

2200 E. WARM SPRINGS AVE

BOISE | IDAHO

FOR LEASE



Space Available	Suite 102 - 1,305 SF *Includes 167 SF of common area.
Lease Rate	\$20.50 Modified Gross
Availability	February 1st, 2026
Zoning	Boise C1-D
Parking	4:1,000
Building Size	5,273 SF
Agent Showing	Lockbox on door or contact agent

Property Highlights

- Office/Medical Opportunity in the Trendy East Boise Neighborhood
- Located on Warm Springs, close to residential and commercial
- Building has quality finishes, offers excellent visibility and signage opportunities
- Suite consists of reception area, one private office, kitchen, work room and private restroom
- Modified Gross Lease ~ Tenant only pays for gas & power

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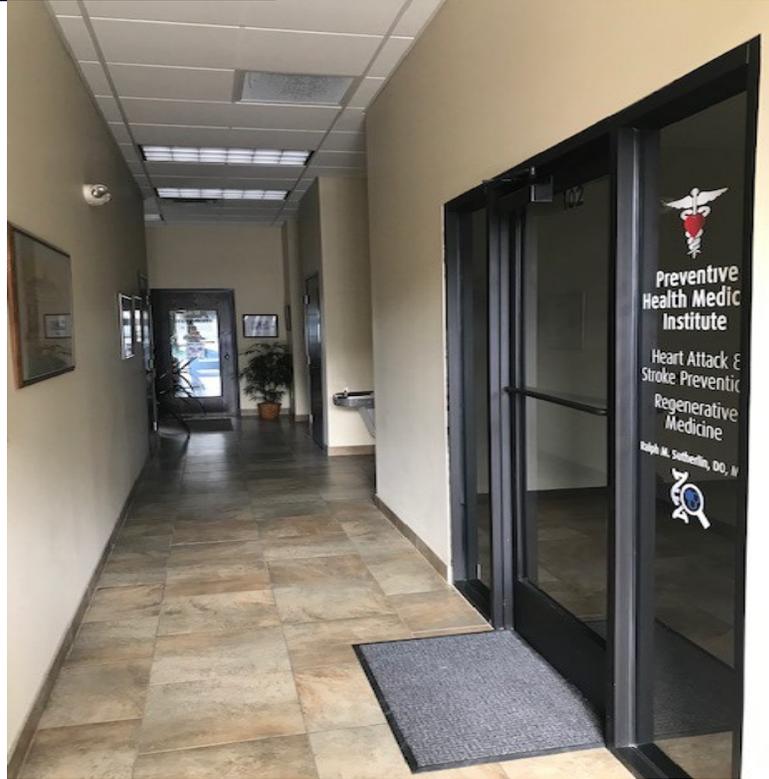
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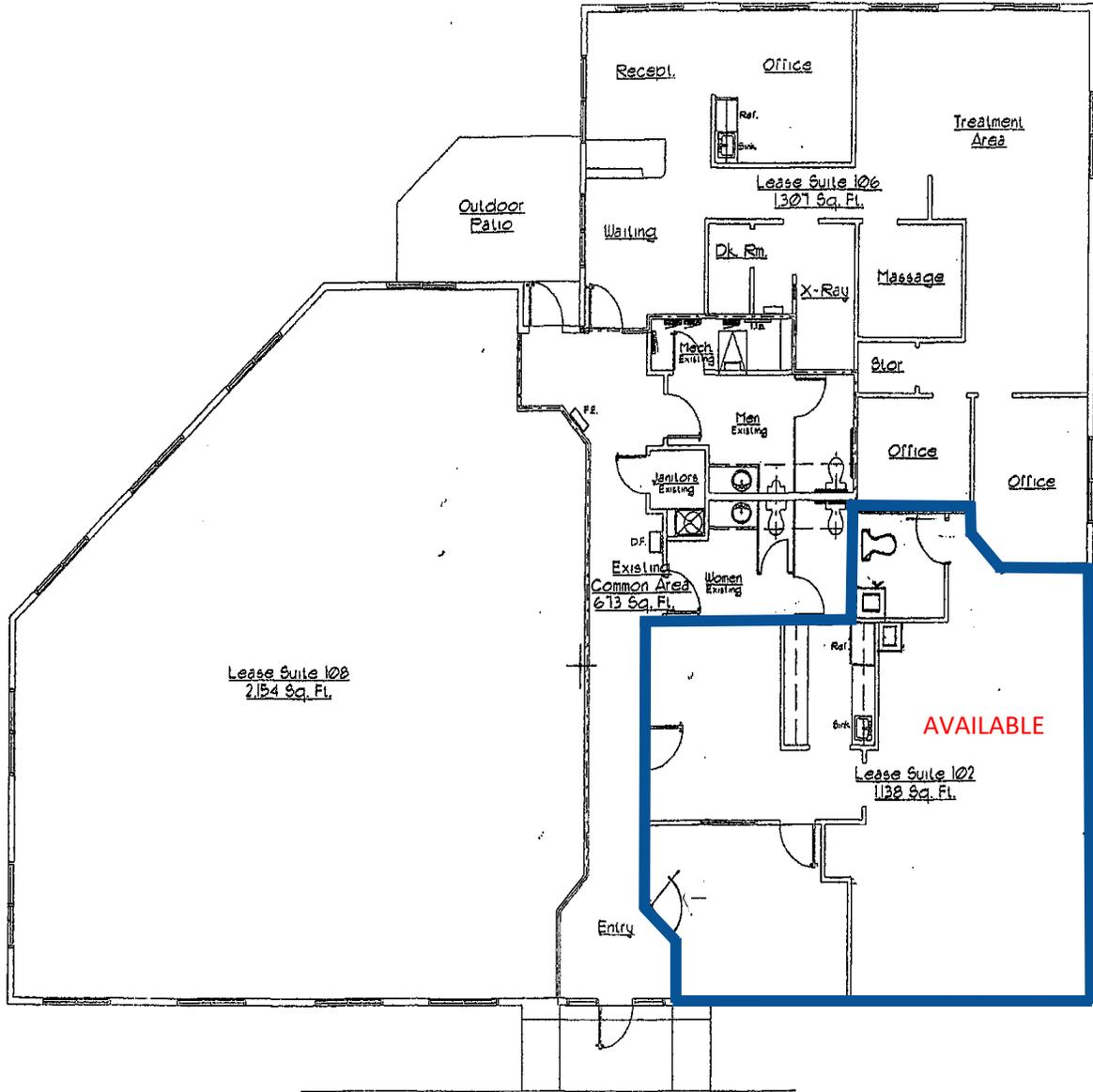
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Floor Plan



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