

**FOR LEASE**

Office/Medical/Retail

**1619 N Whitley Drive**  
FRUITLAND, ID 83619

**STARK**  
ACCELERATORS  
COMMERCIAL REAL ESTATE

## NEWLY BUILT-OUT OFFICE/MEDICAL/RETAIL UNITS FOR LEASE

### PROPERTY DESCRIPTION

- Newly built out office/retail/medical units with private restroom in each unit
- Unit B is  $1,440 \pm$  SF & Unit C is  $723 \pm$  SF—Units can be combined to  $2,163 \pm$  SF
- Available soon
- Traffic count of 20,000 Vehicles per day

### PROPERTY HIGHLIGHTS

- Centrally located between Fruitland, Payette and Ontario
- 1/4 mile from St. Alphonsus Health Plaza, 1/2 mile from Walmart, and 1 mile from I-84
- Anchor Tenant is a Kids Dentistry & Orthodontics which sees 600+ patients monthly
- Excellent Signage Opportunity

### OFFERING SUMMARY

UNIT SF	APN
$723 \pm$ SF to $2,163 \pm$ SF	F3540003000M
PRICE/SF	LEASE TYPE
\$21/SF/Year	Full Service (Minus Janitorial)
ZONING	TOTAL BUILDING SF
C-Commercial General	$6,423 \pm$ SF



**JOHN OLSEN**



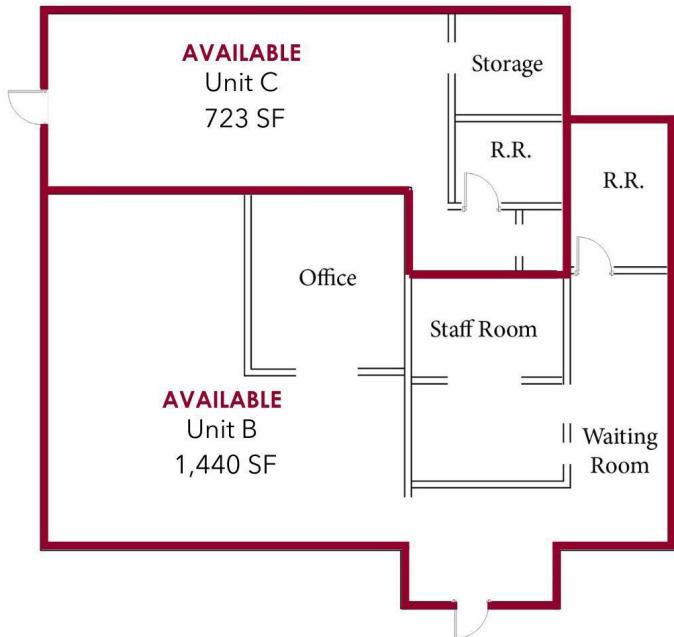
ID LICENSE # : SP44227

Office: 208.722.2400  
Cell: 208.870.0405

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- 3100 N Lake Harbor Ln, Suite 166, Boise, Idaho 83703

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