

MEDICAL SPACE FOR LEASE 3271 N. MILWAUKEE ST.

Boise, ID 83704



ECONOMIC DATA

LEASE RATE: \$10.00-20.00 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Ada

MARKET: Boise

BUILDING DATA

TOTAL BLDG. SF: 4,719 SF

YEAR BUILT: 1999

ZONING: MX-1

LISTING DATA

AVAILABLE SF: ±1,260 - 2,729 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this medical space for lease. There are two separate spaces ranging from +/-1,260 square feet up to a total of 2,729 square feet. Each space is efficiently laid out for optimal flow for providers and patients. Efficient on-site parking and access to the building on Milwaukee.

PROPERTY HIGHLIGHTS

- Fully built-out medical space with exam rooms, reception, waiting area, and provider offices.
- On-site parking and signage available
- Two separate suites available

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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.
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	1,260 SF	NNN	\$20.00 SF/yr
Basement	1,469 SF	NNN	\$10.00 SF/yr

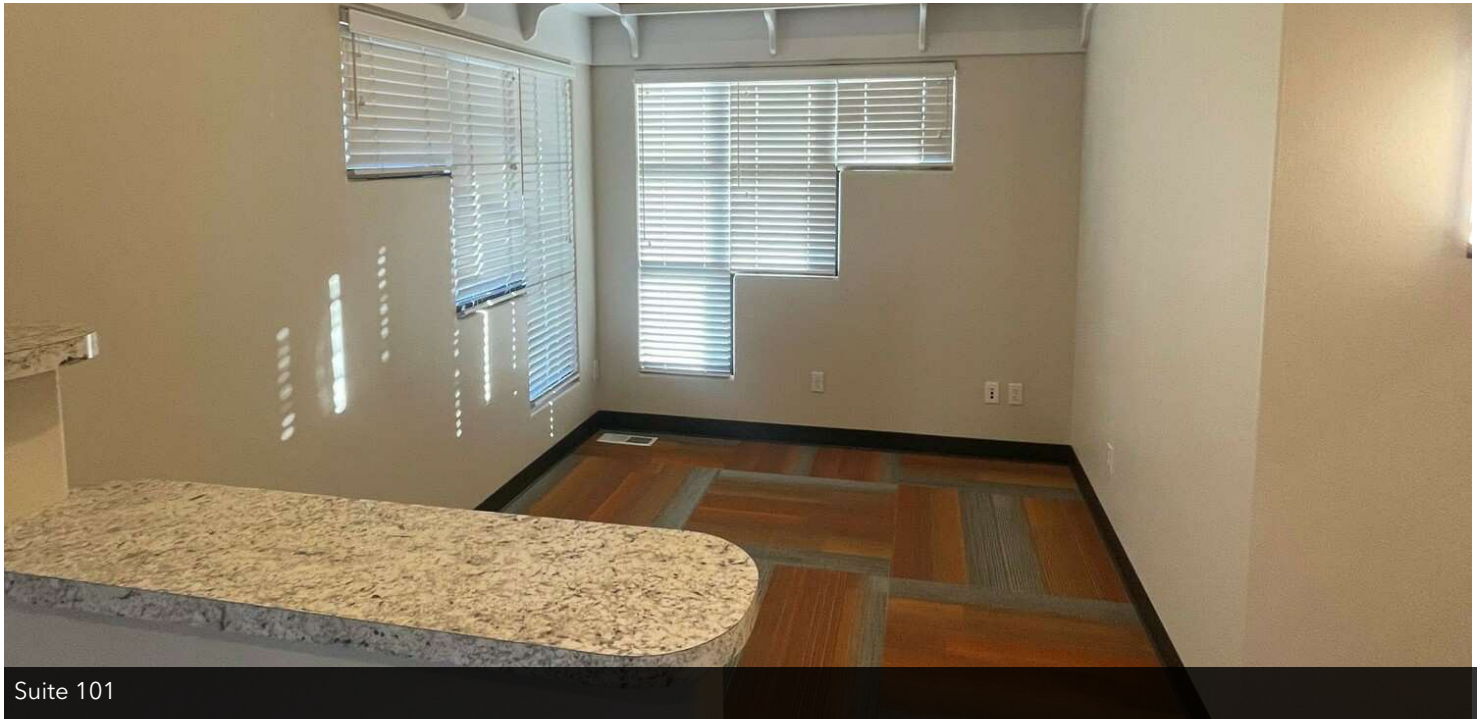
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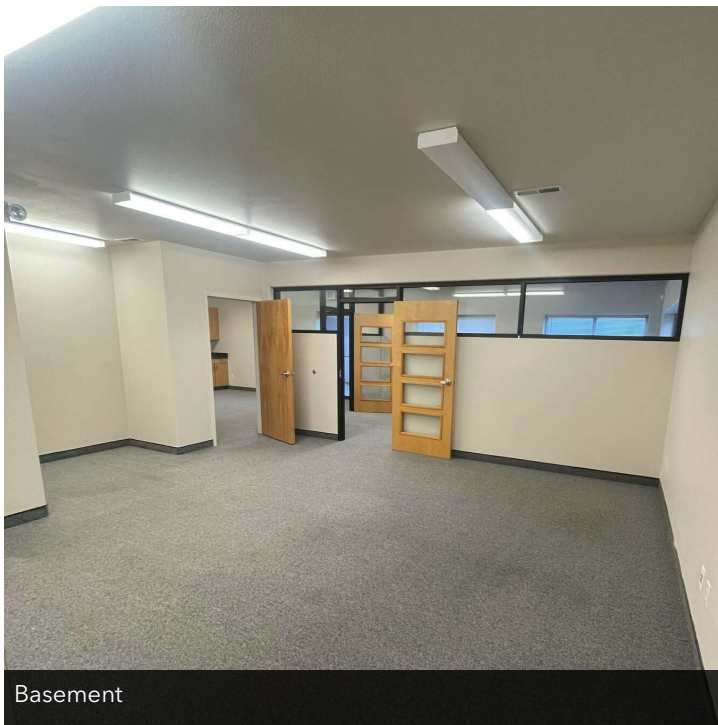
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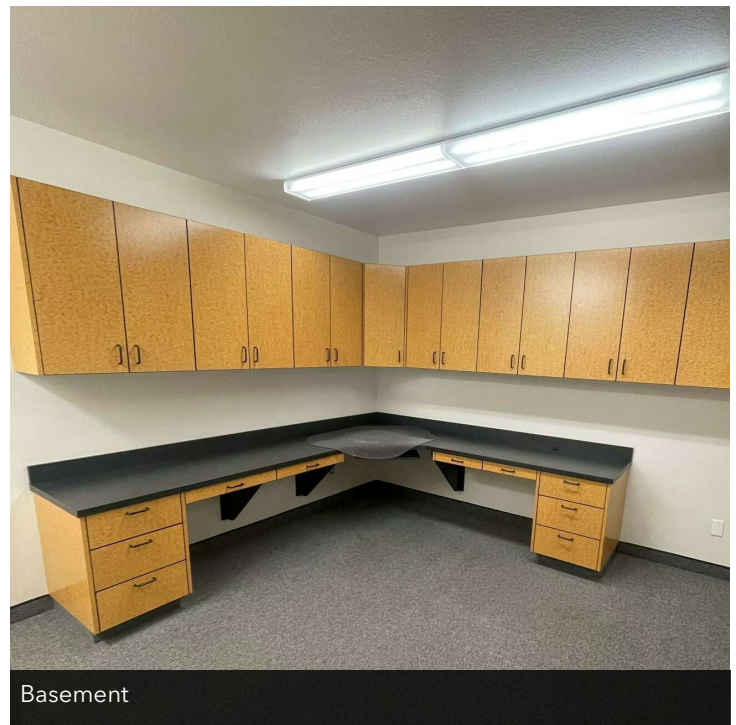
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Suite 101



