



Turnkey Medical Suite *for Lease*

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755 West Front Street, Suite 300
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300 Main

300 W Main St, Boise, ID

Highlights:

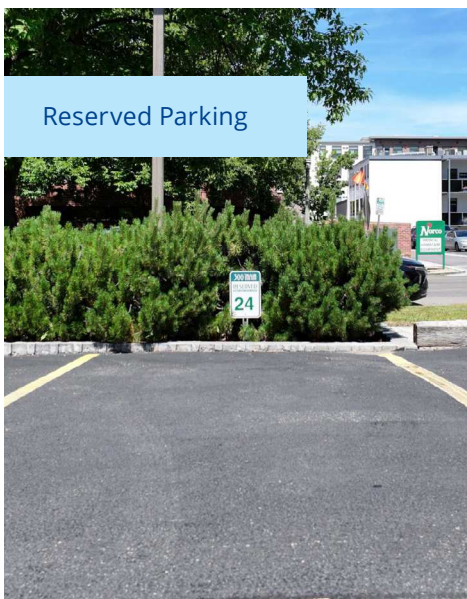
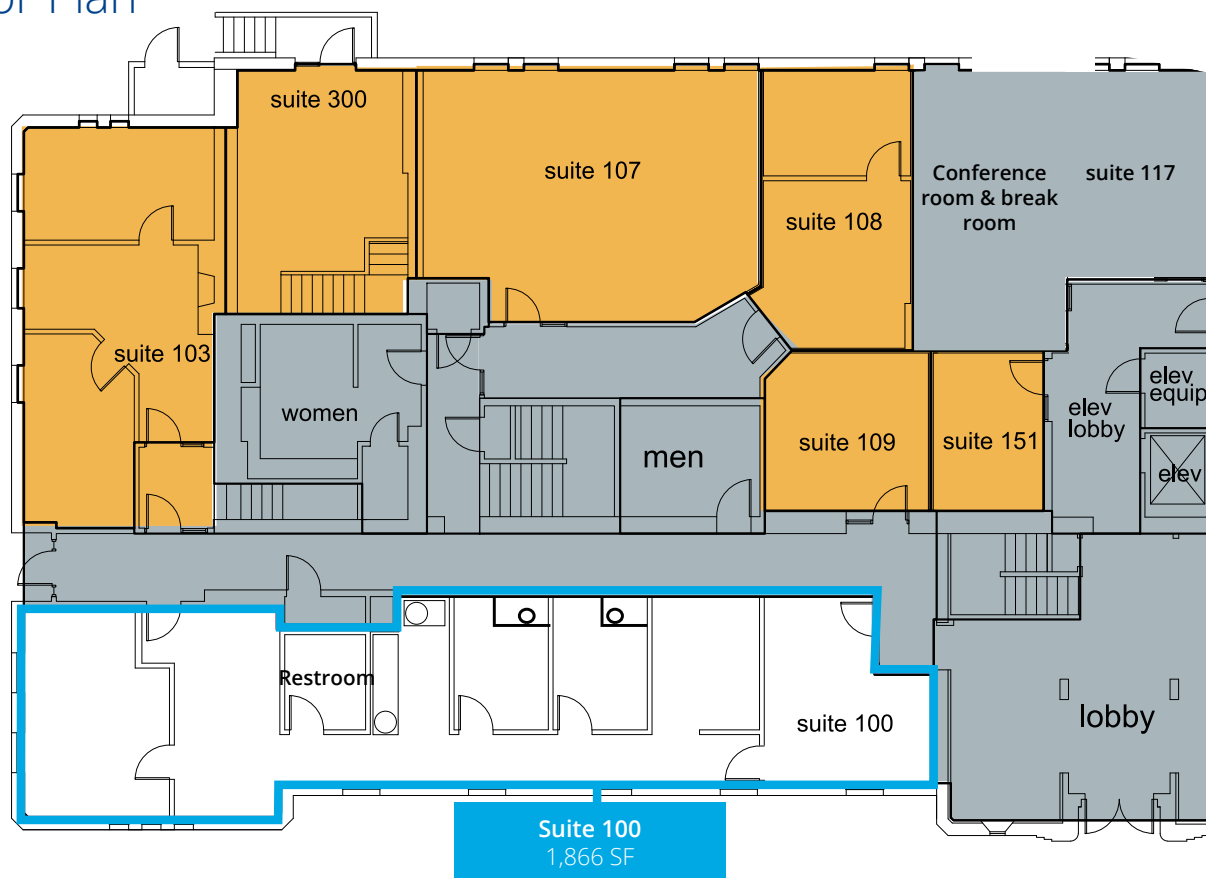
- Prime medical office, only two blocks from St. Luke's in Downtown Boise
- Turnkey medical suite featuring private offices/exam rooms, reception, built-in cabinetry, and private restroom
- 5 reserved **on-site** parking spaces, bike rack, shared conference/break room and locker/shower access
- Lease includes nightly janitorial (Mon–Fri) and after-hours access
- Signage on Main Street, outdoor patio with tables and landscaping
- Steps from restaurants, shopping and Boise State University

