



For Sublease

512 E. Elm Street | Caldwell, ID

Highlights

- Turn-key, stand-alone medical office building available for immediate occupancy
- Built out as an urgent care/family practice
- Shadow anchored by West Valley Medical Center Regional Hospital
- X-ray room on-site (x-ray has been removed)
- Building and monument signage available
- Highly visible along 10th Street Blvd in Caldwell (10,500 VPD)
- Neighbors include: Treasure Valley Dermatology, West Valley Medical Group Clinics, Family Eyecare Specialists, St. Luke's, St. Al's
- Primary Lease termination: July 31, 2035
- Preferred Sublease term: 3 years to end of July 31, 2035
- Call agent to inquire about purchase of existing furniture on-site

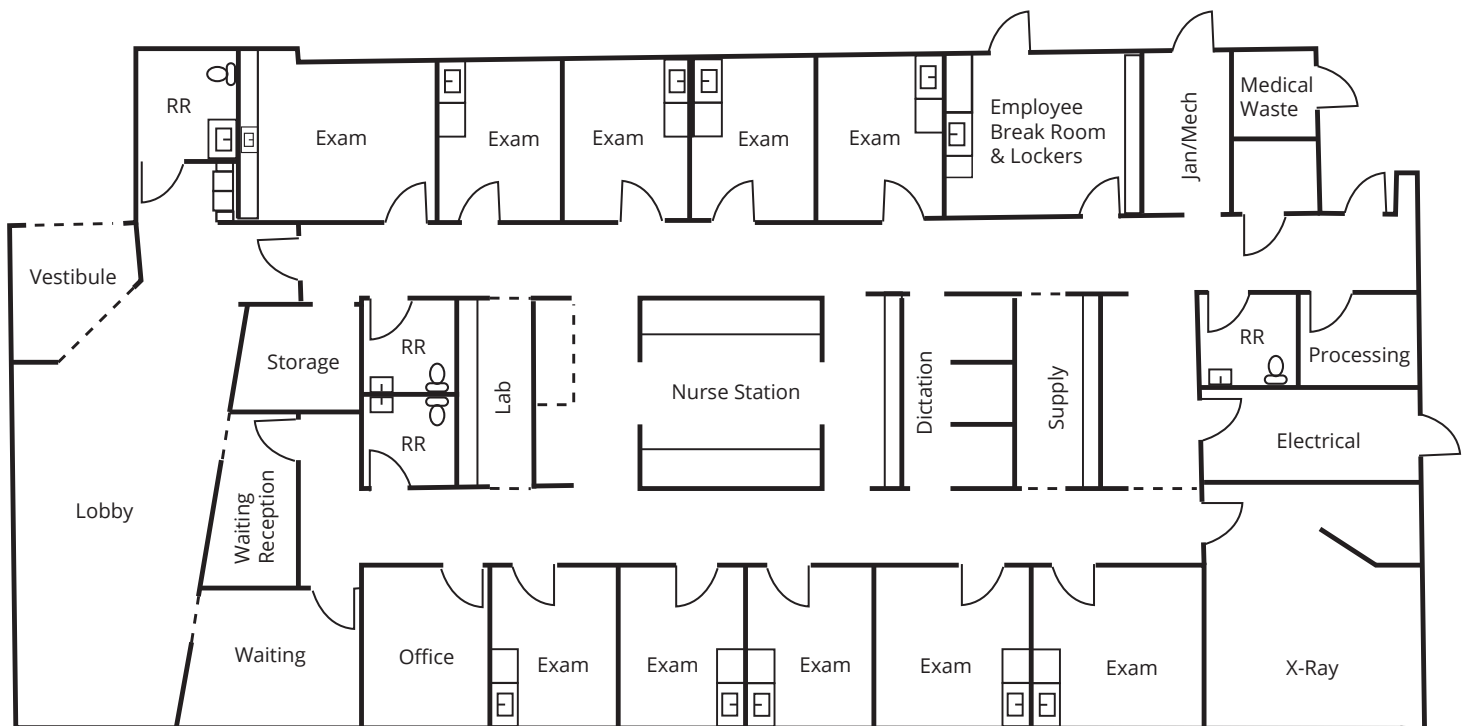
Scott Feighner
 208 861 4812
 scott.feighner@colliers.com

