



FOR SUBLEASE

Ten Mile Medical Office Building

875 S. Vanguard Way

Highlights

- Class A Medical Building centrally located in the heart of the Treasure Valley at 10-Mile Crossing
- Newly built Endoscopy & GI Surgery Center on the third floor- minimally used
- Flexible sublease terms and size ranges- below market rates
- Join St Alphonsus Urgent Care and Surgery Center, Intermountain Medical Imaging, Primary Health ENT, Idaho Voice and Swallow, The Urology Clinic, North Fork Orthopedics Surgery, and Treasure Valley Orthopedics
- Best in class access to major growth hubs of Ada and Canyon Counties
- Call or email agent for tour and details
- Prime lease expiration January 31, 2036

Asking Price:

\$23.00-\$31.22
PSF/YR

CONTACT US

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Property Information

Property Type Medical office / Office

Lease Type

NNN estimated at \$9.36/SF/YR

Available Space 3,500-83,882 SF

Property Access

Call or email agents



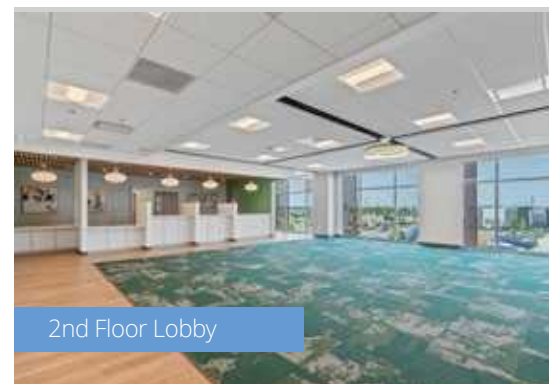
Digital Monument



Procedure Room



1st Floor Lobby



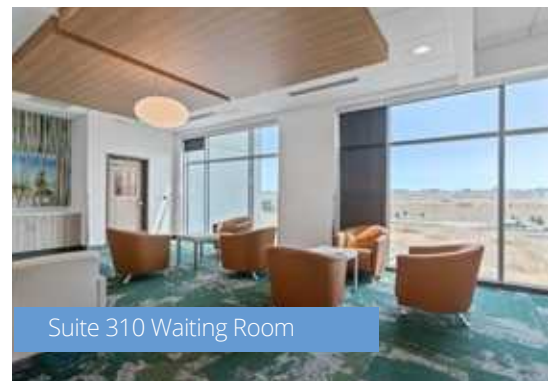
2nd Floor Lobby



3rd Floor GI Prep/Recovery



Exclusive Break Room



Suite 310 Waiting Room

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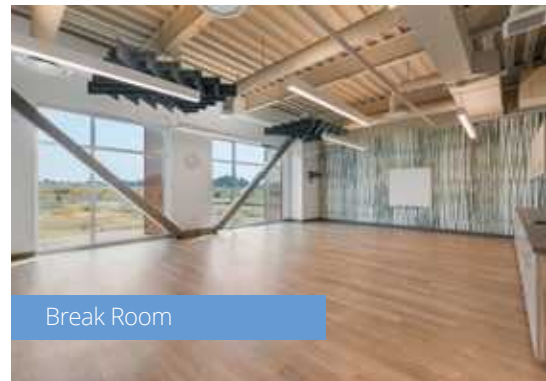
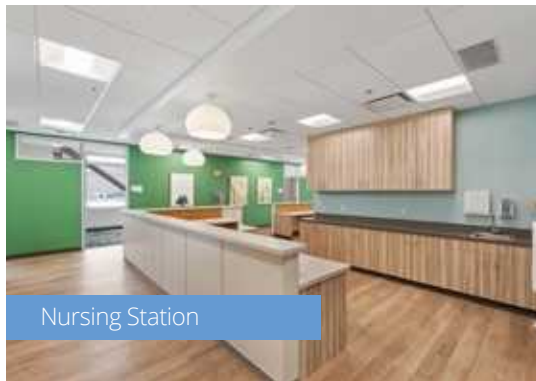
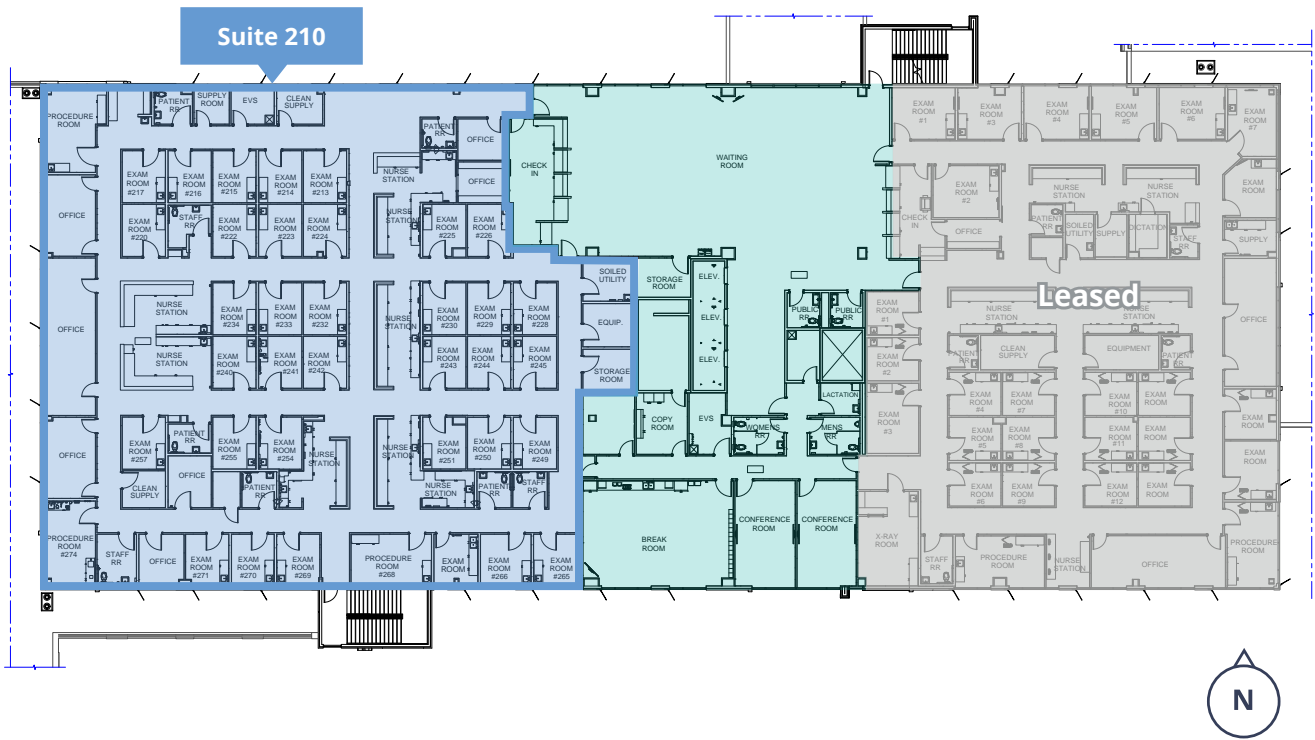
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SITE PLANS

