



For Sublease

Barber Station Medical Office

3077 E. Barber Valley Drive | Boise, ID 83716

Highlights

- Turn key, stand alone medical office building for immediate occupancy
- Built out as an urgent care/family practice
- Located in the newly developed mixed use development, Barber Station
- Near the Boise River with access to hiking, biking, ponds, and the Boise Greenbelt
- X-ray Room located on-site (equipment has been removed)
- High visibility along E. Parkcenter Boulevard with 11,500 vehicles per day
- Neighbors include Sid's Garage, Montessori Academy, Ada West Dermatology, Habitat Veterinary Hospital, Barre 3, Peak Physical Therapy, Hive + Co., J.A & Kathryn Albertson Idaho Fieldhouse
- Primary lease termination: February 29, 2036
- Preferred sublease term: 3 years to end of primary lease term February 29, 2036

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

Lance Millington
208 890 4359
lance.millington@colliers.com

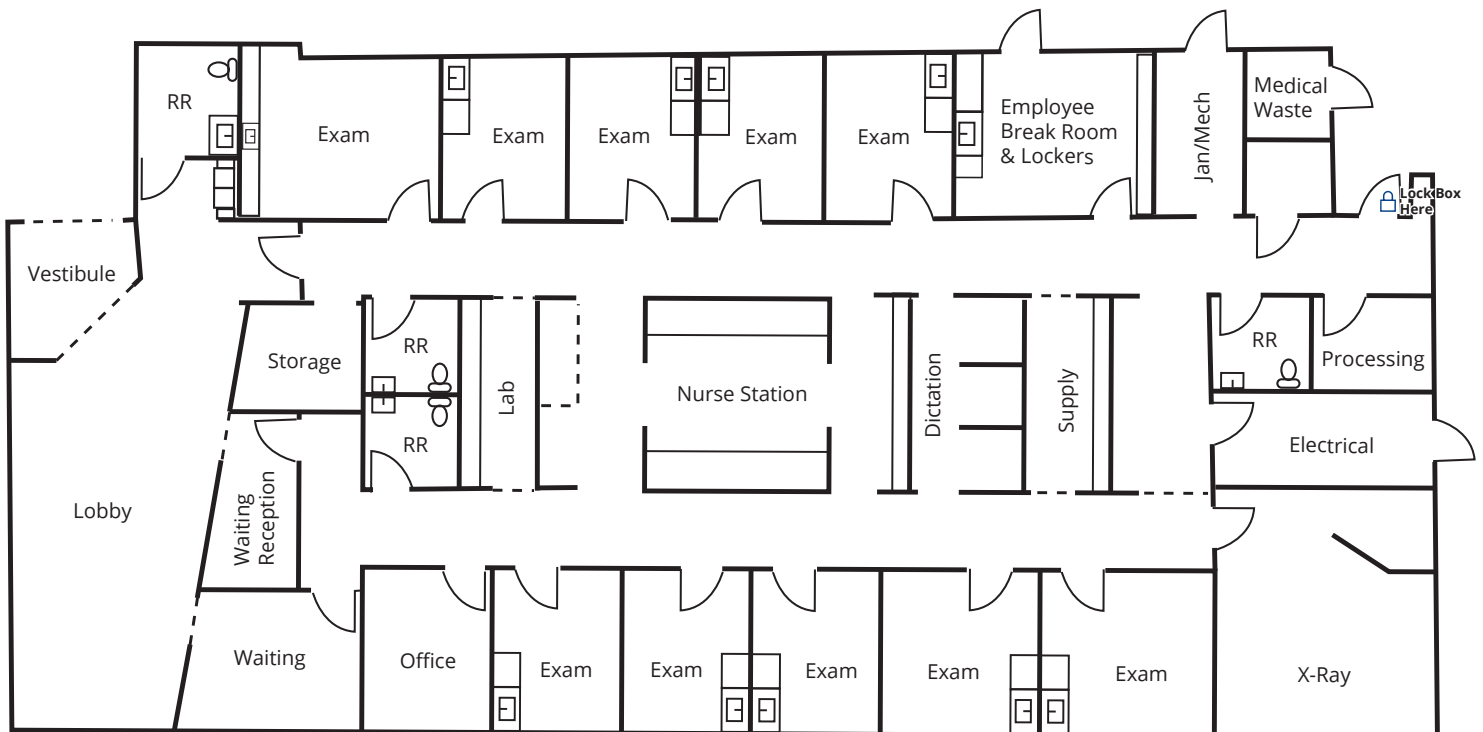
For Sublease

Property Information

Property Type	Medical Office
Building Size	5,375 SF
Space Available	5,375 SF
Parking	4:1,000
Sublease Rate	\$24.00 PSF/YR NNN
Estimated NNNs	±\$11.00/SF/YR