For Sublease

Property Information

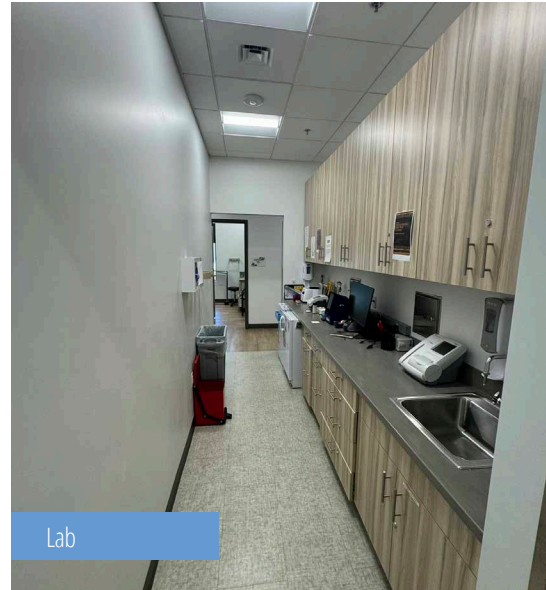
Property Type	Office/Medical Office	Lease Rate	\$25.00/SF/YR NNN
Available SF	5,375 SF	Estimated NNNs	\$9.58/SF/YR
Parking	Free Ample; On-Site	Lease Termination	July 31, 2035
Property Access	Contact Agent		

