



For Lease

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# West Valley Medical Office Building

315 E Elm Street | Caldwell, ID

## PROPERTY DETAILS

Property Type	Medical Office
Total Building Size	41,427 SF
Available SF	1,230-16,998 SF
Lease Type	FSEJ
Rate	<i>\$15.00 to \$26.50 PSF</i>

755 West Front Street, Suite 300

Boise, Idaho 83702

+1 208 345 9000

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# For Lease

## SUITE DETAILS

Suite	Size*	Rate
Suite 100	8,527 SF	\$26.50/SF
Suite 300	5,662 SF	\$26.00/SF
Basement B	1,230 SF	\$18.00/SF
Basement C	1,579 SF	\$15.00/SF

\* All spaces combined = 16,998 SF

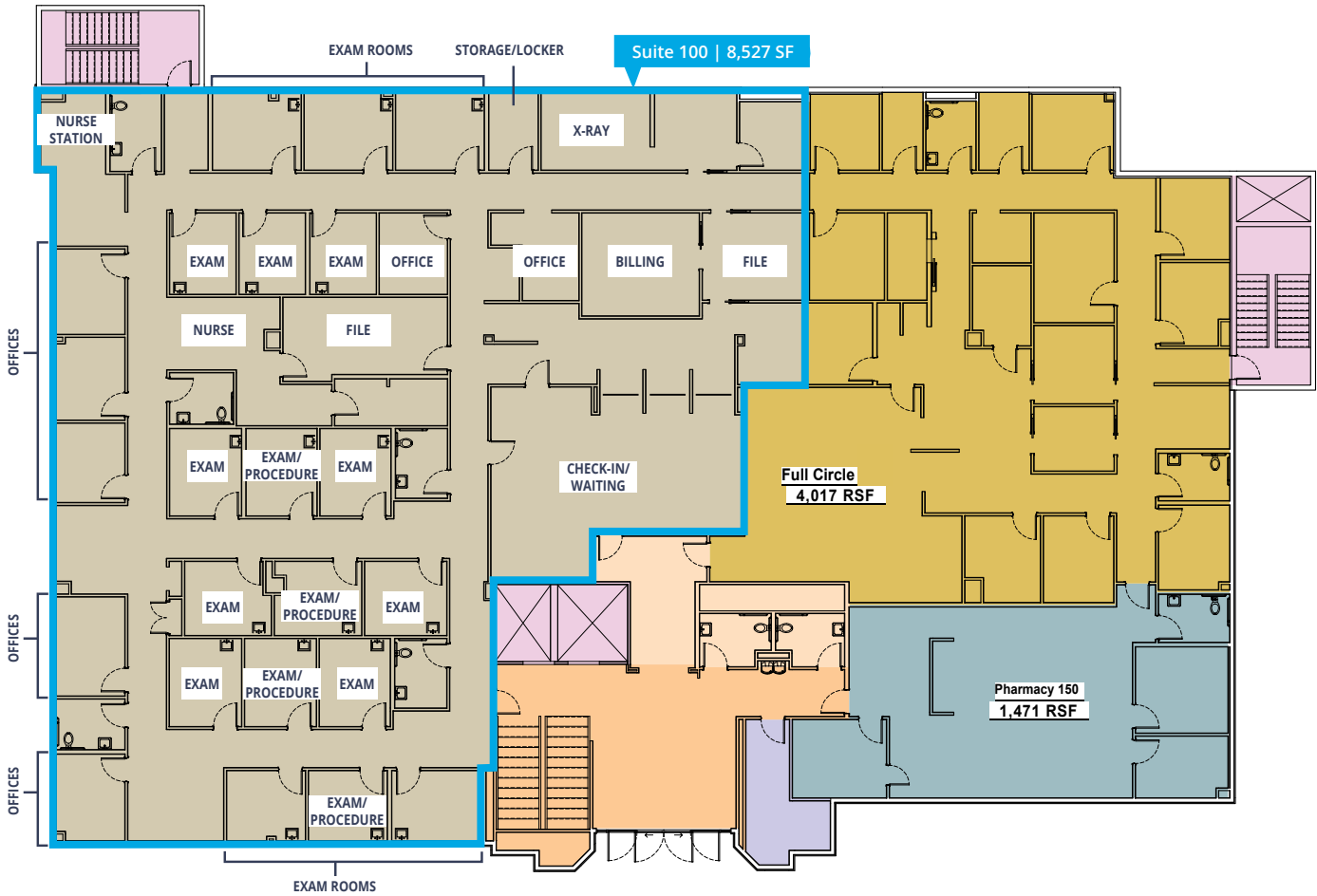


## PROPERTY DETAILS

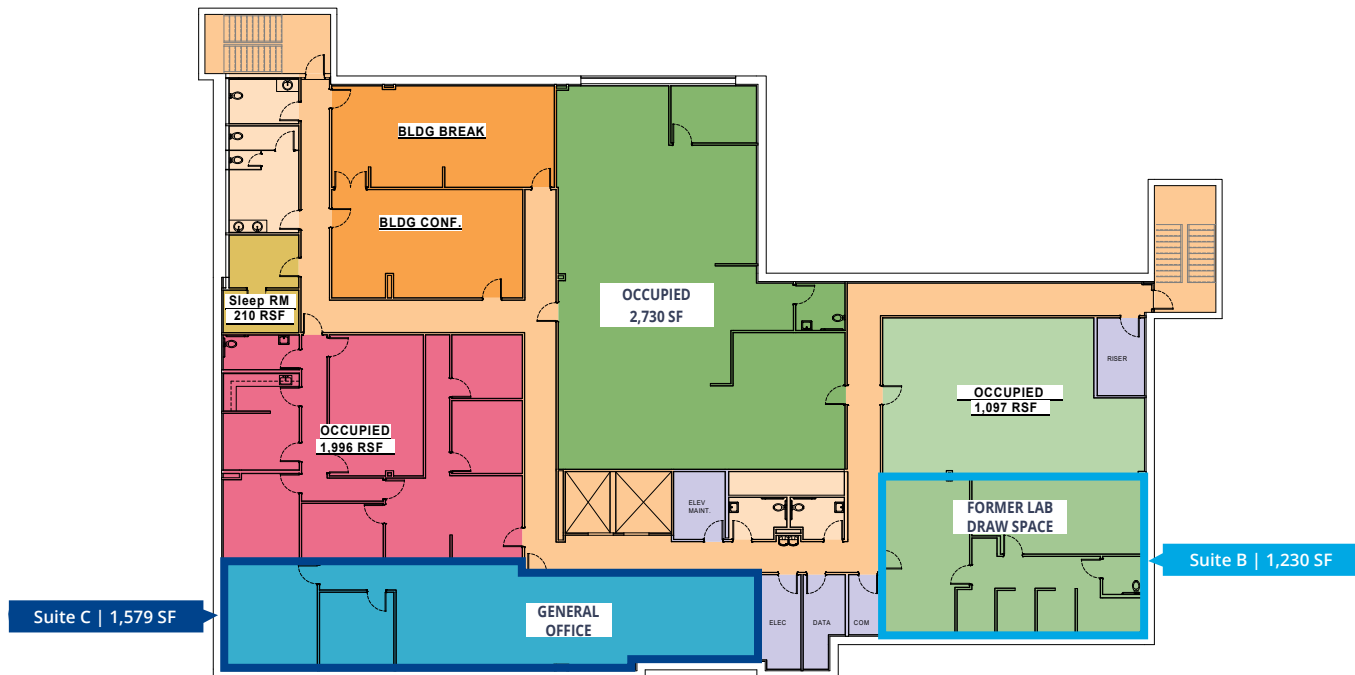
- **Prime Location:** Situated in a bustling medical district with easy access to major highways and public transportation, ensuring high visibility and patient convenience
- **Flexible Floor Plan:** Customizable space to accommodate various medical specialties
- **Ample Parking:** Abundant parking available for both patients and staff, including ADA-compliant spaces for accessibility
- **Proximity to Hospital:** This building sits on West Valley Medical's hospital campus in growing Caldwell, Idaho.
- **Patient-Friendly Environment:** Spacious waiting areas, comfortable seating, and calming ambiance designed to enhance patient experience.
- **Move in-ready:** Numerous exam rooms, nurses stations, provider offices, and ADA bathrooms throughout, make cost of occupancy extremely low.
- **Professional Management/Ownership:** West Valley Medical Center owns building and has on-site maintenance tech can assist with maintenance and facility needs, ensuring a seamless operational experience with your neighboring owner occupant.
- **Existing Tenants include:** Full Circle Health, and West Valley Women's Imaging and Advanced Surgery & Gastro
- Ask about general office space in the basement to accommodate back of house needs (billing/scheduling/etc)