Floor Plan



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Property Gallery



Waiting / Reception



Nurse Area



Exam Room



X-Ray Room



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Barber Station

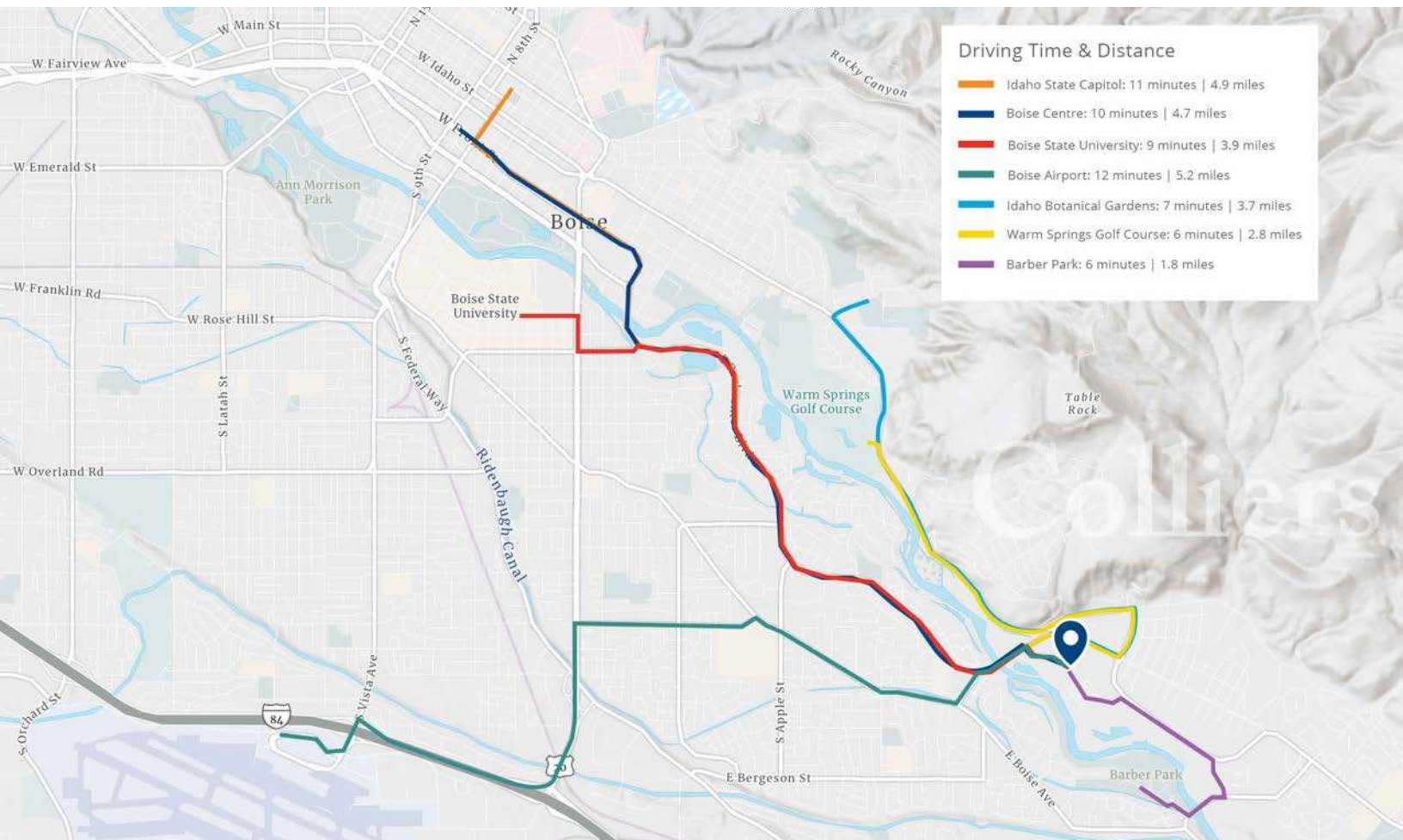