2nd Floor Availability | 5,000-19,780 SF

| Suite | Size | NNN Rate | 2nd Floor Notes |
|------------------------------|-----------------|----------------|--|
| 210 - Clinic Fully Built Out | 5,000-19,780 SF | \$24.00 PSF/YR | 35 Exam Rooms 7 Nurse Stations 7 Offices 3 Procedure Rooms Common area |



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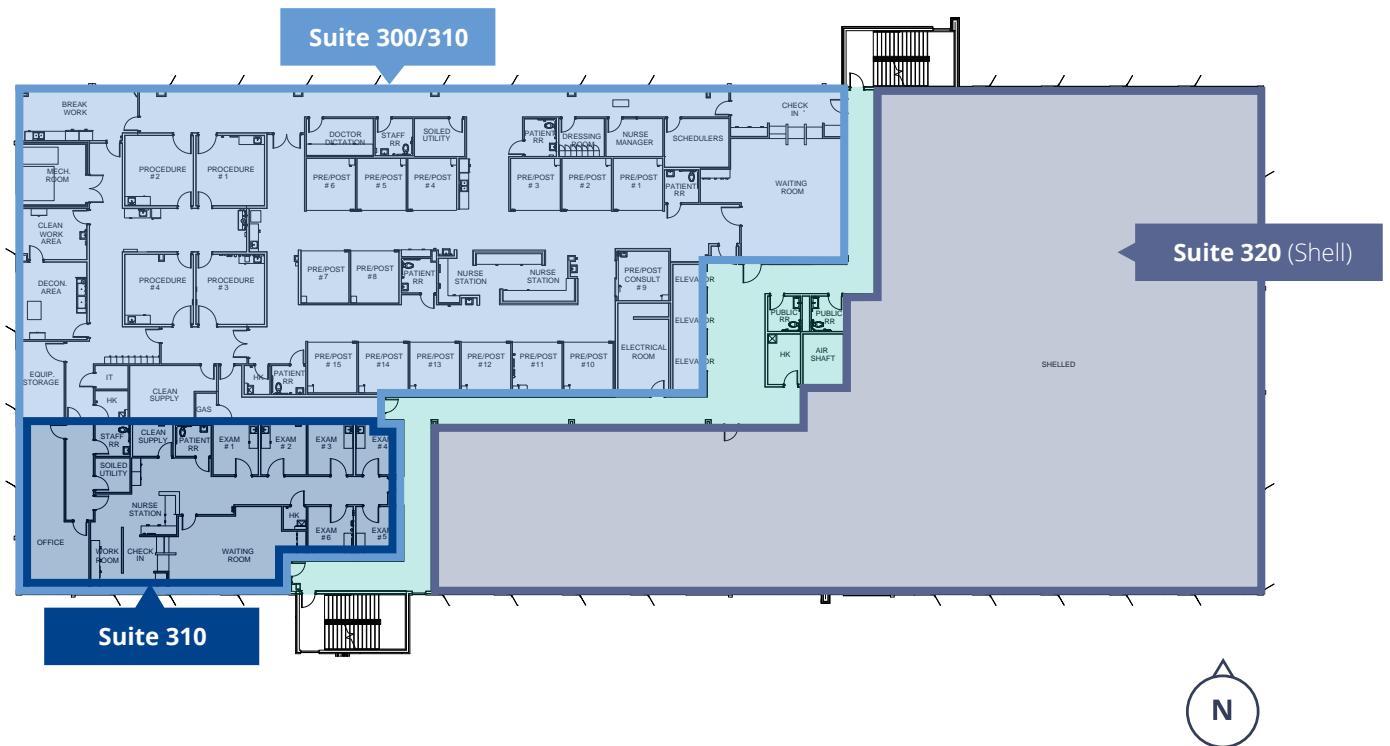
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SITE PLANS

