

# AHLQUIST.

## Medical Office at Moyle Junction

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# Medical Office At Moyle Junction

- Signalized hard-corner location at the intersection of State Street (Highway 44) and Highway 16 — two of the Treasure Valley's most heavily traveled arterials
- The \$475 million Highway 16 freeway expansion is the region's first new elevated highway in more than four decades, dramatically increasing the strategic importance of this intersection.
- Surrounded by rapidly expanding residential rooftops in Star, Eagle, and northwest Meridian, delivering a growing and underserved retail trade area.



# Overview

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LOCATION	NE CORNER OF STATE ST (HWY 44) AND MOYLE AVENUE
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TOTAL SQUARE FOOTAGE	60,000 SQ. FT.
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ESTIMATED COMPLETION	Q4 2027
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LEASE RATE	\$30.00 / SQ. FT. NNN
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TI ALLOWANCE	\$70.00 SQ. FT.
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**Treasure Valley**  
Population 900,000

**MOYLE JUNCTION**

**EAGLE**  
POP: 33,000

**CALDWELL**  
POP: 68,000

**MERIDIAN**  
POP: 140,000

**BOISE**  
POP: 240,000

**NAMPA**  
POP: 115,000

**KUNA**  
POP: 30,000

84

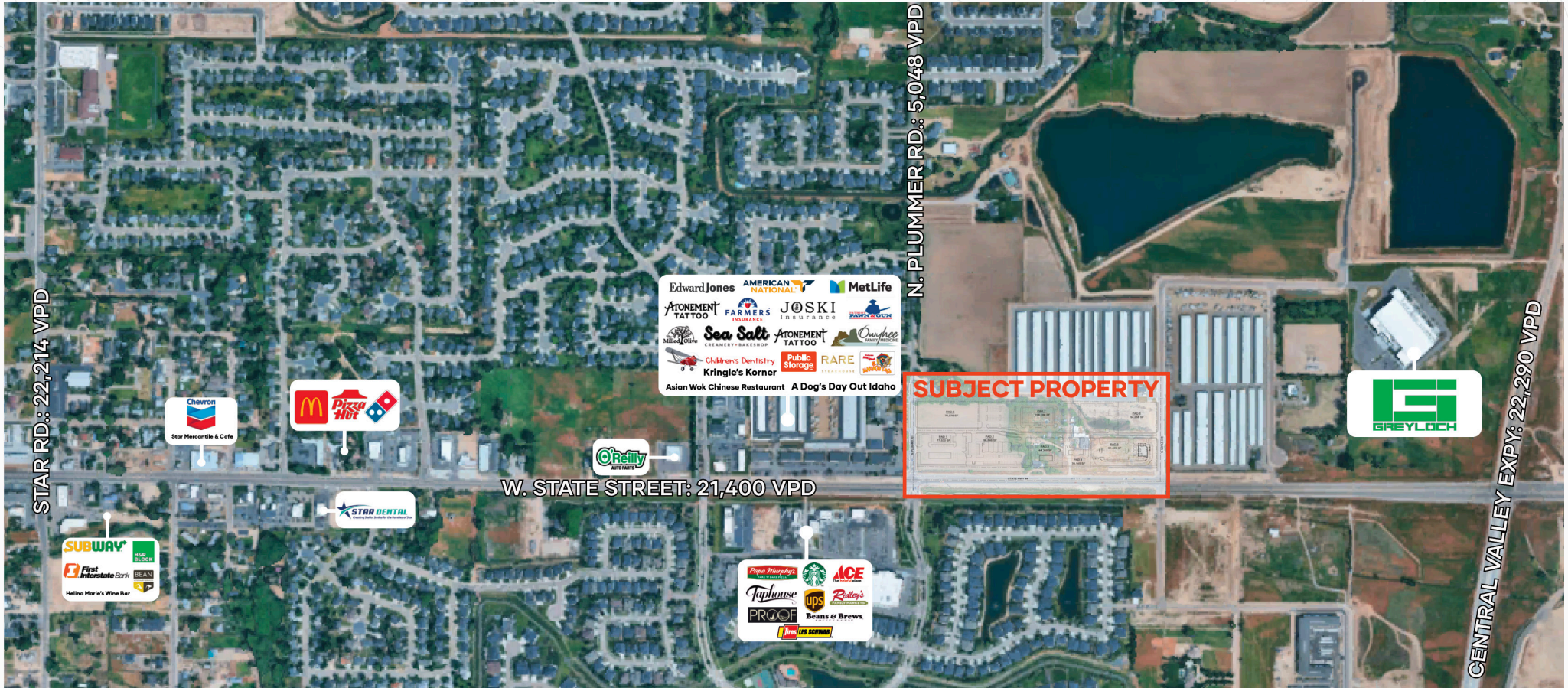
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HIGHWAY 16

