

MEDICAL/PROFESSIONAL OFFICE CONDOS FOR LEASE MEDICAL CONDOS FOR SALE OR LEASE

9205 & 9209 W. State St., Boise, ID 83714



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

9205 1ST FLOOR: \$18.00 SF/yr

9205 2ND FLOOR: \$12.00 SF/yr

9209 BLDG: \$18.00 SF/yr

LEASE TYPE: NNN

BUILDING DATA

YEAR BUILT: 2008

ZONING: C-2

LISTING DATA

9205 BLDG. SF: 1,602 SF - 3,204 SF

9209 BLDG SF: 1,446 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present the opportunity to lease these medical condos in the Northwest Boise/Eagle submarket. Two well-maintained medical condos, ideally situated on a bustling road, are now available for lease. Offering excellent visibility and flexible usage options beyond medical practices. 9209 is built-out with high end ortho finishes. 9205 has general dentistry on the ground floor and general office space on the second floor. All three units are available together or separate.

PROPERTY HIGHLIGHTS

- Excellent visibility with 41,501 VPD
- Located between Downtown Boise & Eagle
- Great co-tenancy with medical related users
- Excellent ample on-site parking
- Multiple units available

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
9205 1st Floor	1,602 SF	NNN	\$18.00 SF/yr
9205 2nd Floor	1,602 SF	NNN	\$12.00 SF/yr
9209	1,446 SF	NNN	\$18.00 SF/yr

