



Google Map

Street View

+1 208 345 9000  
colliers.com/idaho



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.](#)

# For Sale/Lease

## Property Information

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

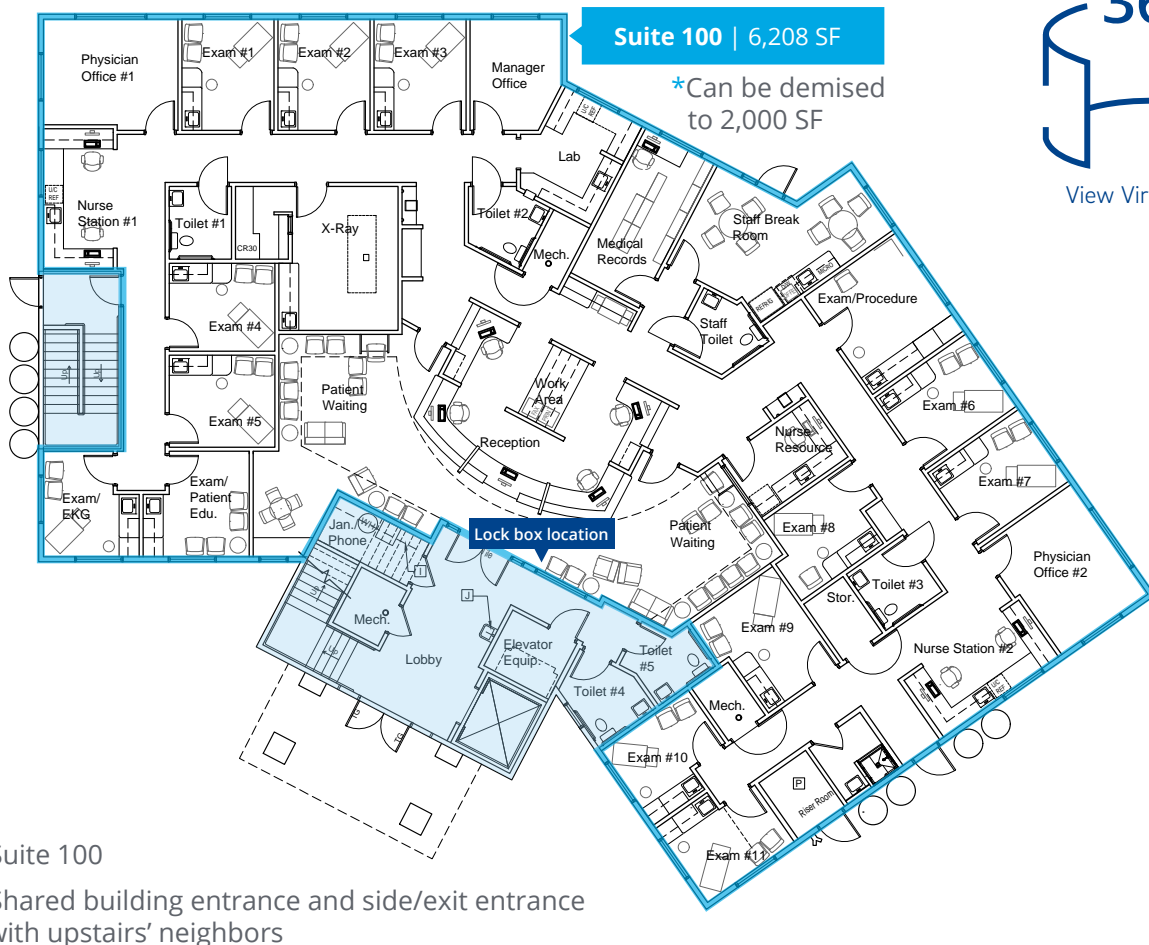
\*\*Promotional Rate of \$15/SF/YR is for the first 12 months for qualified tenants.

## 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

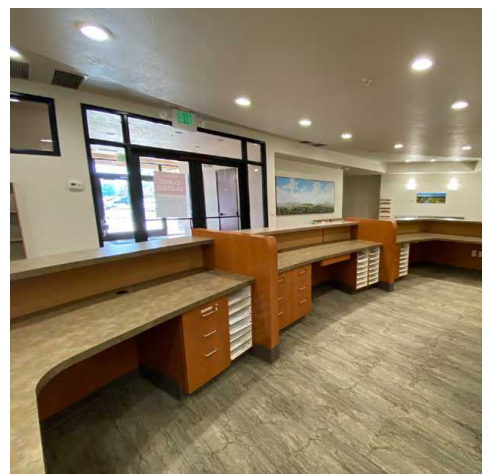
Call or email to schedule a walk through today!

