



Colliers



For Sublease

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River Run Center Dental Office

600 E Riverpark Lane Suite 120, Boise, ID

Highlights:

- Move- in-ready dental office with furniture included (see photos)
- Located on highly desirable locatoin along Parkcenter Ave
- Building signage available
- Newly remodeled locker and showers within building
- Greenbelt accessible
- Sublease term through June 30, 2029

Accelerating success.

For Sublease

Property Information

Property Type	Medical Office
Total Building Size	19,301 SF
Available SF	1,257 SF
Parking	Ample, free on-site parking
Lease Type	Sublease: full service including janitorial
Property Access	Contact agent



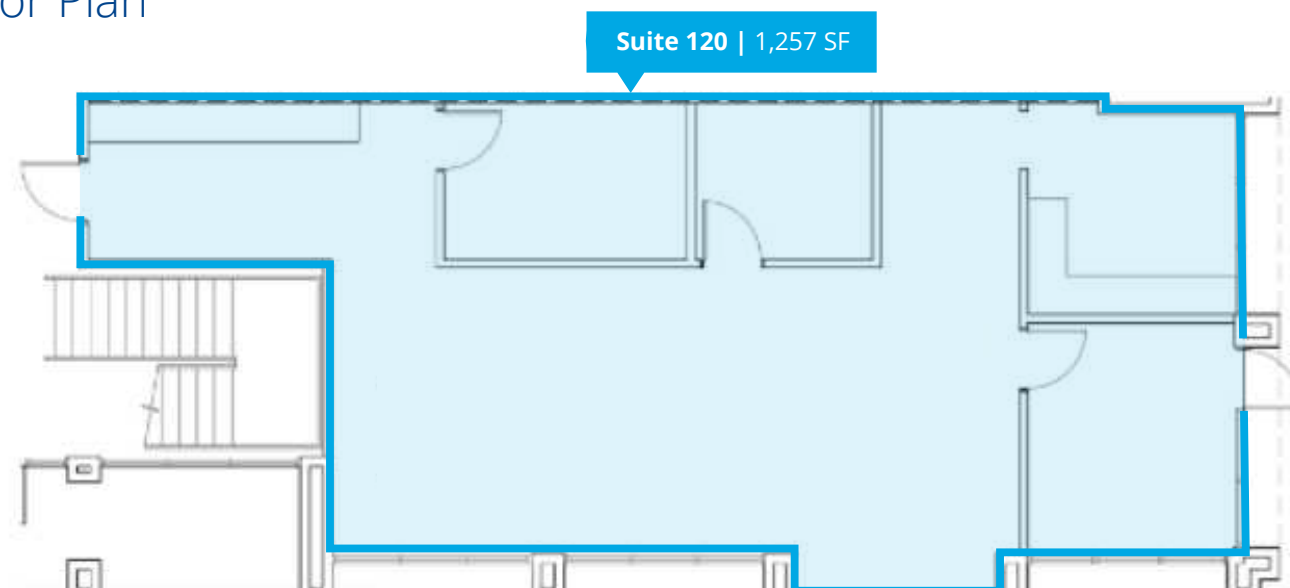
Space Available

Suite	Size	Rate
120	1,257 SF	\$22.28/SF/YR

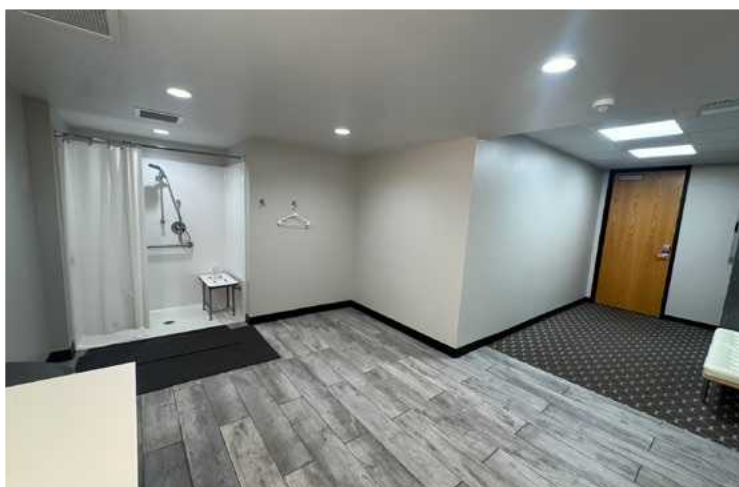
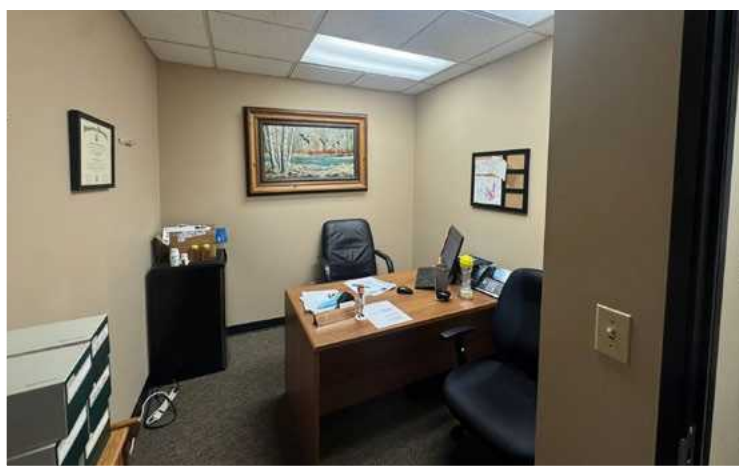
Rent Schedule