3rd Floor Availability | 3,500 - 32,125 SF

| Suite | Size | NNN Rate | 3rd Floor Notes |
|-----------------------------------|-----------------|----------------|--|
| 300/310 - Surgery Center & Clinic | 3,500-16,700 SF | \$29.50 PSF/YR | <ul style="list-style-type: none"> • 4 Procedure Rooms • Former GI/Endoscopy Surgery Center <div style="display: flex; align-items: center;"> Common area </div> |
| 300 - Surgery Center | 13,200 SF | \$31.22 PSF/YR | |
| 310 - Clinic | 3,500 SF | \$23.00 PSF/YR | |
| 320 - Shell | 15,425 SF | \$27.00 PSF/YR | |
| 300/ 310/ 320 | 32,125 SF | \$28.30 PSF/YR | |



Decontamination



Admin/Billing Area



1 of 4 Surgical Suites- Suite 300

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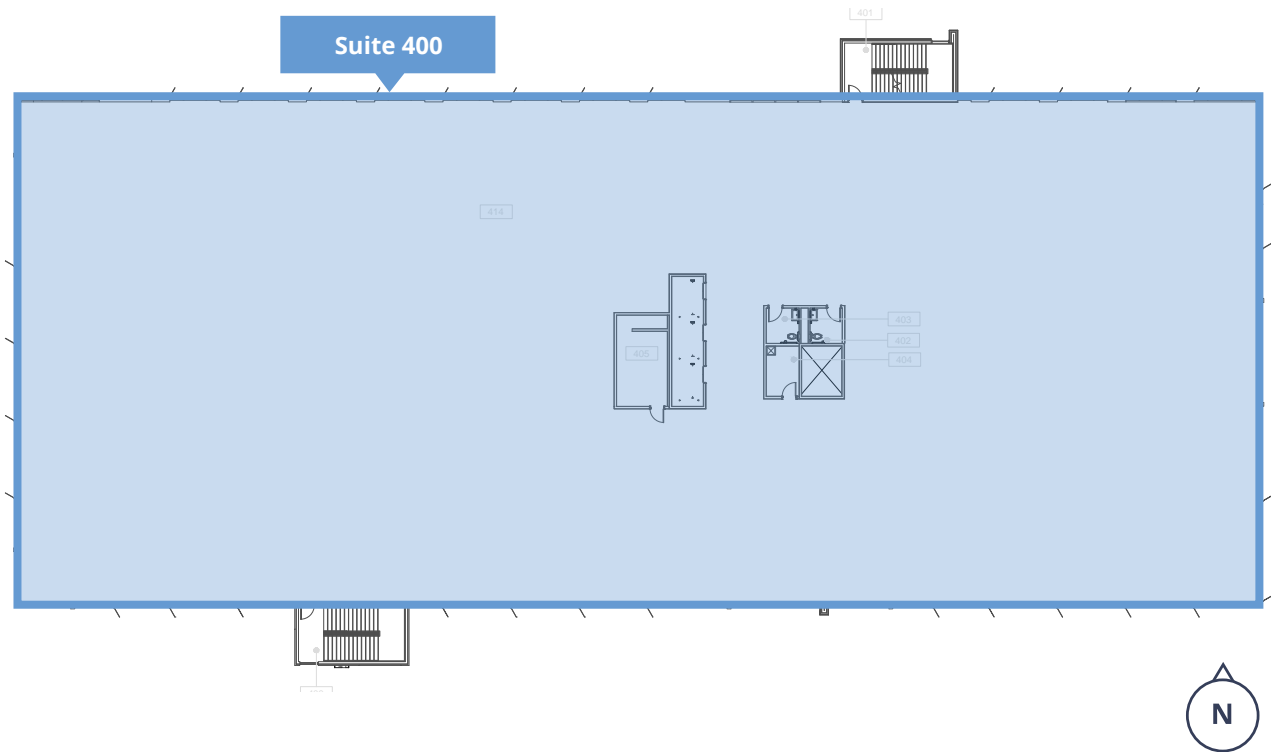
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SITE PLANS

4th Floor Availability | 31,977 SF

| Suite | Size | NNN Rate | Notes |
|-------------|-----------|----------------|--|
| 400 - Shell | 31,977 SF | \$28.00 PSF/YR | • Tenant Improvement Allowance Available |



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