

AFFORDABLE OFFICE SPACE FOR LEASE!



**571 - 3,315 SF
Full Service**

Leasing agent keeps 100% of All Commission!



STONEGATE OFFICE CONDO BUILDING

2995 N. Cole Road
Boise, Idaho 83704

**VACANT
AVAILABLE IMMEDIATELY**

PROPERTY HIGHLIGHTS

Available	Suites 200C 571 SF - \$700/ mo.
	Suite 250 956 SF- \$1,200/mo.
	Suite 255A 828 SF- \$1,000/mo.
	Suite 255B 960 SF- \$1,200/mo.
	Lease all the units for \$4,100/month
Lease Rate	Rentable SF incl.13% Load factor for Common areas, bathrooms, and lobby. Excl. janitorial
T.I. Allowance	Negotiable, Contact Agents
Lease Terms	Negotiable, Contact Agents
Parking	Ample - On-site
Availability	Immediate
Lock - Box	No, Contact Agent

CONTACT OUR AGENTS / OFFICE

RANDY HOPKINS

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AARON VAN DER AA

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STACEY HARRIS

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HOPKINS FINANCIAL SERVICES

910 E. Carol Street, Meridian, Idaho 83646
+1 208 467-5467
www.hopkinsfinancial.com



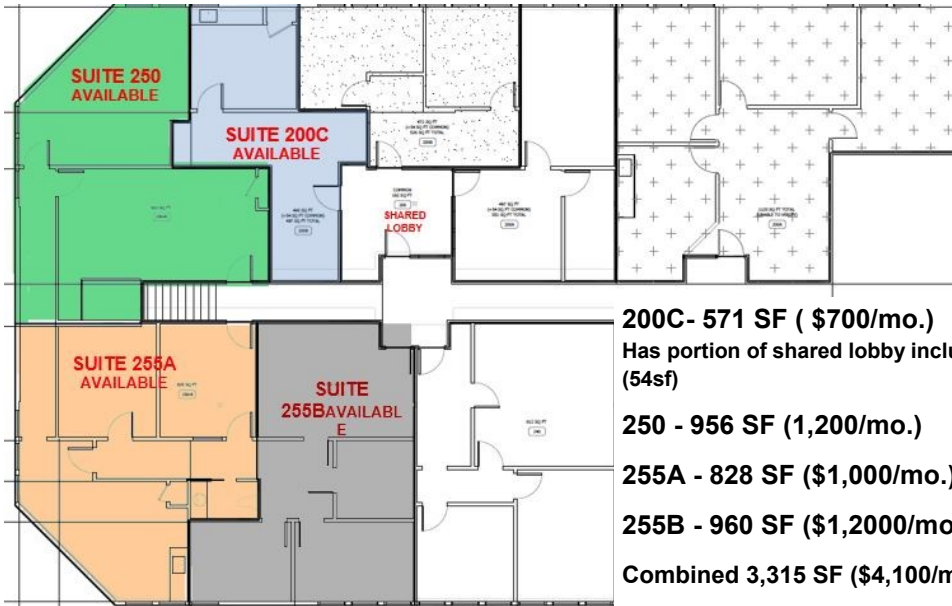
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571 - 3315 SF AVAILABLE FOR LEASE



FLOOR PLAN



200C - 571 SF (\$700/mo.)
Has portion of shared lobby included. (54sf)

250 - 956 SF (1,200/mo.)

255A - 828 SF (\$1,000/mo.)

255B - 960 SF (\$1,200/mo.)

Combined 3,315 SF (\$4,100/mo.)



STONEGATE OVERVIEW & FEATURES

Stonegate Office Condo building is a large multi-tenant office building located at 2995 Cole Road, Boise, Idaho. This well maintained office condo is the perfect opportunity to lease affordable space in Boise; with the opportunity to potentially purchase your space.

PROPERTY FEATURES:

- Well maintained office condo.
- **Purchase options available.** Contact Agents for details.
- Four Office Condos Available - all spaces on the 2nd floor.
- **Full Service** (including 13% load factor for shared common areas and bathroom facilities). Tenants pay their own internal space janitorial.
- Flexible lease terms negotiable. - contact Agents.
- For 3 -5 year lease, owner offers a \$3/ft TI allowance.
- Monument signage on Cole Road, directory signage in the large, open lobby.
- For more details - contact agents at +1 208 467-5467



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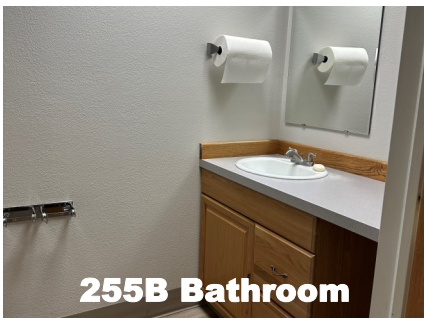
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