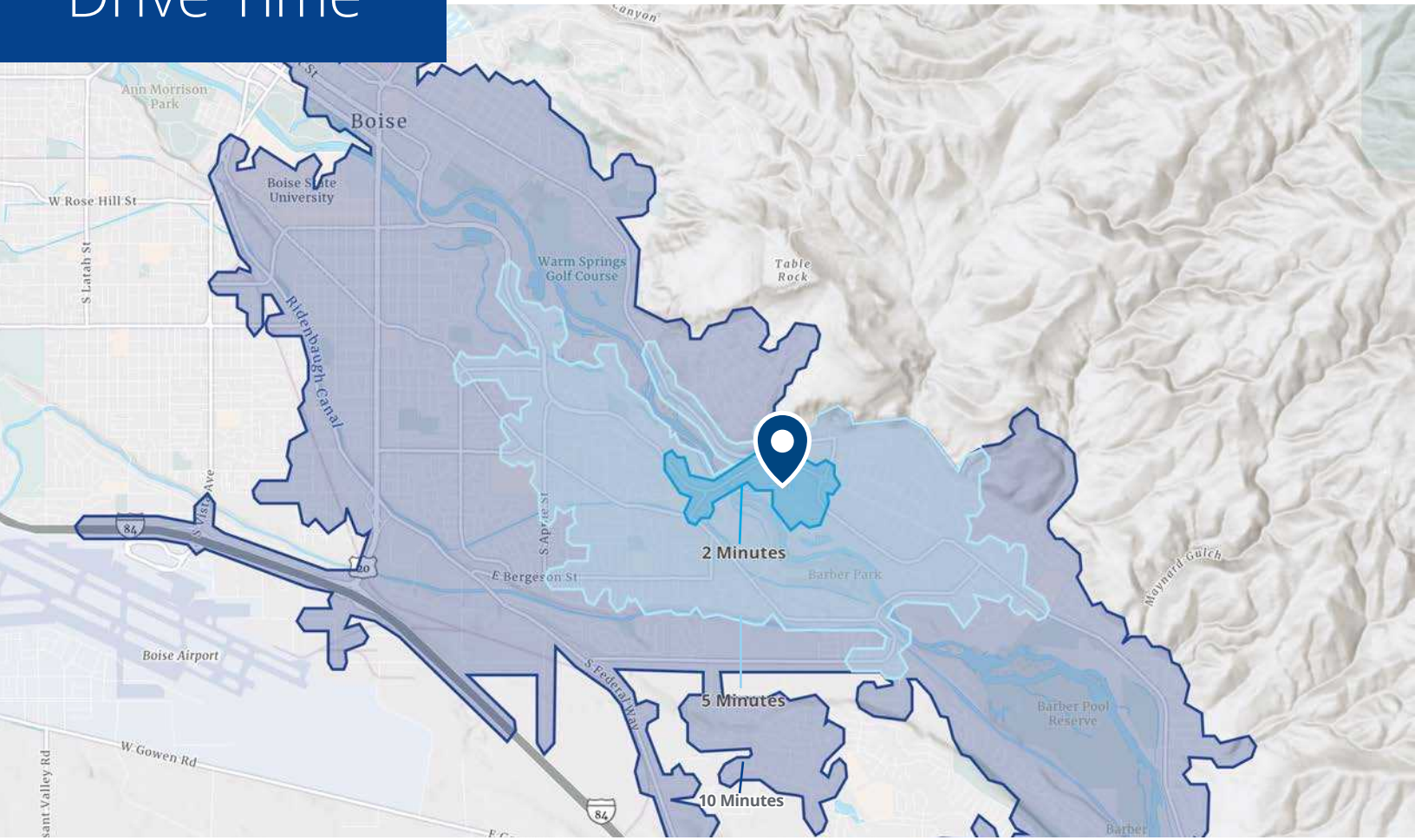


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Drive Time



Location



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

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