



For Sublease

## North Meridian Medical Office

6357 N. Fox Run Way | Meridian, ID

### Highlights

- Turn-key, stand alone medical office building available for immediate occupancy
- Built out as an urgent care/family practice
- X-ray room on-site (inquire about possible purchase of x-ray equipment)
- Building signage available
- Highly visible along Chinden Blvd (29k VPD)
- Neighbors include: Table Rock Senior Living at Paramount, Wright Physical Therapy, Roots Dental, First Federal Bank, Winco Foods and more
- Primary Lease termination: April 30, 2036
- Preferred Sublease term: 3 years to end of primary lease term

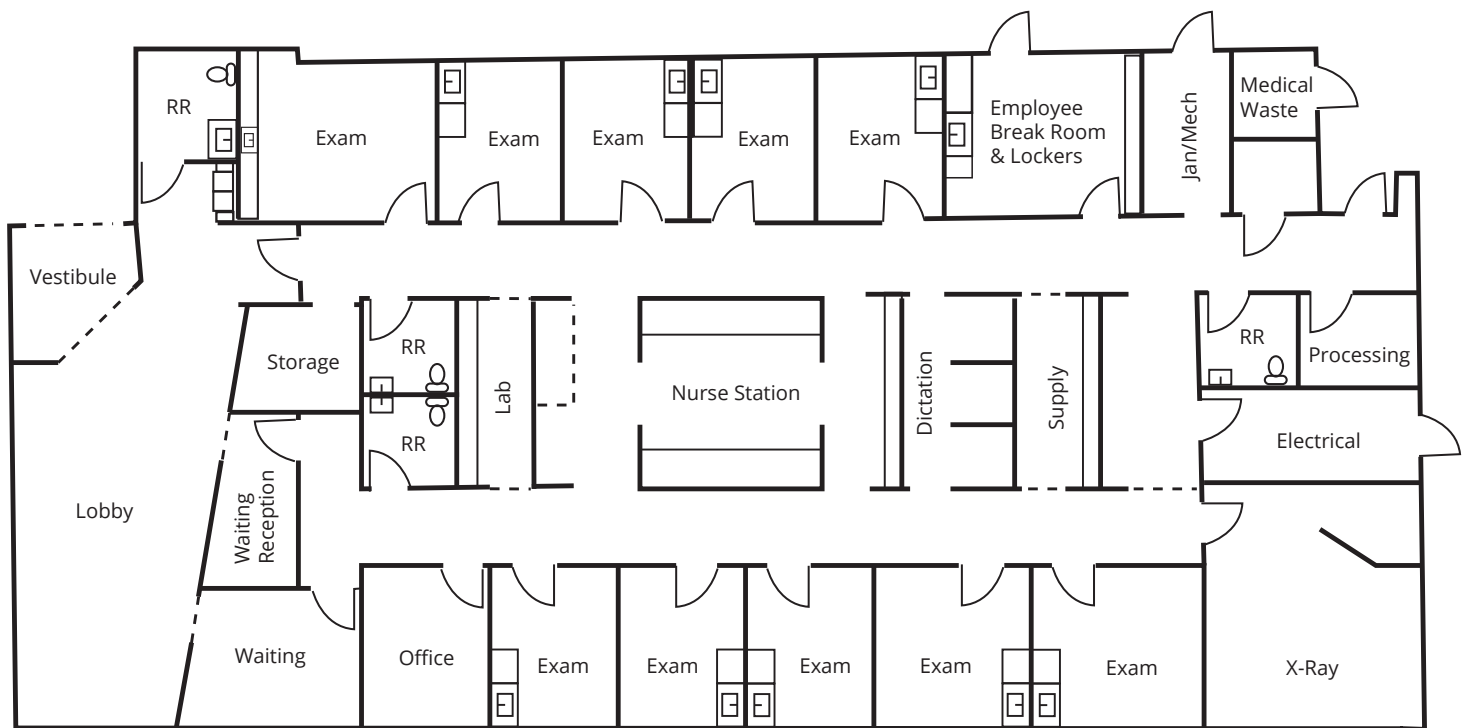
**Scott Feighner**  
208 861 4812  
scott.feighner@colliers.com

