



## CONTACT

**DON CRAWFORD**

208.660.1207

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## HIGHLIGHTS

Class A Medical Office Space

Shared Reception, Breakroom and Restrooms

Suite 2: 3 Exam rooms, X-Ray Room

Suite 3: Open office with 6 cubicles

Combine Suite 2 & Suite 3 for 2,028 RSF

Great exposure, over 70 visitors per day from the other physical therapy tenant in the building.

## DETAILS

SPACE	SIZE	BASE RENT
Suite 2	1,078 RSF	\$3,500/Monthly
Suite 3	949 RSF	\$3,085/Monthly

<b>BLDG SIZE</b>	6,750 SF	<b>ZONING</b>	Commercial
<b>LOT SIZE</b>	.70 Acres	<b>LEASE TYPE</b>	NNN
<b>YEAR BUILT</b>	2023	<b>EST NNN'S</b>	\$5.18

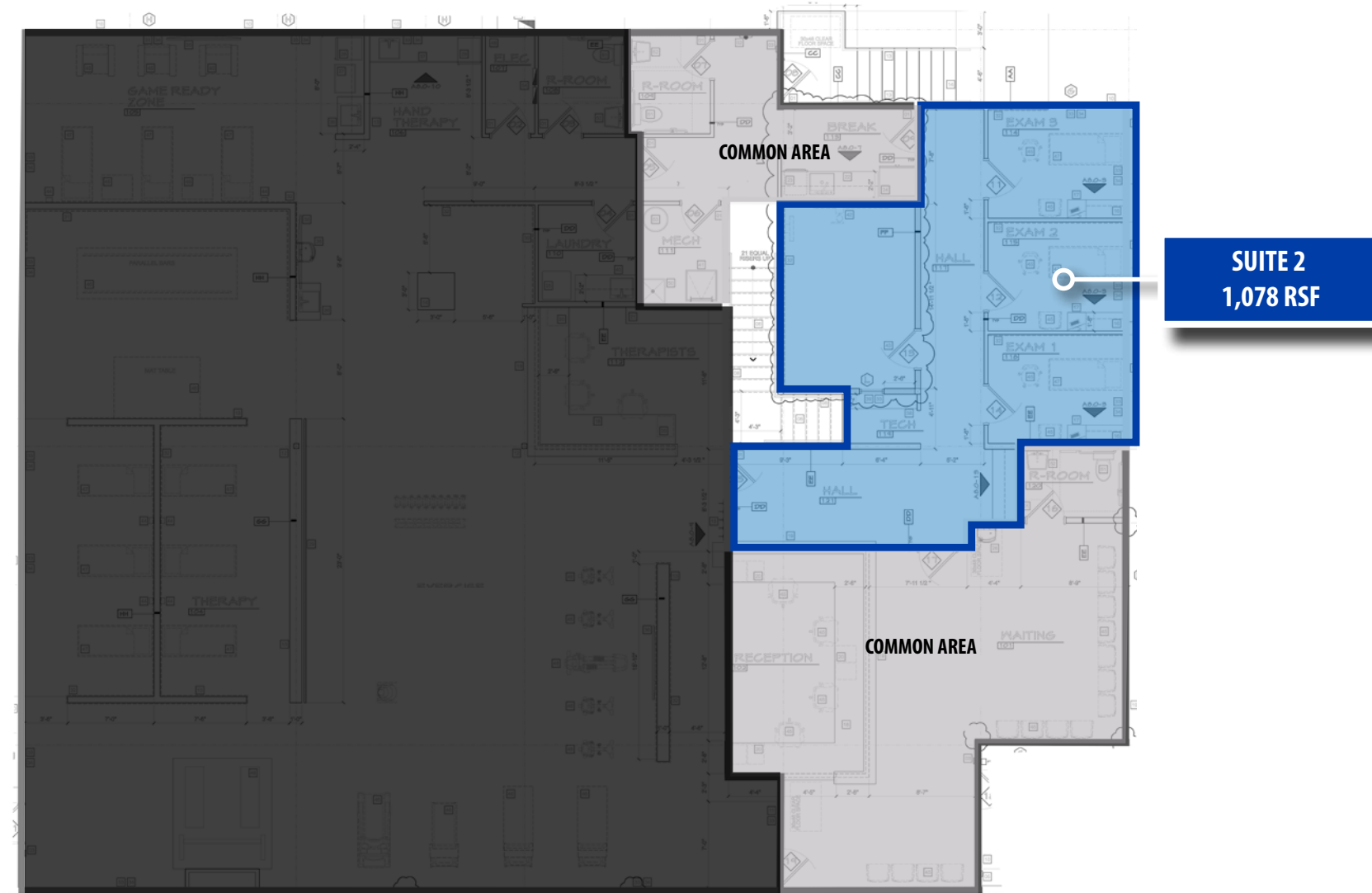
UPDATED: 6.2.2026

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# FLOOR PLAN

## MAIN FLOOR



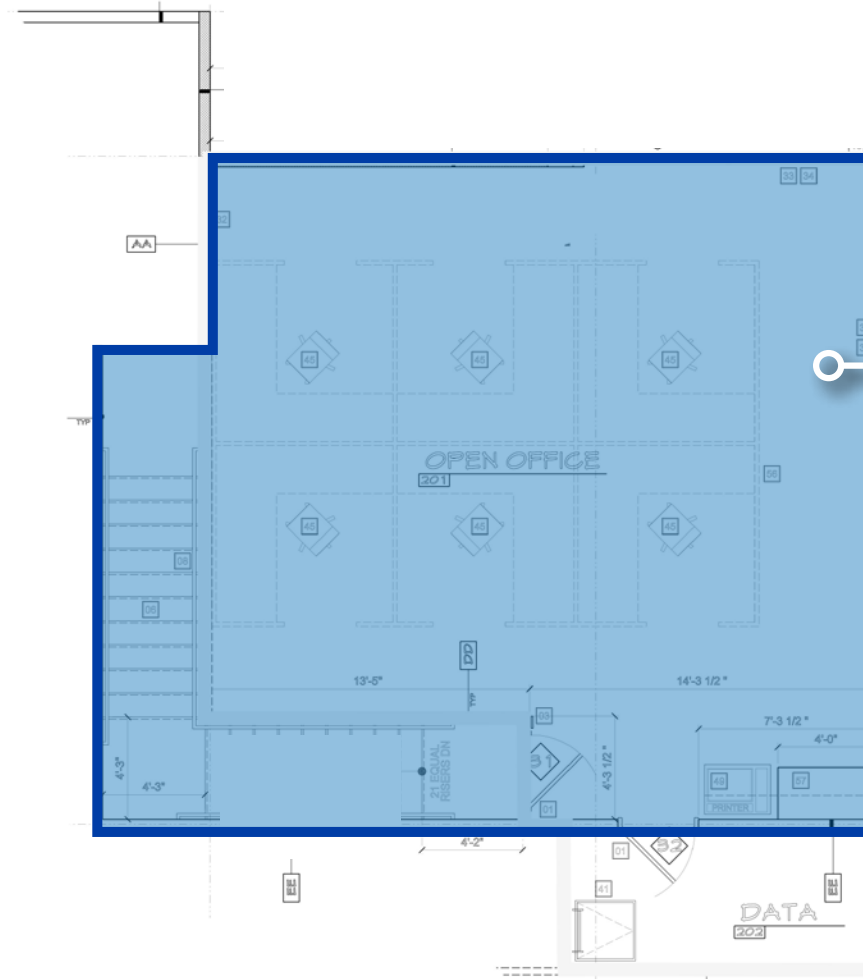
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# FLOOR PLAN