Do not disturb tenants — contact agent to schedule tours

First Floor

Suite	Size	Rate	Notes
100	1,866 SF	\$20/sf	Bright, window-lined space ideal for medical or professional office use. Includes private restroom, 4 offices or exam rooms, and reception with built-in cabinetry

Floor Plan

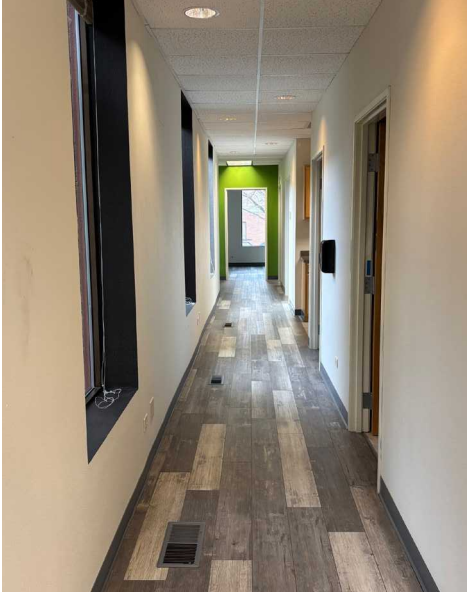


Reserved Parking



Aerial of Building + Parking

Property Gallery



Location

Property Information

Property Type	Office
Available SF	355-3,314 SF
Building Size	19,286 SF
Lease Rate	\$18-22 SF
Lease Type	Full service, including janitorial