# For Sublease

## Property Information

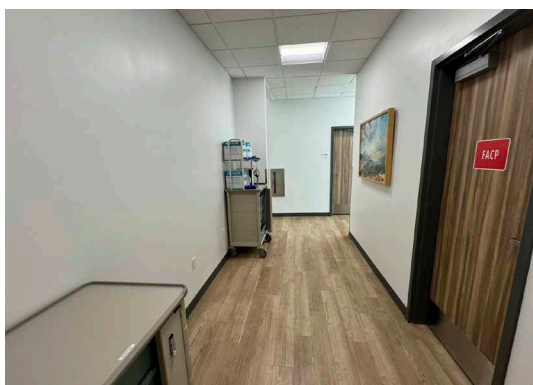
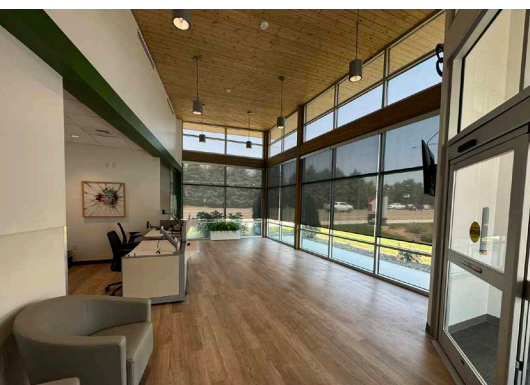
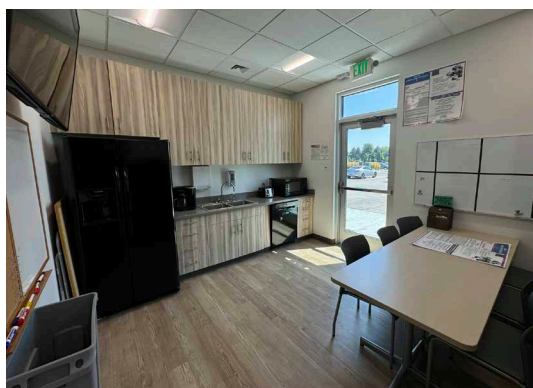
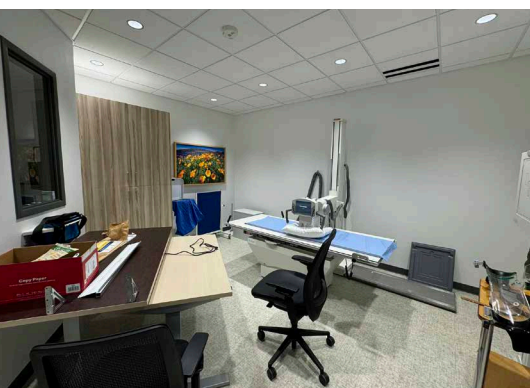
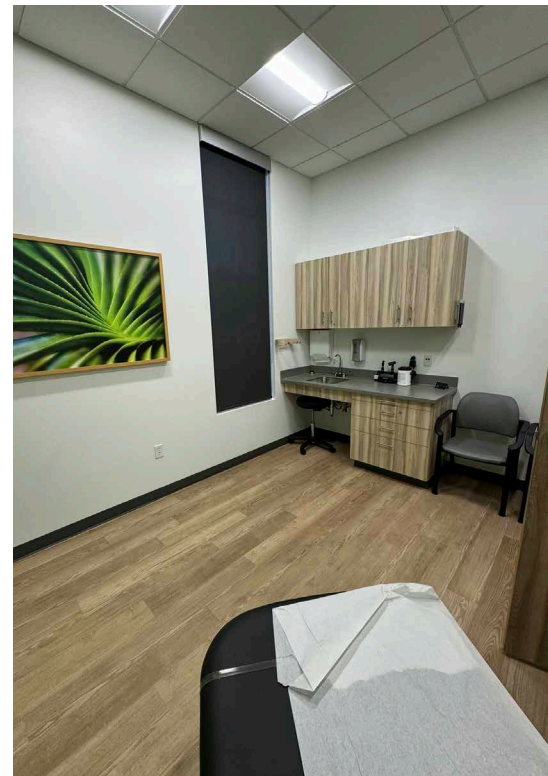
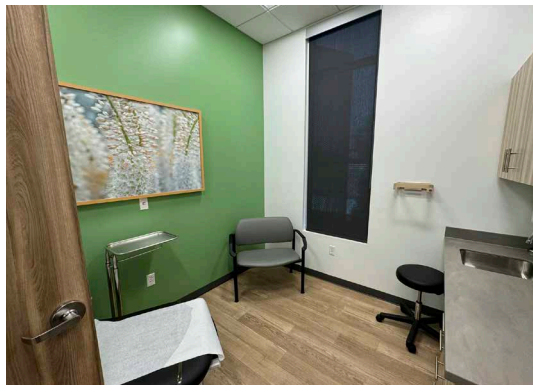
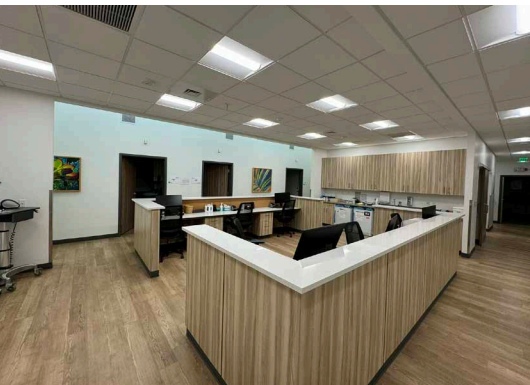
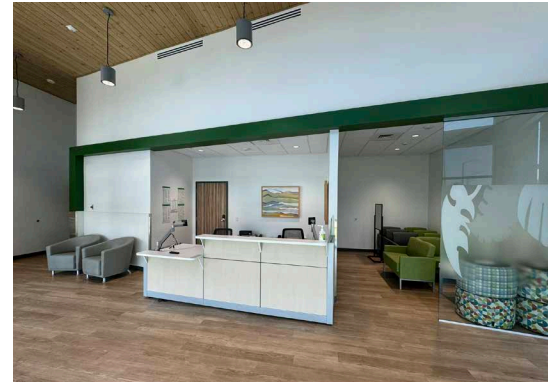
<b>Property Type</b>	Office/Medical Office	<b>Lease Rate</b>	\$25.00/SF/YR NNN
<b>Available SF</b>	5,375 SF	<b>Estimated NNNs</b>	\$9.58/SF/YR
<b>Property Access</b>	Contact Agent	<b>Lease Termination</b>	April 30, 2036