Floor Plan

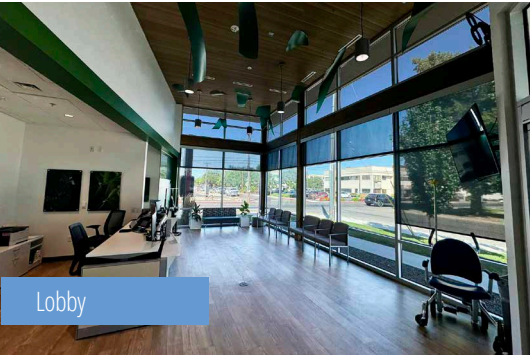


512 E. Elm Street | For Sublease

Property Gallery



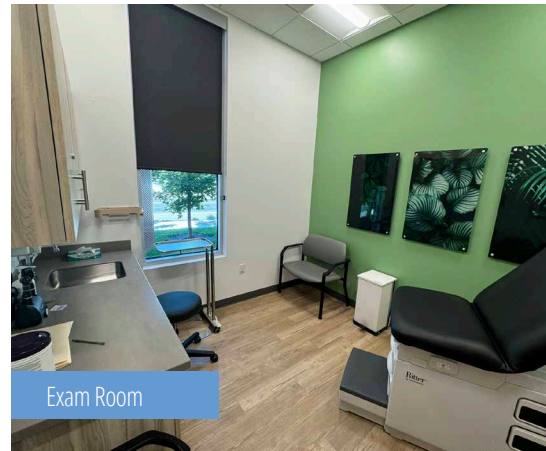
Lab



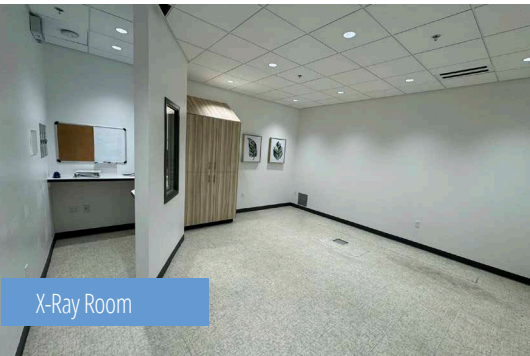
Lobby



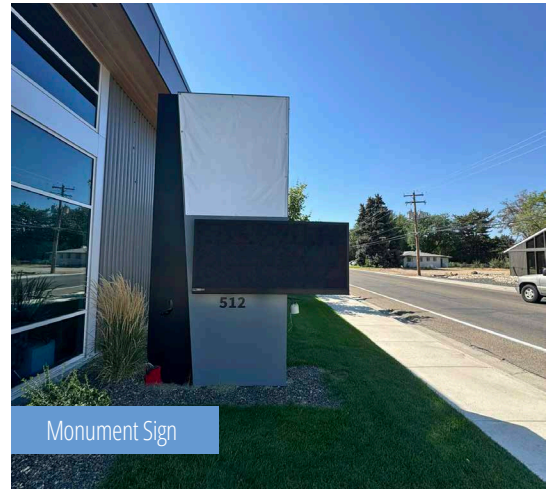
Nurse Pod



Exam Room



X-Ray Room



Monument Sign

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



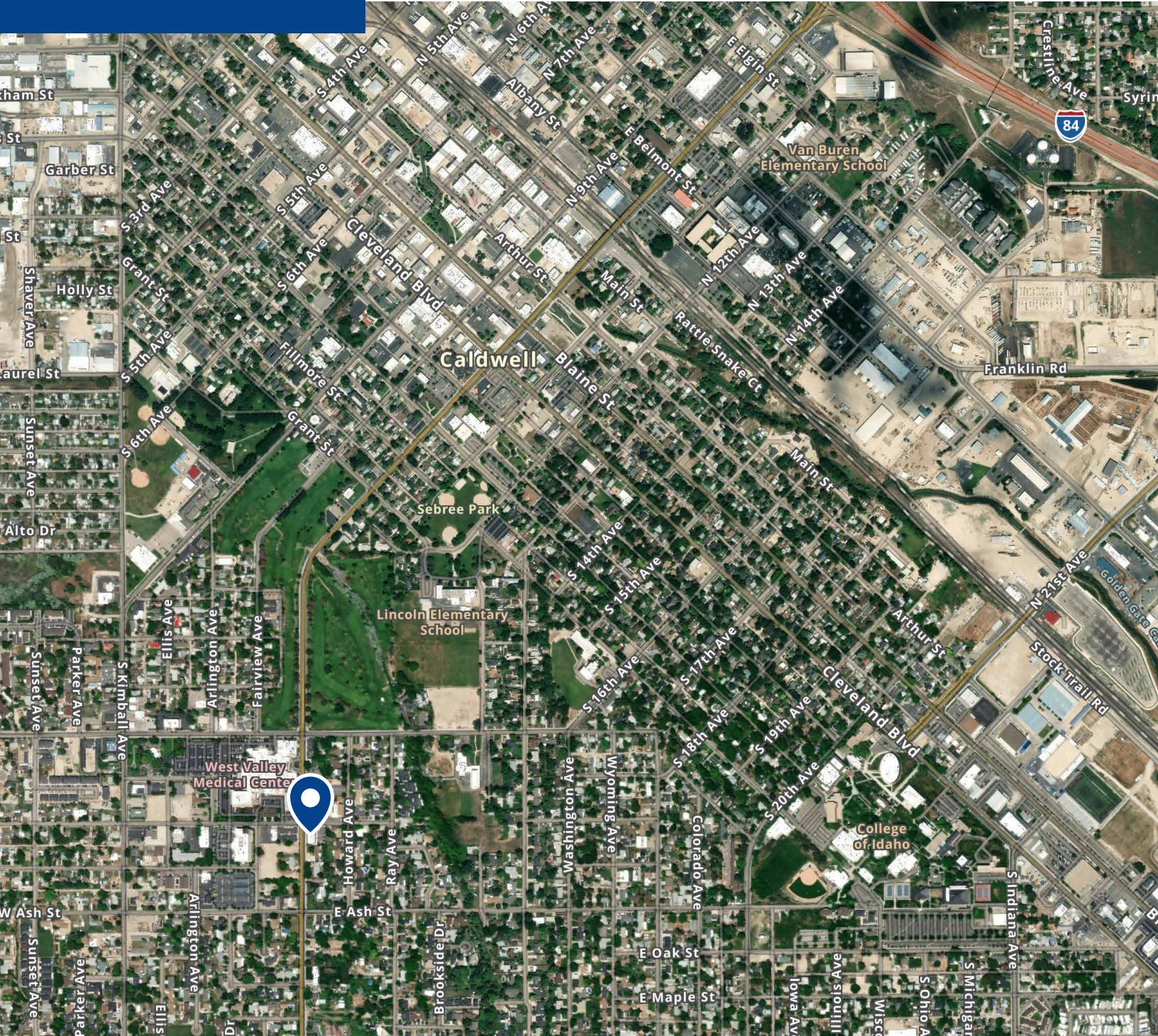
Location



[Google Map](#)



[Street View](#)



Contact:



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

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