

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**Scott Feighner**

208 861 4812
scott.feighner@colliers.com

Scott Raeber, MBA, CCIM

208 859 0409
scott.raeber@colliers.com

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

FOR SUBLEASE

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



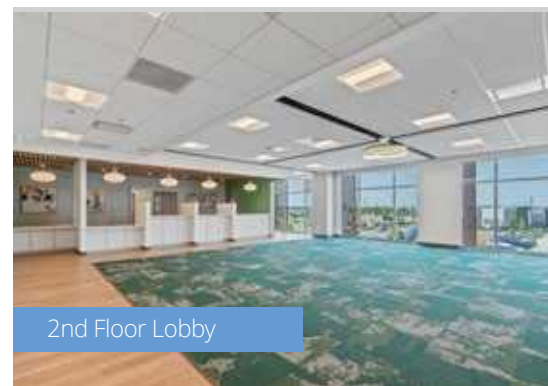
Digital Monument



Procedure Room



1st Floor Lobby



2nd Floor Lobby



3rd Floor GI Prep/Recovery



Exclusive Break Room



Suite 310 Waiting Room

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

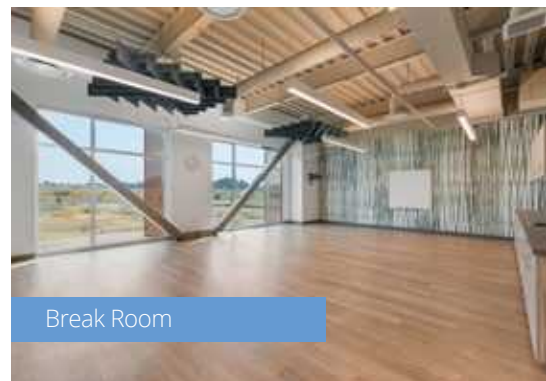
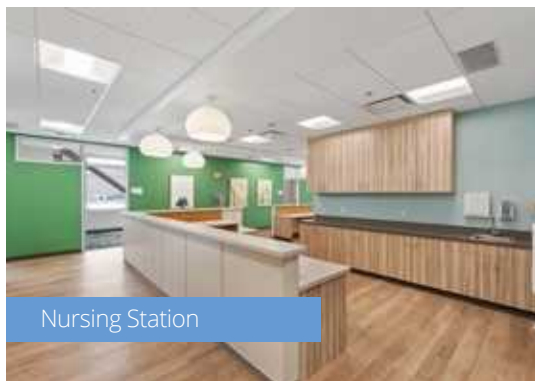
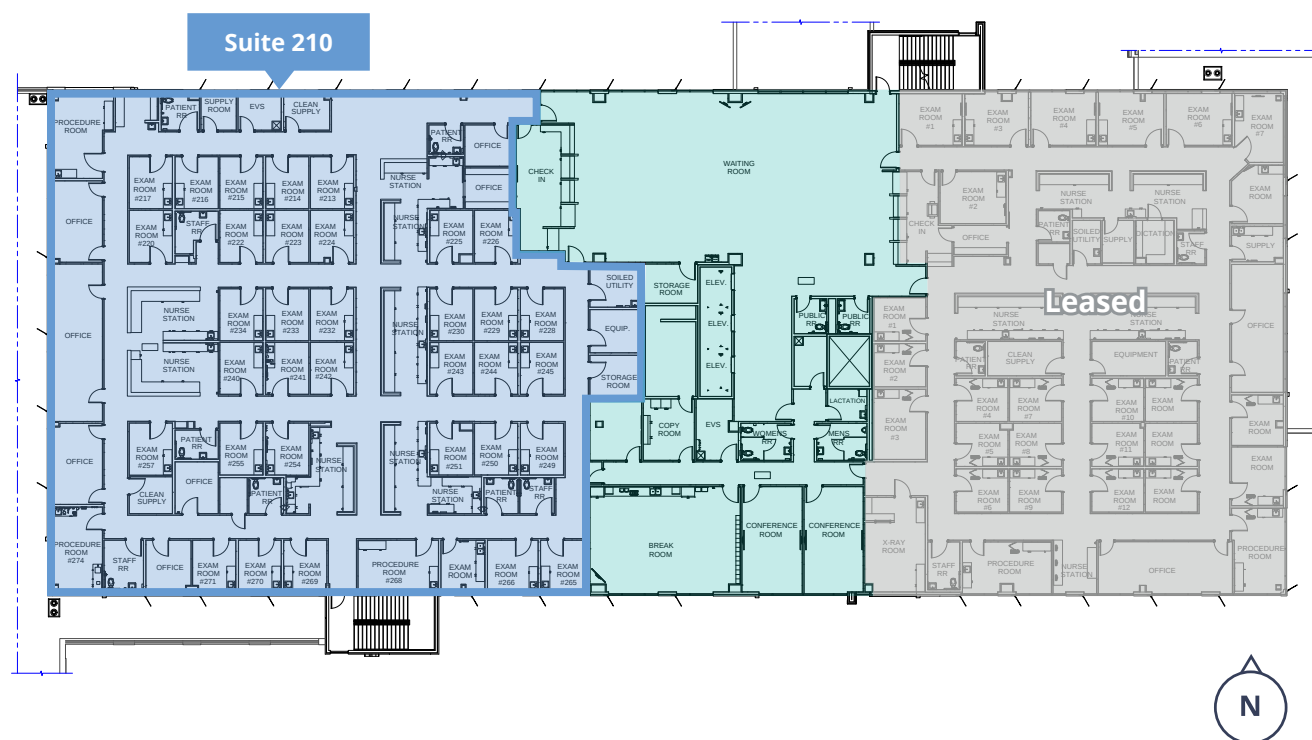
Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com



