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

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Asking Price:

$23.00-$31.22

PSF/YR

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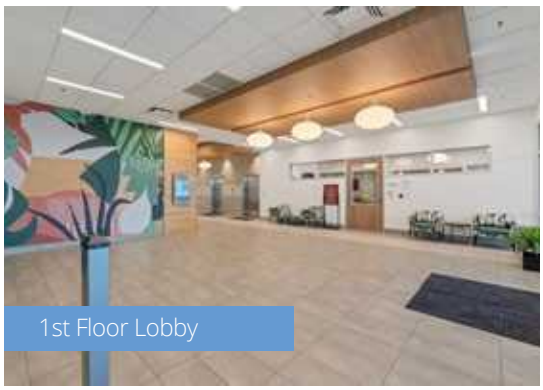
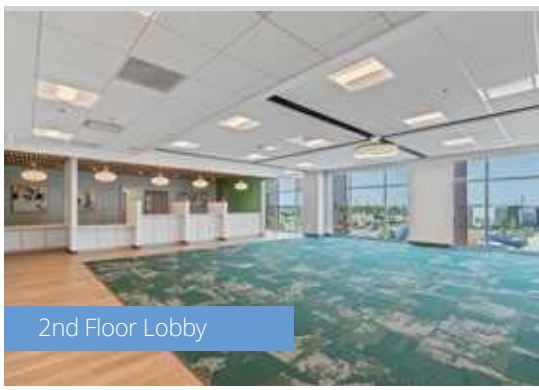
Property Information

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

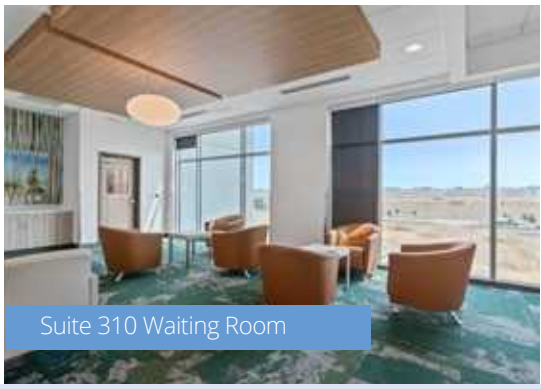
Procedure Room


1st Floor Lobby


2nd Floor Lobby

3rd Floor GI Prep/Recovery

Exclusive Break Room


Suite 310 Waiting Room

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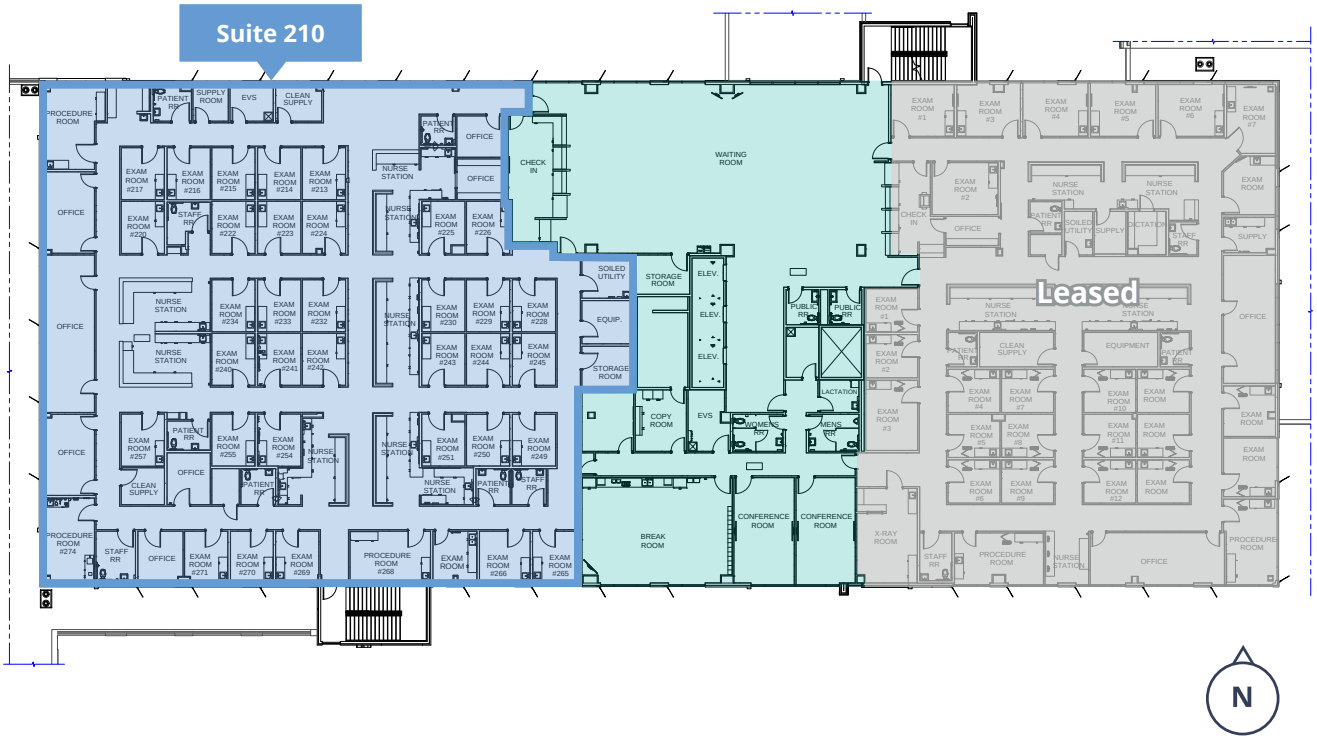
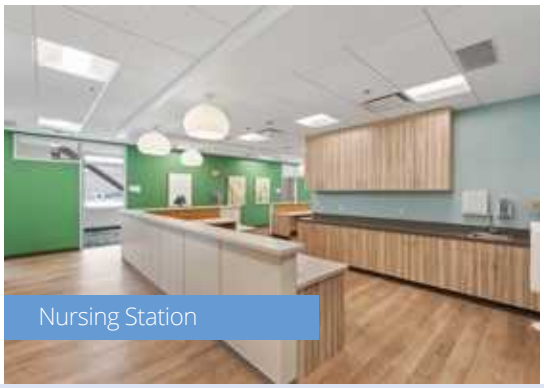
SITE PLANS

