

OFFICE FOR LEASE 3271 N. MILWAUKEE

Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



AVAILABLE SPACE

SUITE 101:	1,170 SF \$13.00 SF/Yr NNN \$1,267.50/Mo
SUITE 102:	1,900 SF \$13.00 SF/Yr NNN \$2,058.33/Mo
LOWER LEVEL:	1,369 SF \$9.00 SF/Yr NNN \$1,026.75/Mo

LOCATION INFORMATION

COUNTY:	Ada
MARKET:	Boise City / Nampa
SUBMARKET:	West Boise

BUILDING DATA

BUILDING SF:	4,669 SF
YEAR BUILT:	1999
ZONING:	C-1D
PARCEL:	R9041150020
PARKING:	24 Spaces / Bldg
SUITABILITY:	Medical or Related



PROPERTY OVERVIEW

Lee & Associates is pleased to present Suites for Lease in this convenient Medical Office Building near the corner of Milwaukee & Ustick Rd. Located on a main thoroughfare, this site shows high traffic counts of 18,000 VPD along Ustick and 9,442 VPD on Milwaukee. It is surrounded by residential neighborhoods and office/service businesses, a short drive from major shopping areas, Hwy 26/Chinden Blvd. and I-84 access. Spaces are well-suited to medical or related uses. Easy access to one-level building and plenty of parking is available.

Matt Mahoney | Managing Principal
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C 208.340.9780

Austin Hopkins | Associate
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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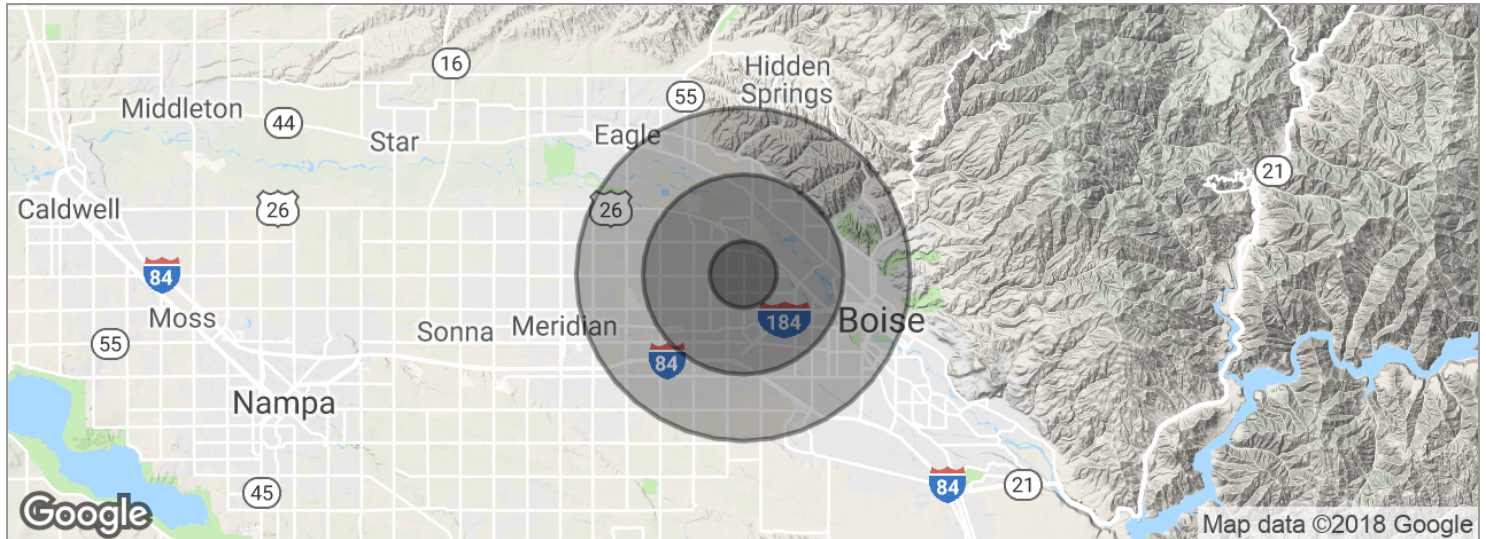
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,072	96,908	202,303
Median age	38.2	36.3	36.1
Median age (Male)	38.0	35.4	35.1
Median age (Female)	38.0	37.0	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,803	40,010	83,388
# of persons per HH	2.5	2.4	2.4
Average HH income	\$63,183	\$57,164	\$61,118
Average house value	\$217,306	\$188,632	\$208,655

* Demographic data derived from 2010 US Census

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