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For Sale/Lease

Class A Medical Office Condo

1880 W. Judith Lane, Suite 100 | Boise, ID 83704

Scott Feighner

+1 208 861 4812

scott.feighner@colliers.com

Promotional Lease Rate In-Place!

[See page 2 for additional details.](#)

Accelerating success.

For Sale/Lease

Property Information

Property Type:	Medical Office Condo
Space Available:*	±2,000 - 6,208 SF (1 st floor)
Building Size:	13,232 SF
Parking:	4/1,000 SF
Lease Rate:**	\$25.50 \$15.00/SF/YR NNN
CAM/NNN:	\$8.00/SF/YR
Sale Price:	\$2,300,000 or \$370/SF

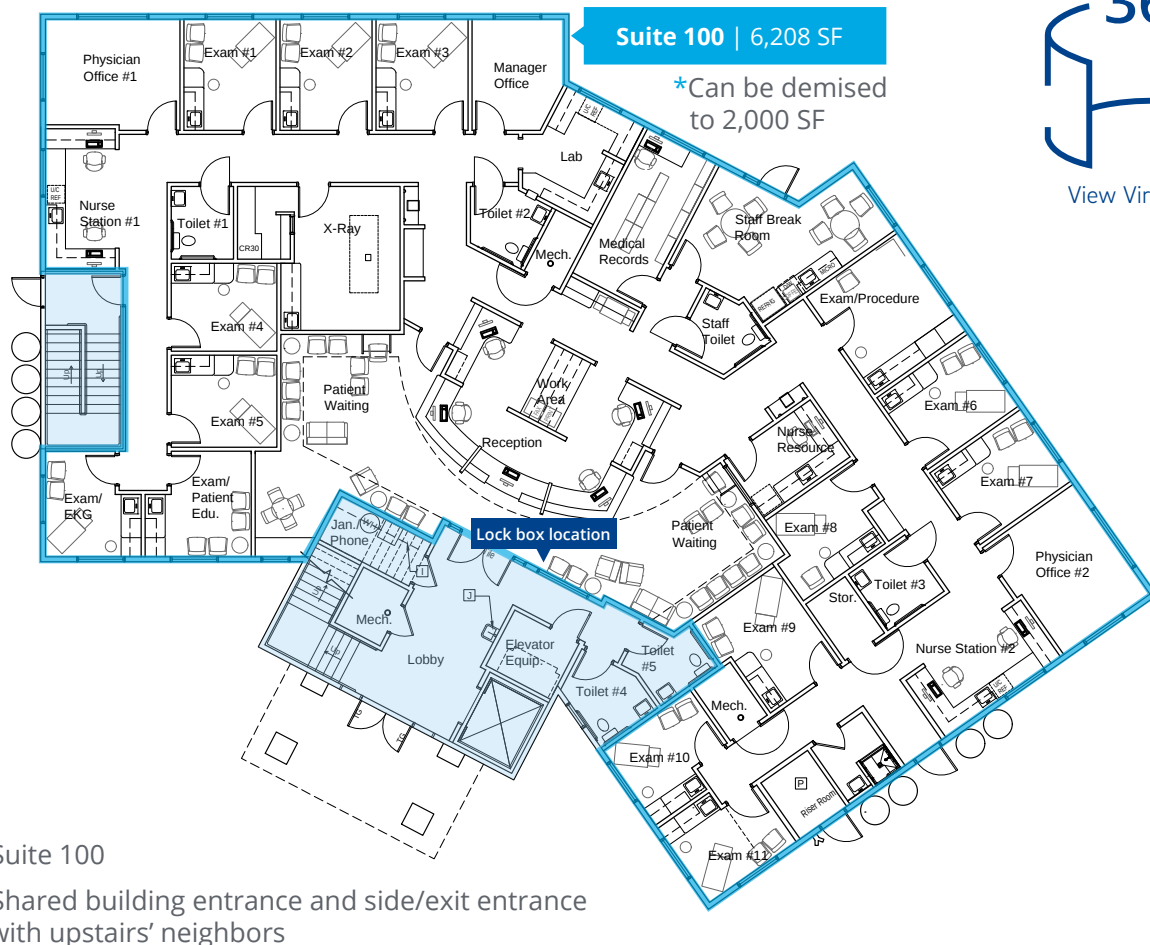
**Promotional Rate of \$15/SF/YR is for the first 12 months for qualified tenants.

Property Highlights:

- Rare class A medical office building in well located area of Boise
- Ample on-site parking
- Priced below replacement cost
- 100% built out= instant savings
- Built out as an urgent care and family practice ideal for one or two practices
- 7 minutes from St. Luke's and 12 minutes from St. Al's
- Located in a fast growing SE neighborhood of Boise
- Ease of access to the connector and points east and west