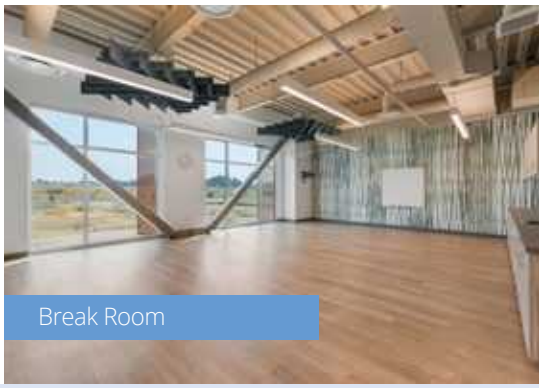
2nd Floor Availability | **5,000-19,780 SF**

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



Exam Room


Nursing Station


Break Room

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SITE PLANS

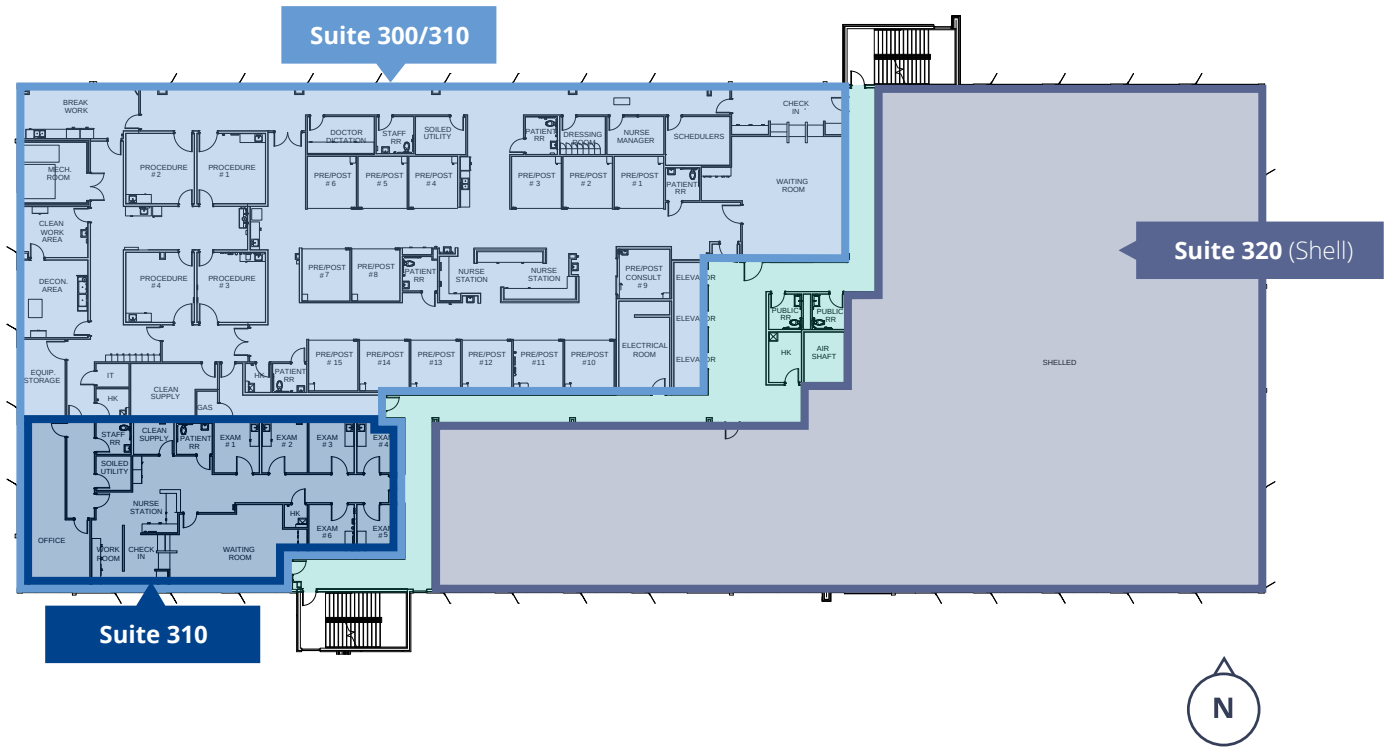
3rd Floor Availability | **3,500 - 32,125 SF**