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



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

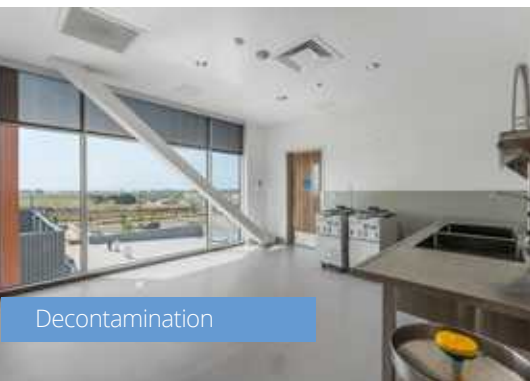
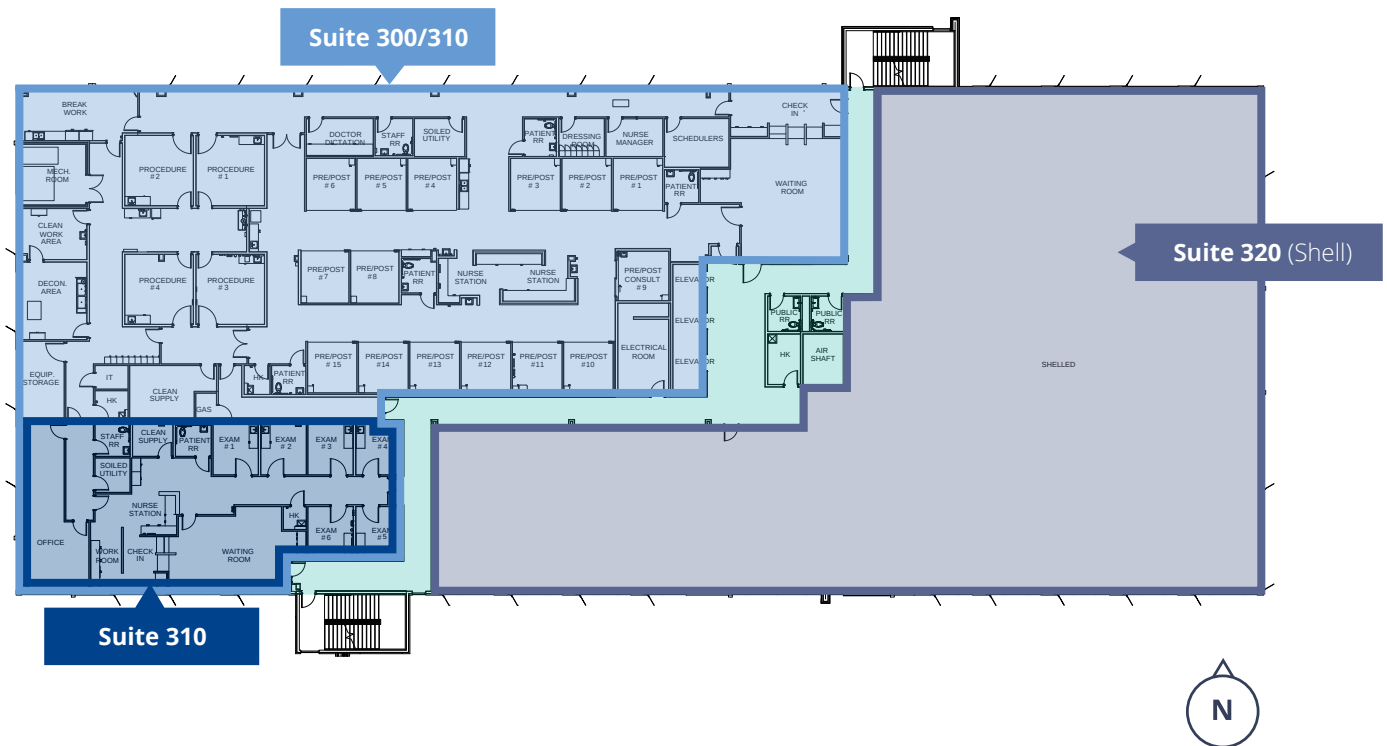
Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com