## Floor Plan



6357 N. Fox Run Way | For Sublease

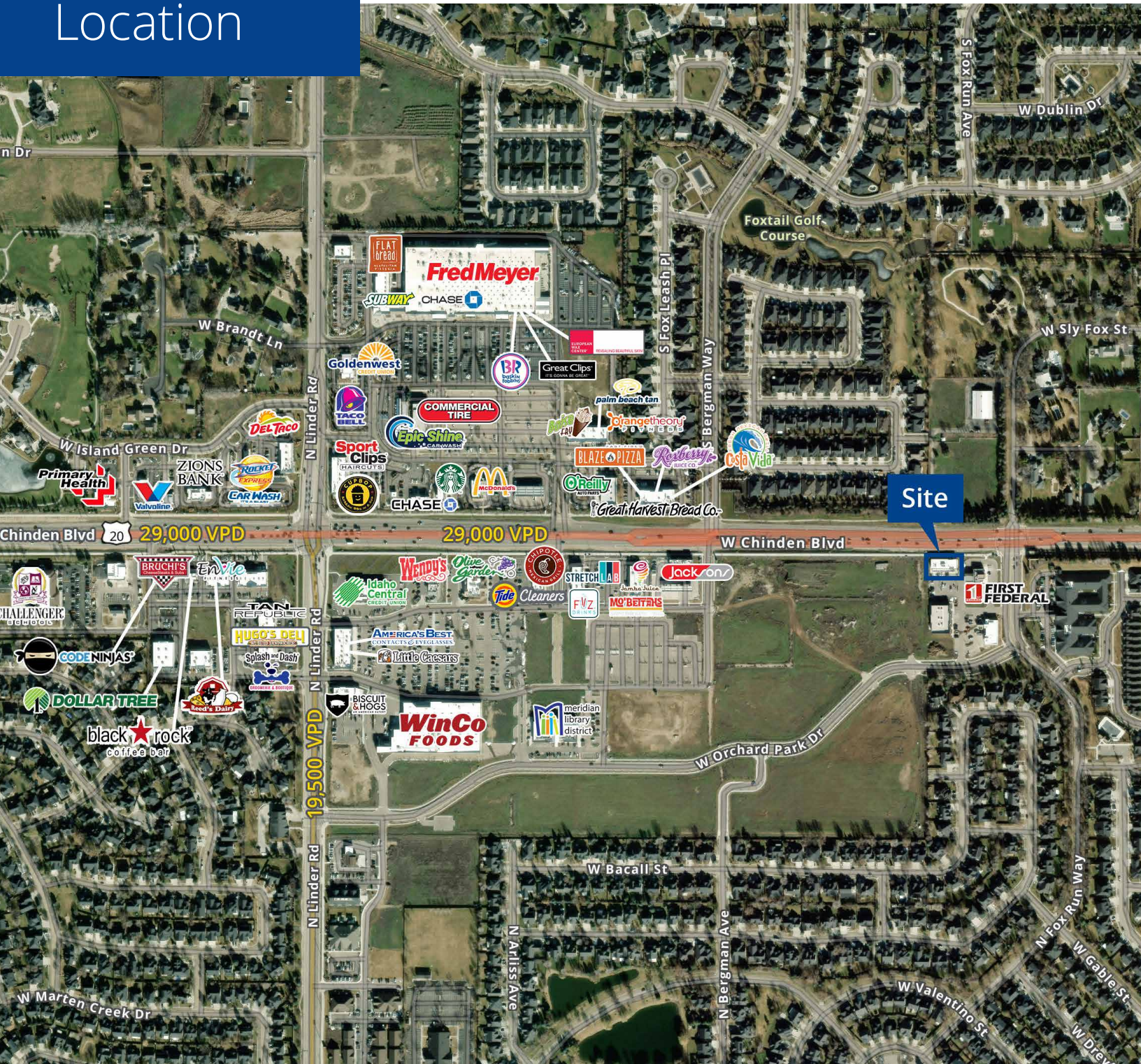
# Property Gallery



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# Location



## Contact Us:



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