Period of Lease	Monthly Rent	Annual Rent	Rate PSF
July 1, 2025–June 30, 2026	\$2,333.71	\$28,004.55	\$22.28
July 1, 2026–June 30, 2027	\$2,403.72	\$28,844.69	\$22.95
July 1, 2027–June 30, 2028	\$2,475.84	\$29,710.03	\$23.64
July 1, 2028–June 30, 2029	\$2,550.11	\$30,601.33	\$24.34

Floor Plan



Property Gallery

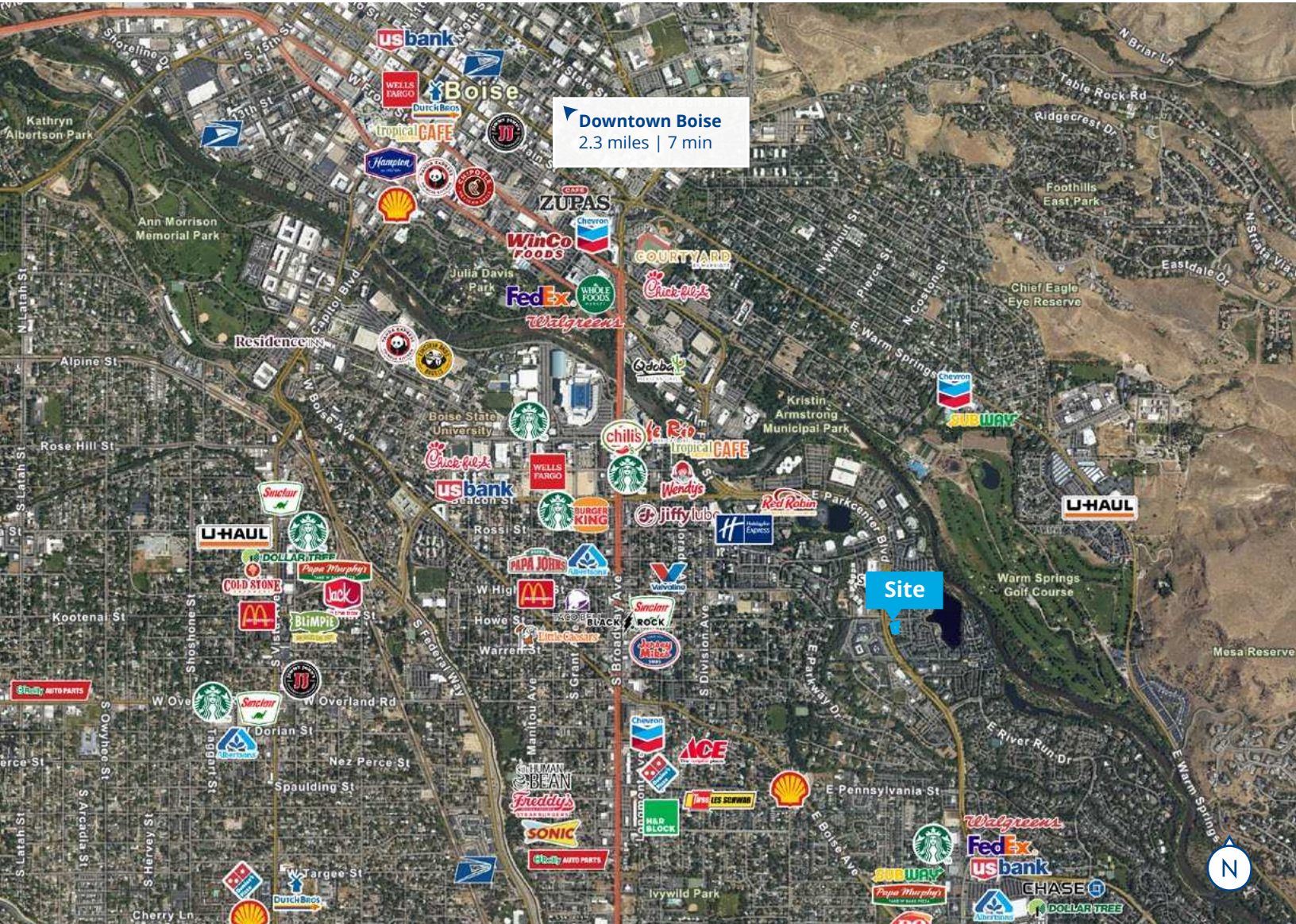


Location

Demos	1 Miles	3 Miles	5 Miles
Population	11,737	75,605	138,236
Avg. Income	\$96,391	\$85,400	\$85,568
Avg. Home Value	\$658,811	\$612,443	\$606,742

 [Google Map](#)

 [Street View](#)



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