Demos

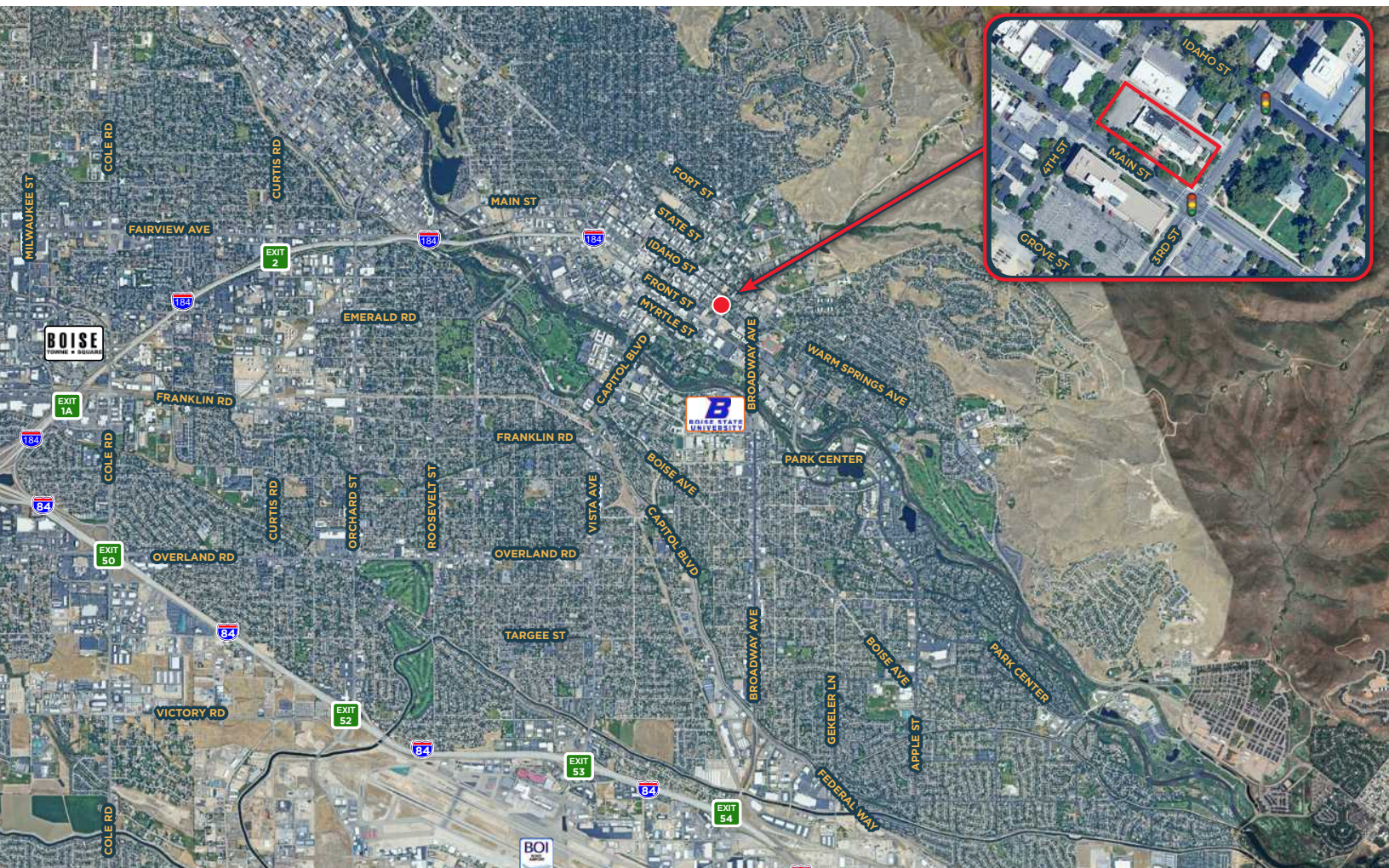
	1 Mile	3 Miles	5 Miles
Population	15,684	91,387	163,339
Median Age	28	37	38
Avg. HH Income	\$54,837	\$68,529	\$70,164



[Google Map](#)

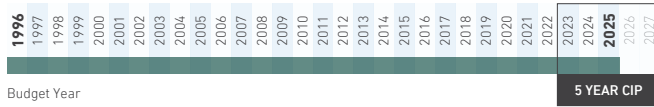


[Street View](#)



