR SHOWING

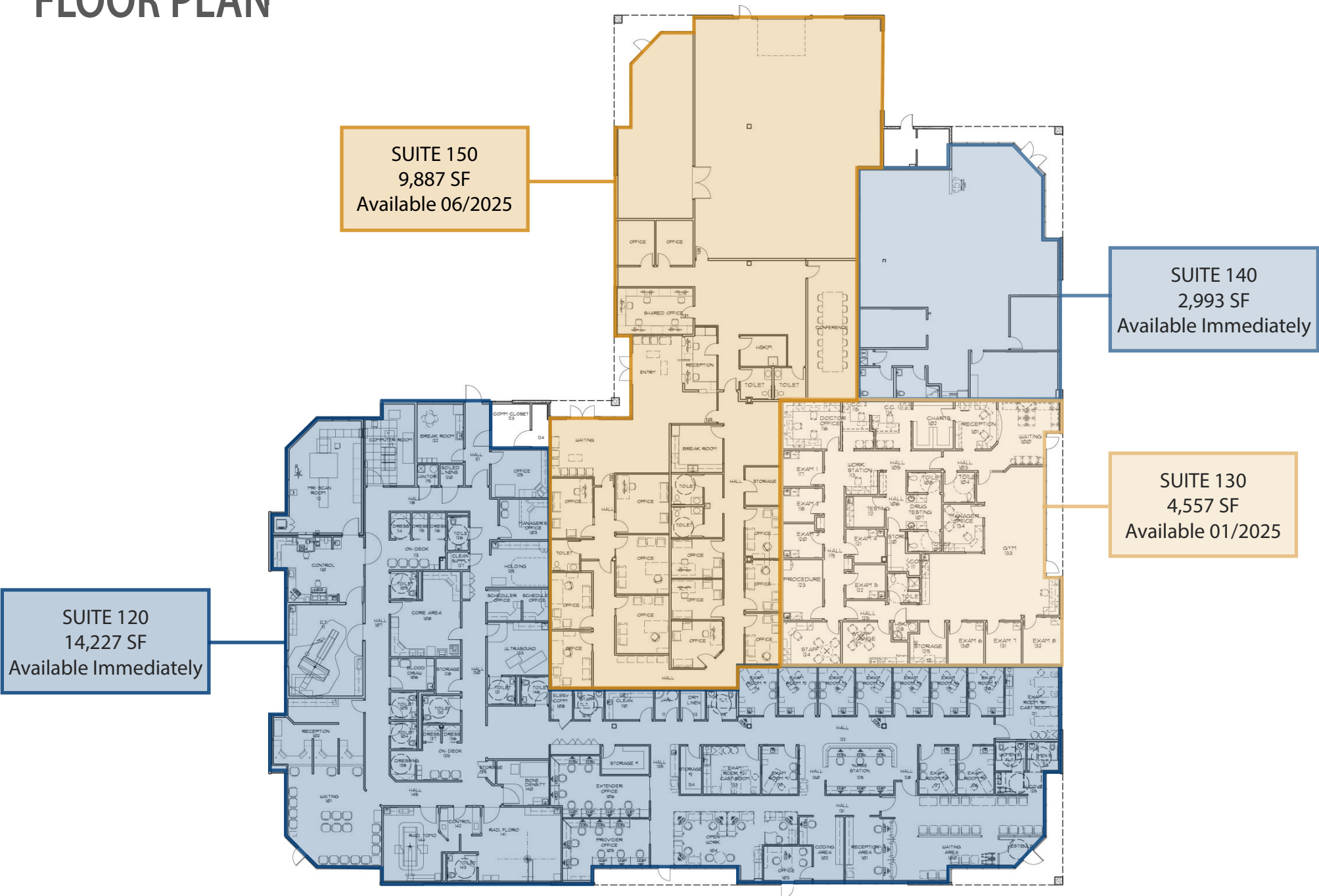


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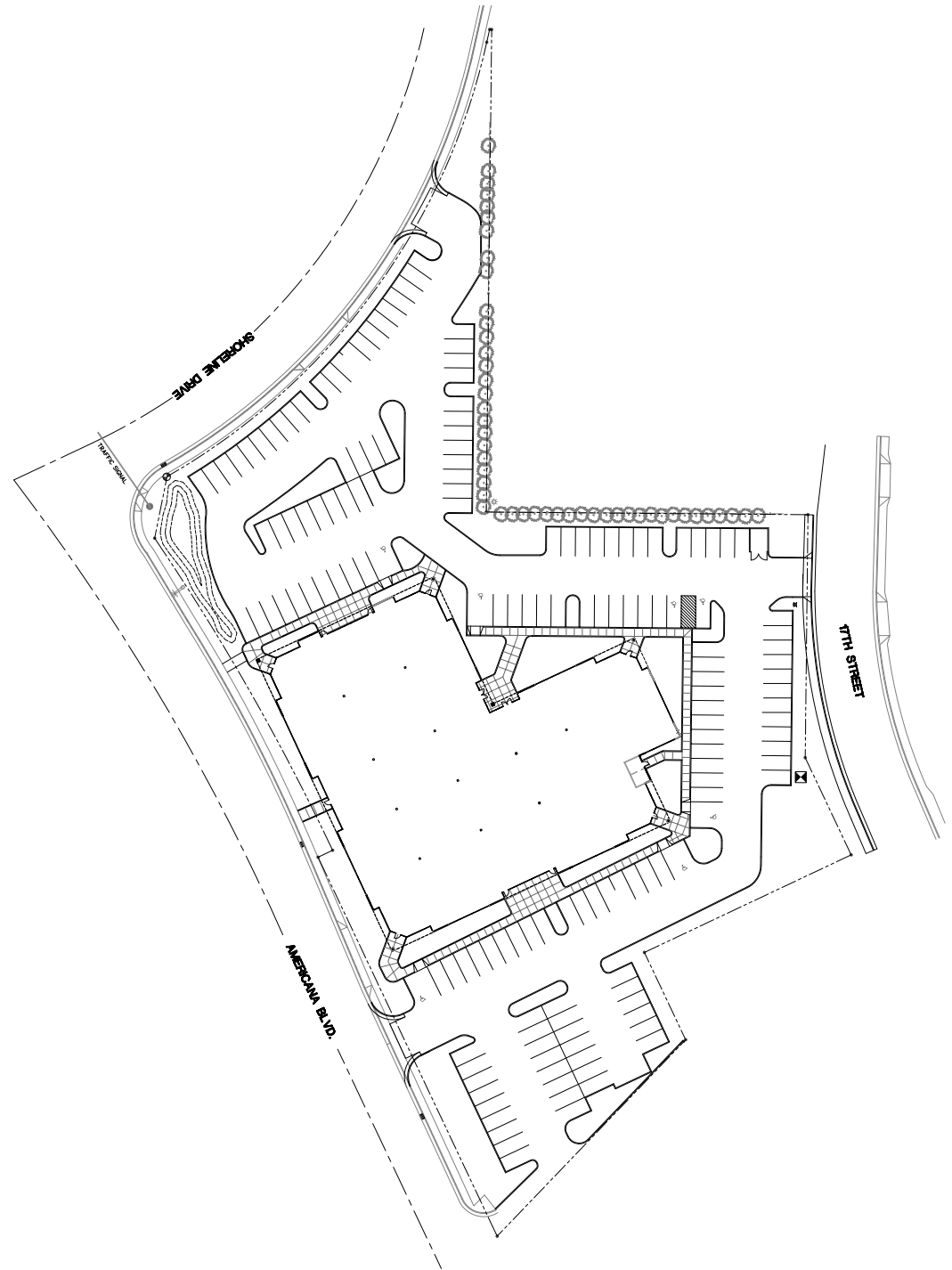
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FLOOR PLAN



SITE PLAN





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UPDATED: 7.9.2024

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SITE

AMERICANA BLVD



SITE

**DOWNTOWN
BOISE**

**ANN
MORRISON
PARK**

MYRTLE ST

AMERICANA BLVD

S 15TH ST

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