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Aerial



Aerial



9209



9209



9205



9205

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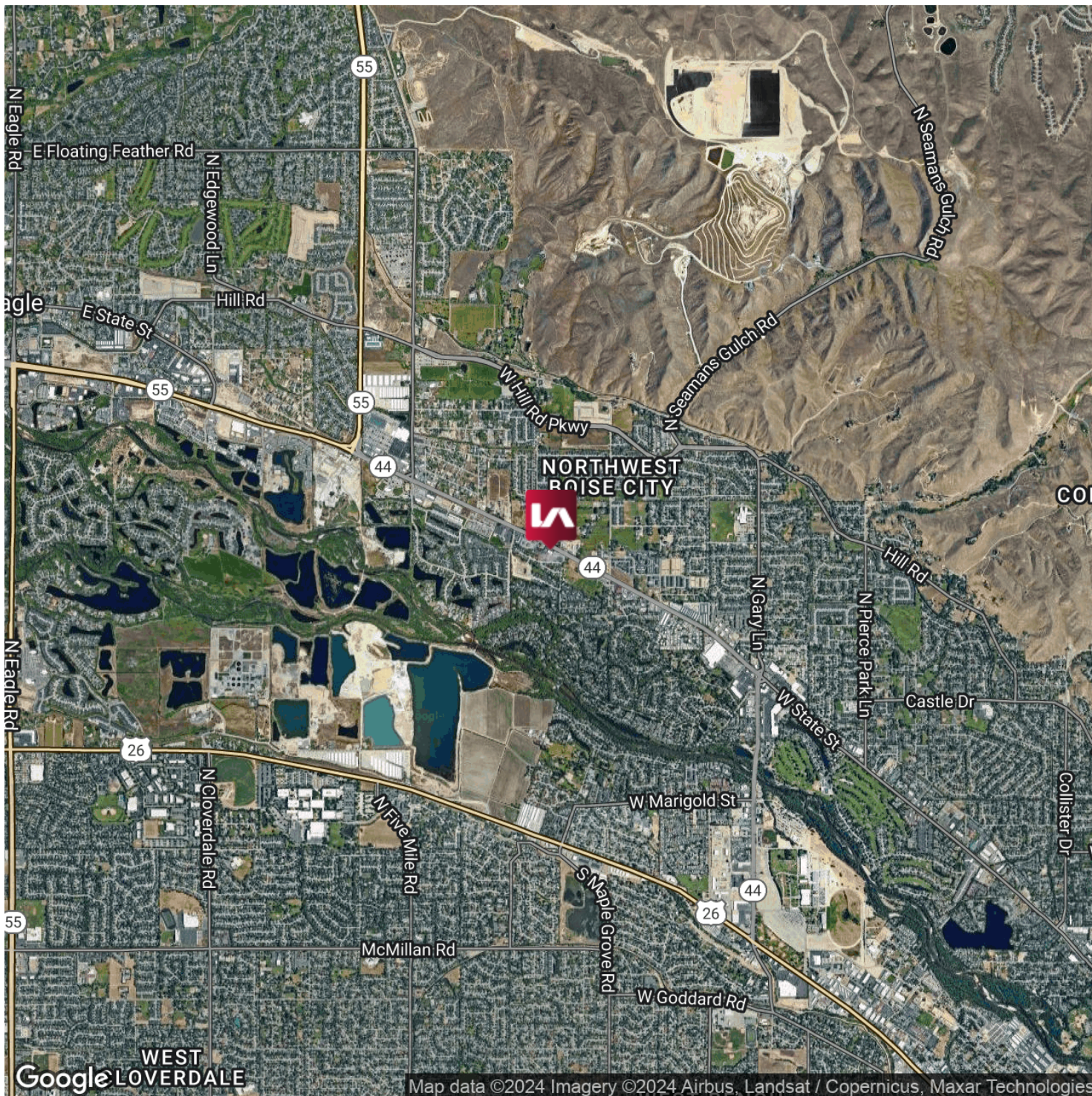
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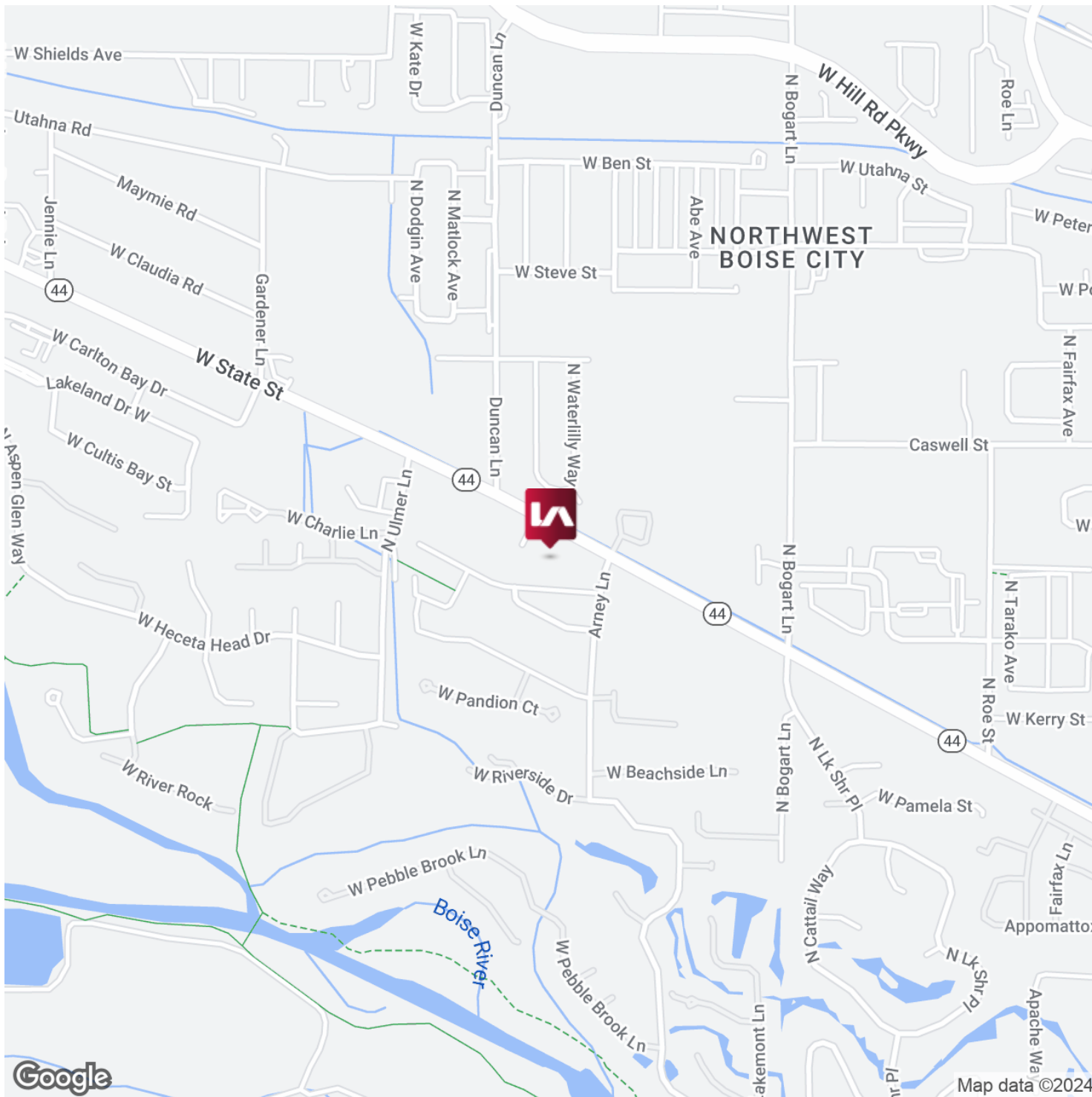
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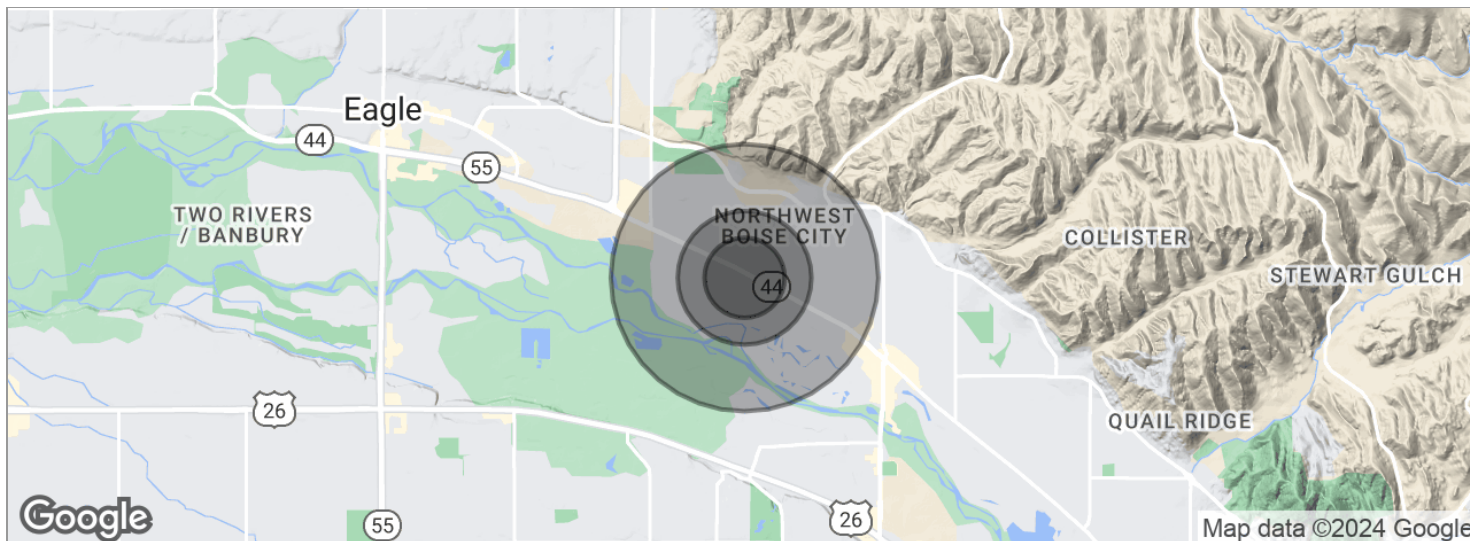
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	813	2,428	8,364
Median age	50	47	45
Median age (Male)	48	45	44
Median age (Female)	52	49	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	363	1,079	3,661
# of persons per HH	2.2	2.3	2.3
Average HH income	\$114,922	\$112,208	\$109,699
Average house value	\$624,609	\$608,369	\$586,086

* Demographic data derived from 2020 ACS - US Census

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