# Floor Plans

**FIRST FLOOR - 8,527 SF AVAILABLE | \$26.50/SF FULL SERVICE EXCLUDING JANITORIAL**

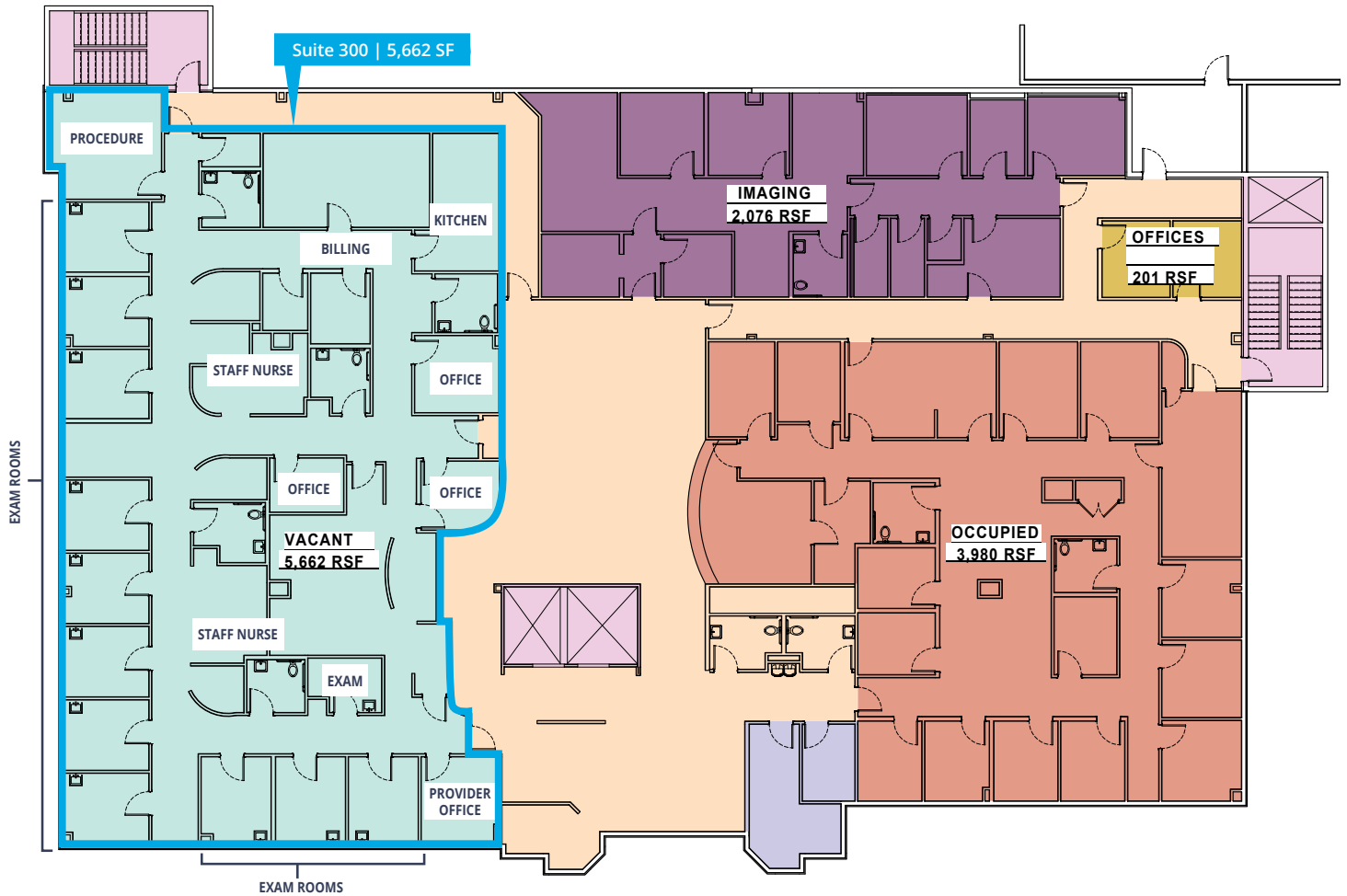


**BASEMENT - 1,230-2,809 SF AVAILABLE**



# Floor Plans

**THIRD FLOOR - 4,662 SF | \$26.00/SF FULL SERVICE EXCLUDING JANITORIAL**



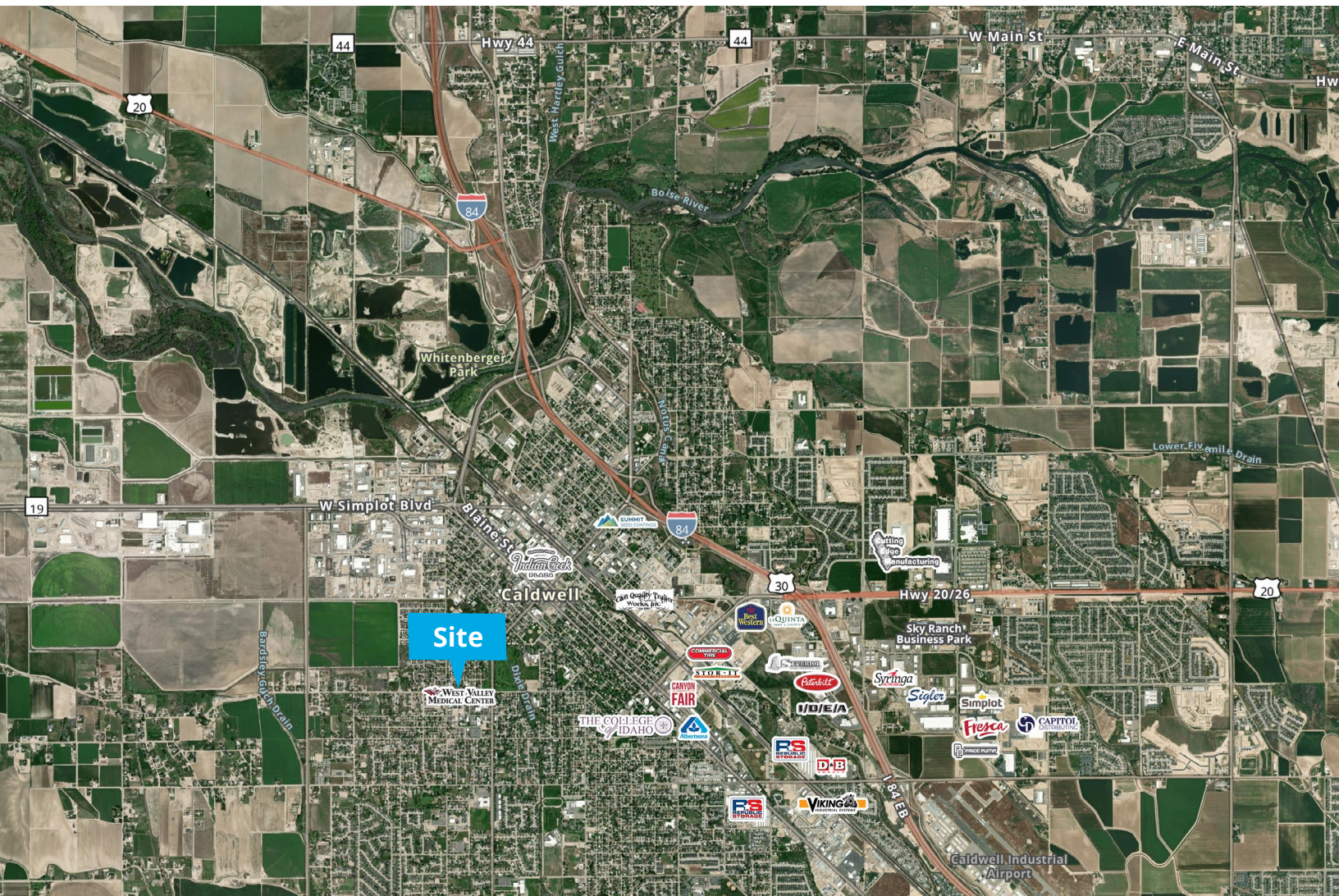
# Property Gallery



# Location

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,102	110,178	215,551
Households	4,887	49,495	93,282
Avg. Income	\$96,937	\$105,540	\$110,638



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