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	4 Procedure Rooms - Former GI/Endoscopy Surgery Center - Common area
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	



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

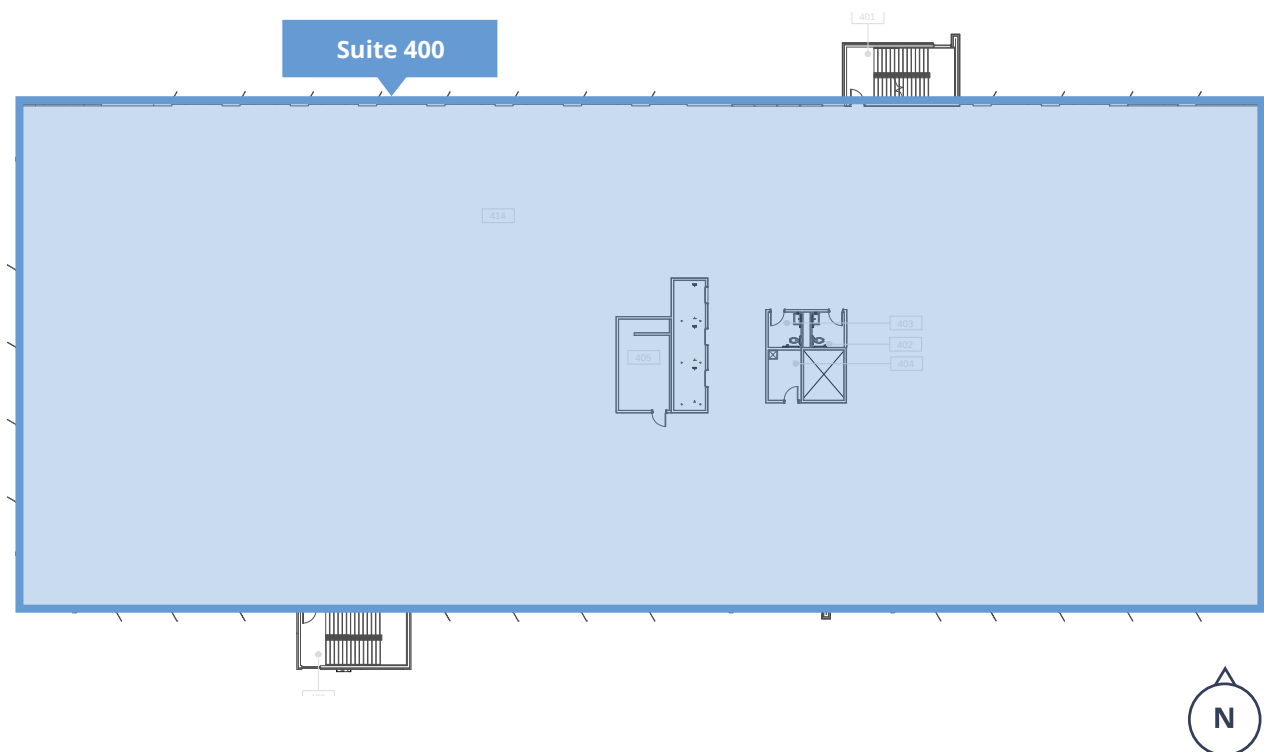
Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com



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



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

Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com



PROPERTY GALLERY



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

Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com





Google Map



Street View

PROPERTY GALLERY



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

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

Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.