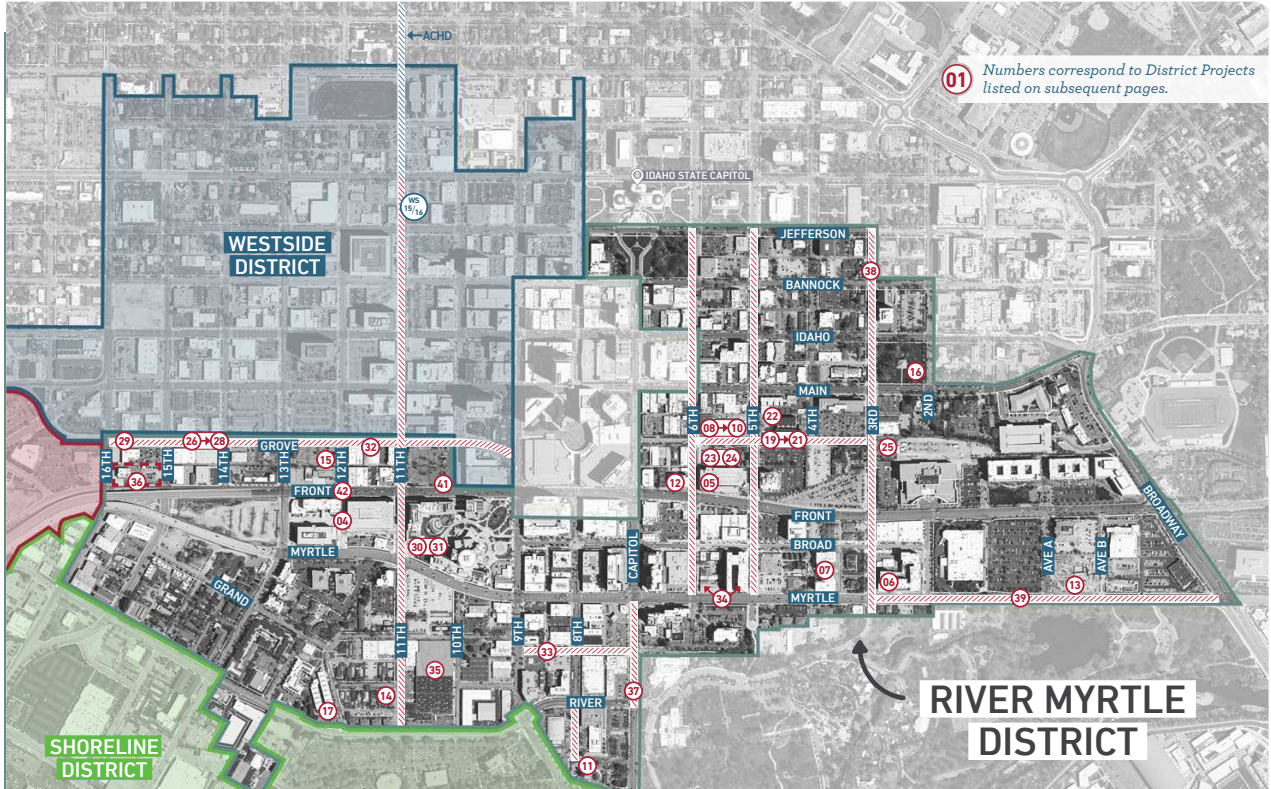
CCDC Improvement Plan

CURRENT 5 YEAR CIP TIMELINE



303 ACRES

BASE VALUE: \$121 MILLION
 2023 TOTAL INCREMENT VALUE: \$1.35 BILLION
 2023 ANNUAL INCREMENT REVENUE: \$12.7 MILLION



est. 1995

The River-Myrtle Old Boise (RMOB) District consisted of mostly vacant property, warehouses, and remnants of older industrial uses when it was first established in 1996. The formation of the RMOB District was a community-directed effort to assure that downtown Boise remains the foremost urban center in the region for business, government, culture, education, and urban living. The district's plan set-forth a vision for the area that maintained the urban vitality of the downtown core while extending it into the larger downtown area and created a place that is attractive to fundamental industries, cutting edge companies, and the workforce they employ.

PRIMARY STRATEGIES FOR THE DISTRICT

- Assure that downtown continues to include thriving residential neighborhoods. Increase the number of downtown residents with housing opportunities at all income levels.
- Recruit hotels, retail and other services to create a people-orientated downtown that attracts visitors, conferences, and employers.
- Improve streets, sidewalks and alleyways so they offer a safe and welcoming pedestrian environment.
- Create a system of parks, plazas, and public spaces that become focal points in the various sub-districts of downtown, act as catalysts for private development, and add livability to the urban surroundings.
- Reduce reliance on surface parking through more sustainable development, increased connectivity for pedestrians and cyclists, and the consolidation of parking into parking structures.



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