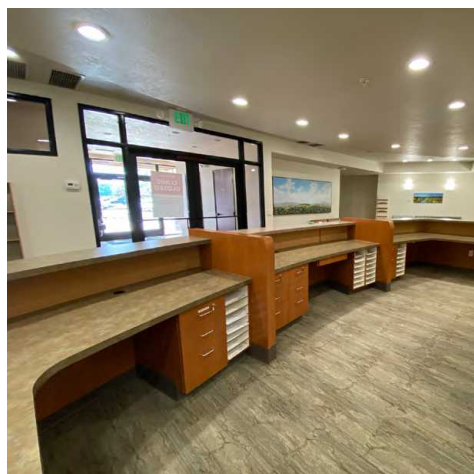
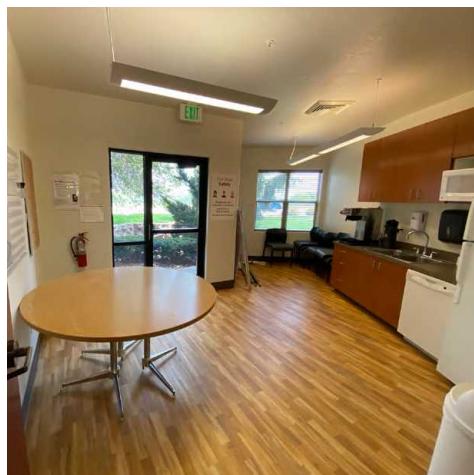
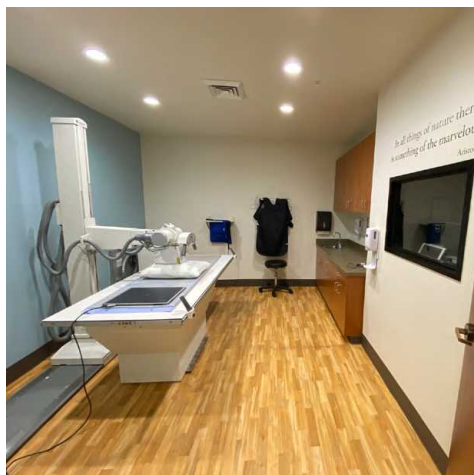
Call or email to schedule a walk through today!

Floor Plan



1880 W. Judith Lane | Boise, Idaho

Property Gallery*



* Some furniture is no longer available

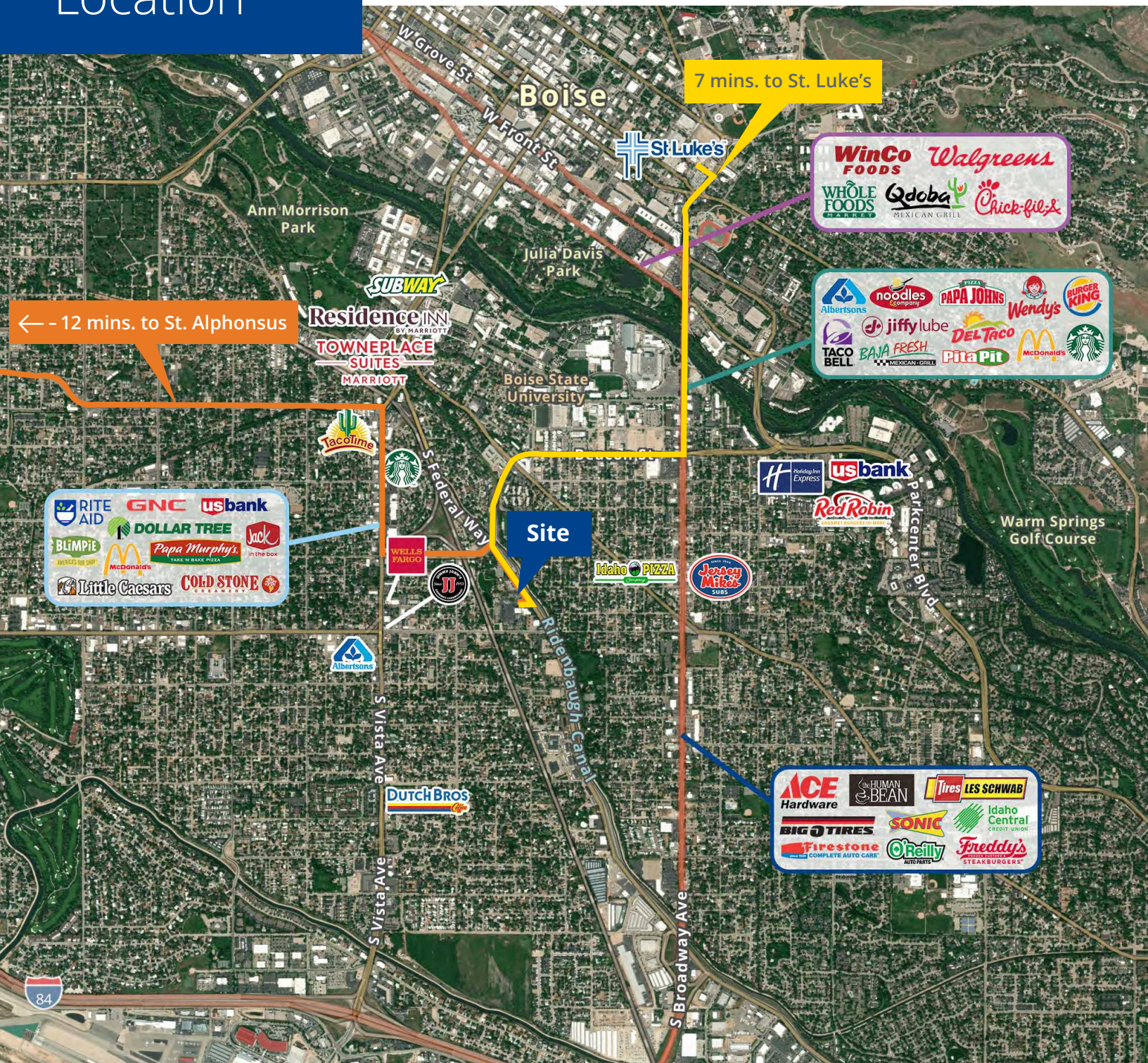
Location



Google Map



Street View



Demos

	1 Miles	3 Miles	5 Miles
Population	16,997	87,488	159,845
Households	7,863	42,684	73,390
Avg. Income	\$59,002	\$75,452	\$83,280

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755 West Front Street, Suite 300
Boise, Idaho 83702
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