## UPPER LEVEL



**SUITE 3**  
**949 RSF**

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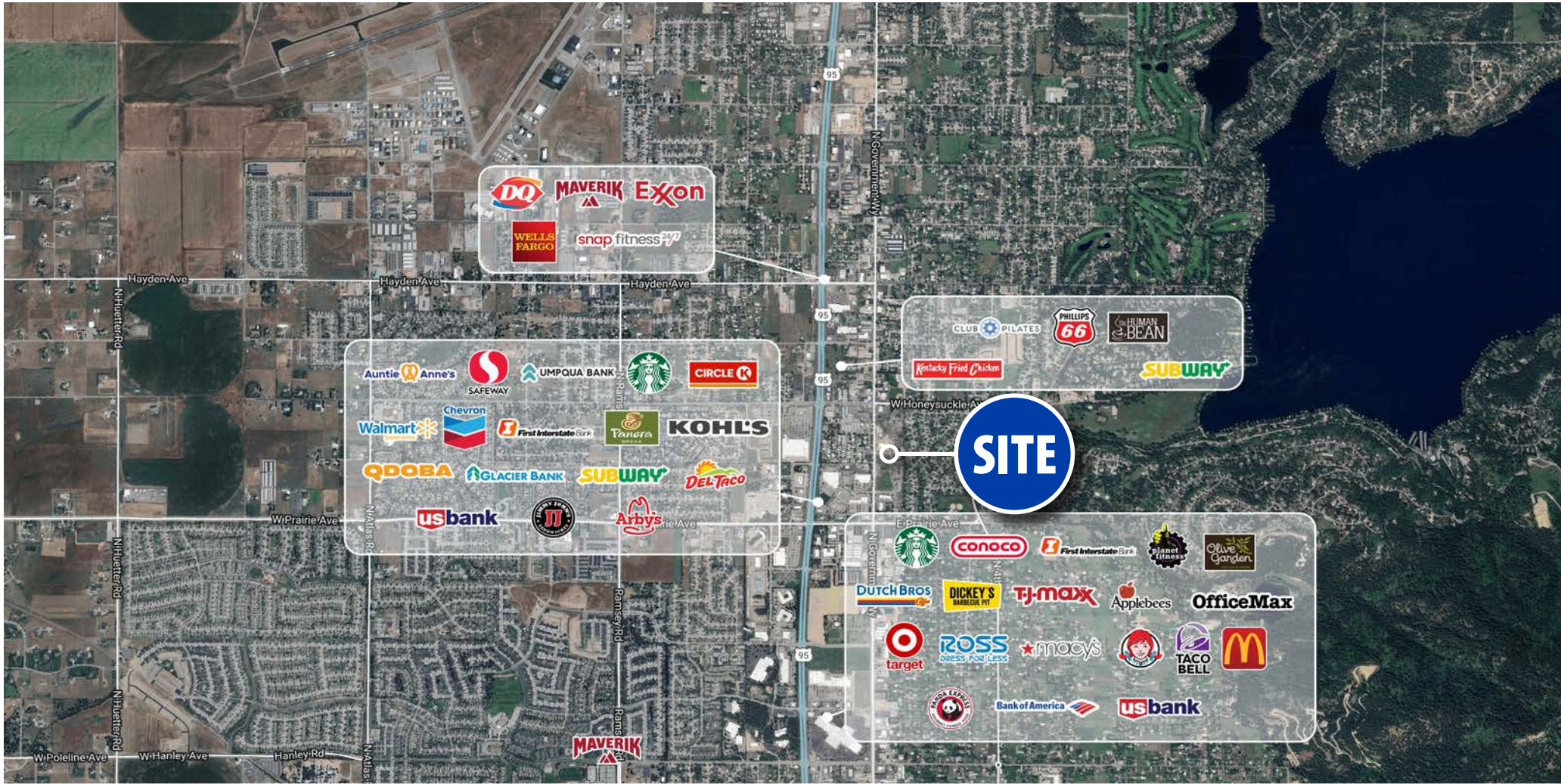
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# RETAILER MAP

EASY ACCESS TO ALL SERVICES



1 MILE RADIUS



POPULATION  
**6,284**



HOUSEHOLDS  
**2,712**



AVG. HOUSEHOLD INC.  
**\$104,143**

3 MILE RADIUS



POPULATION  
**50,672**



HOUSEHOLDS  
**20,077**



AVG. HOUSEHOLD INC.  
**\$109,664**

5 MILE RADIUS



POPULATION  
**82,657**



HOUSEHOLDS  
**33,989**



AVG. HOUSEHOLD INC.  
**\$104,664**

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