EAGLE ROAD

**Moyle Junction Medical**

**Site**

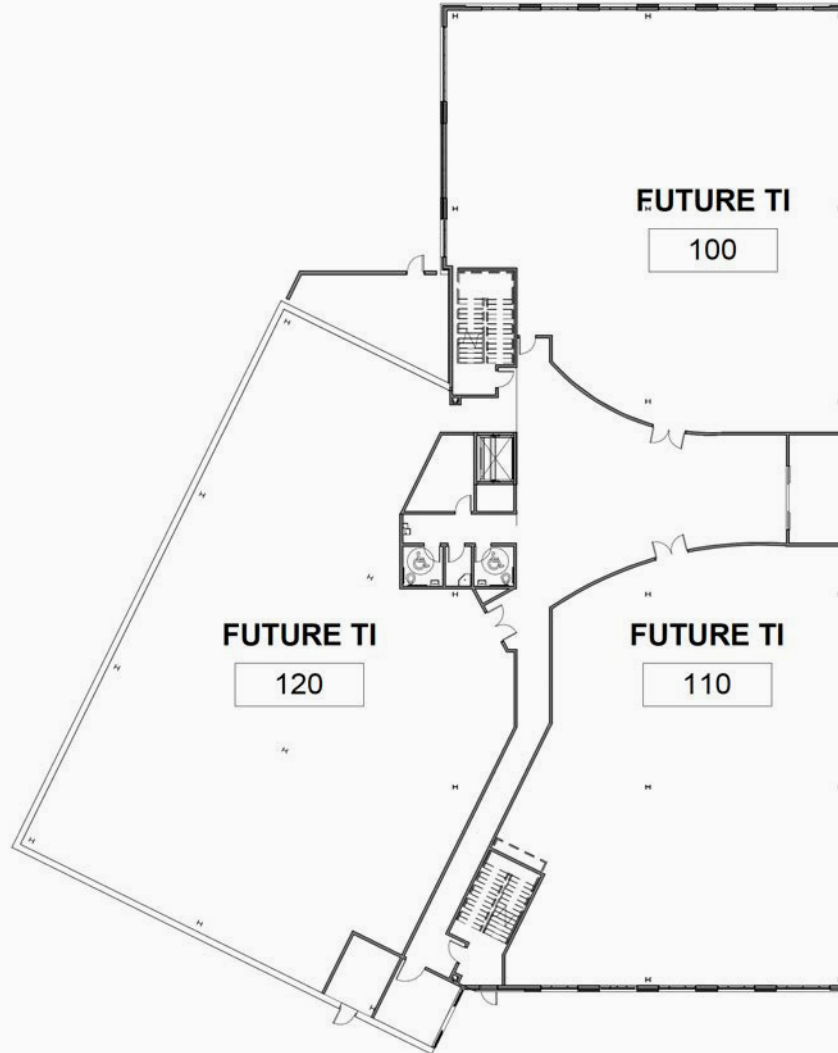


# Moyle Junction Medical

# Site

# Building Floorplates Level 1-3

Images of the building's floor plates showing availability.



1 PRESENTATION - LEVEL ONE  
1/32" = 1'-0"

# Project Maps - Renderings



# Moyle Junction Medical

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# Project Maps - Renderings



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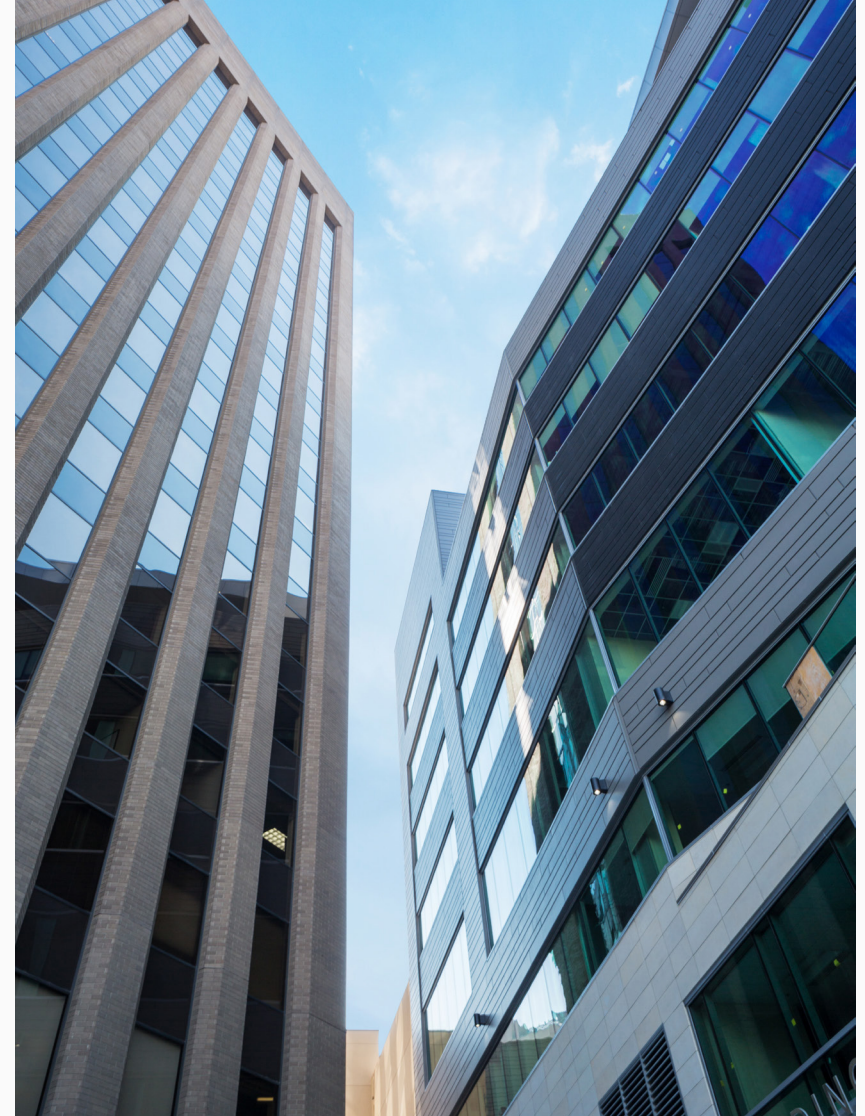


# AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Our in-house architecture team creates innovative, functional designs. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



# Moyle Junction Medical



## Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113  
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing Operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



## Holt Haga

VP OF LEASING | 208.371.4658  
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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

# Moyle Junction Medical

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# Contact

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Thank you