## Floor Plan



1880 W. Judith Lane | Boise, Idaho

# Property Gallery\*

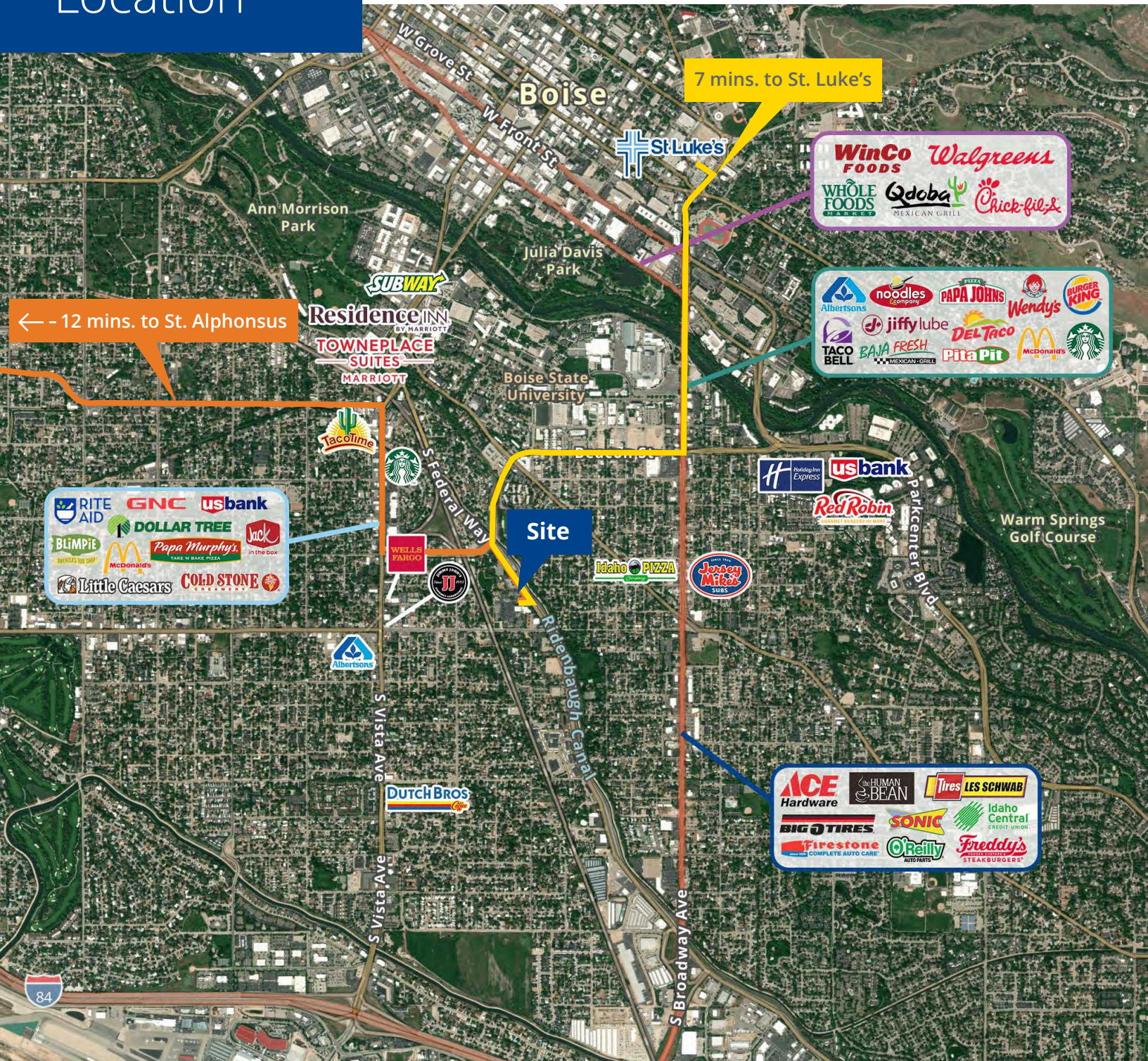


\* Some furniture is no longer available

# 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



755 West Front Street, Suite 300  
 Boise, Idaho 83702  
 +1 208 345 9000  
[colliers.com/idaho](http://colliers.com/idaho)

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). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.