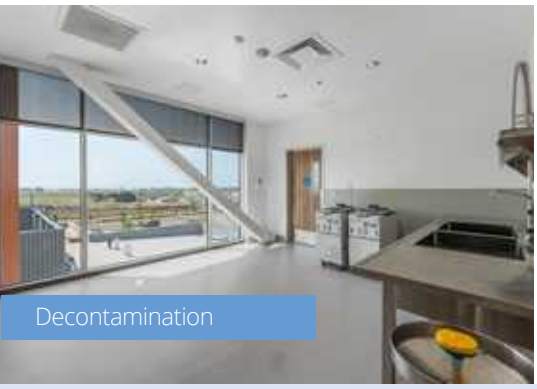
Suite	Size	NNN Rate
300/310 - Surgery Center & Clinic	3,500-16,700 SF	$29.50 PSF/YR
300 - Surgery Center	13,200 SF	$31.22 PSF/YR
310 - Clinic	3,500 SF	$23.00 PSF/YR
320 - Shell	15,425 SF	$27.00 PSF/YR
300/ 310/ 320	32,125 SF	$28.30 PSF/YR

3rd Floor Notes

- 4 Procedure Rooms
- Former GI/Endoscopy Surgery Center

Common area




Decontamination

Admin/Billing Area

1 of 4 Surgical Suites- Suite 300

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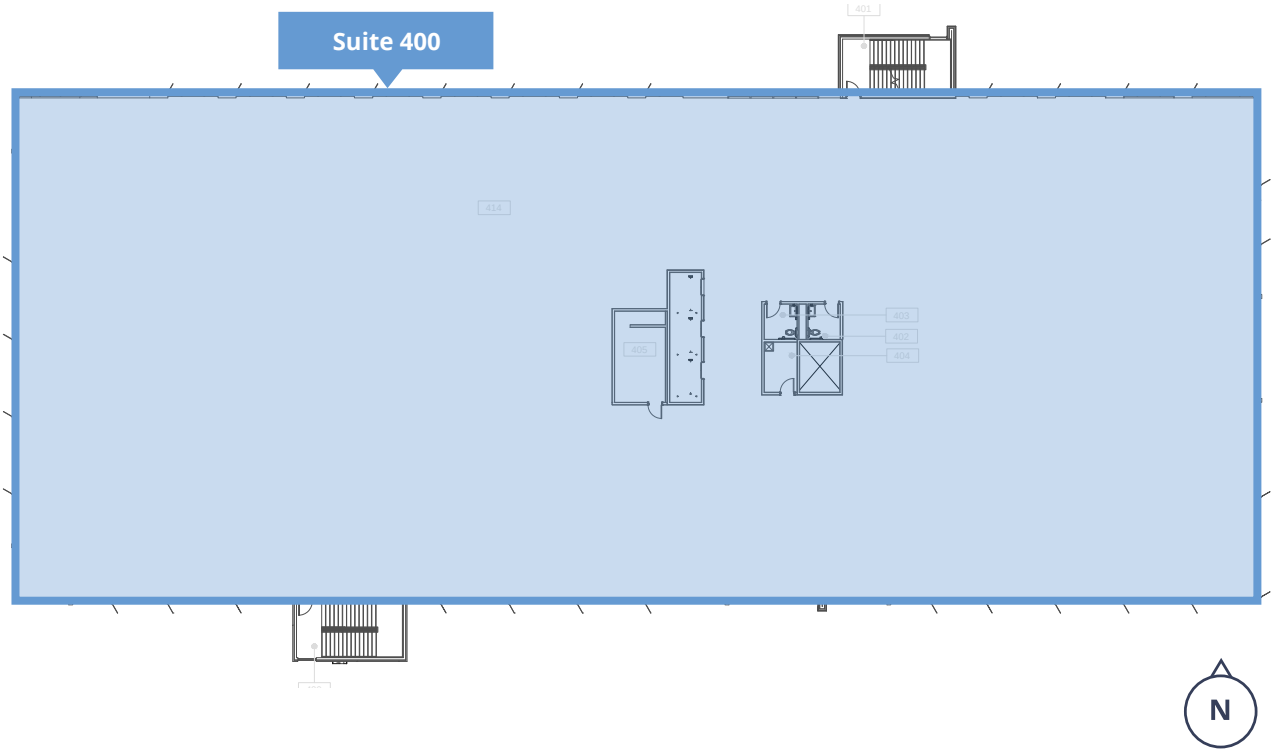
SITE PLANS

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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PROPERTY GALLERY

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Google Map Street View

PROPERTY GALLERY

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