Basement



Basement

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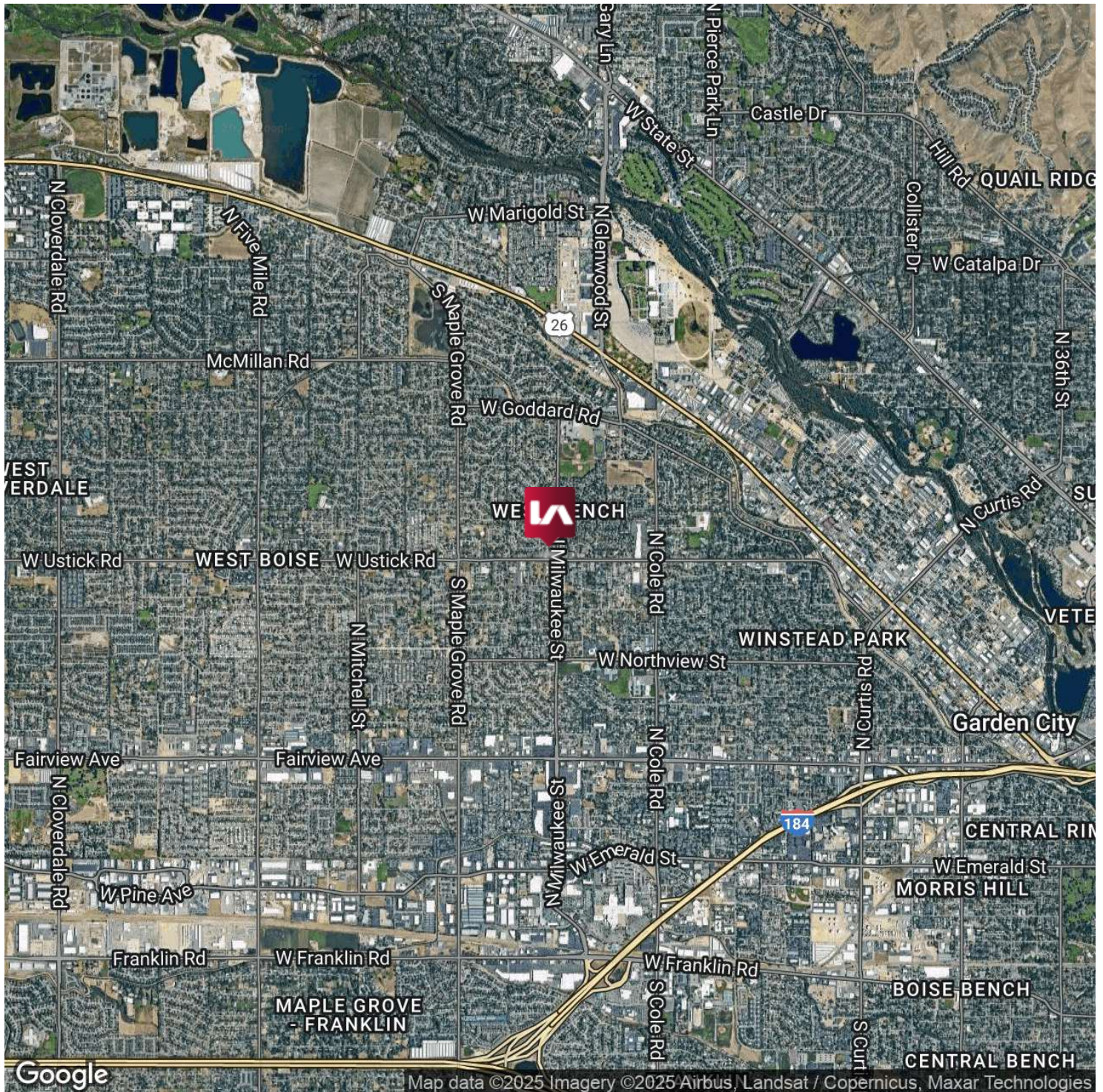
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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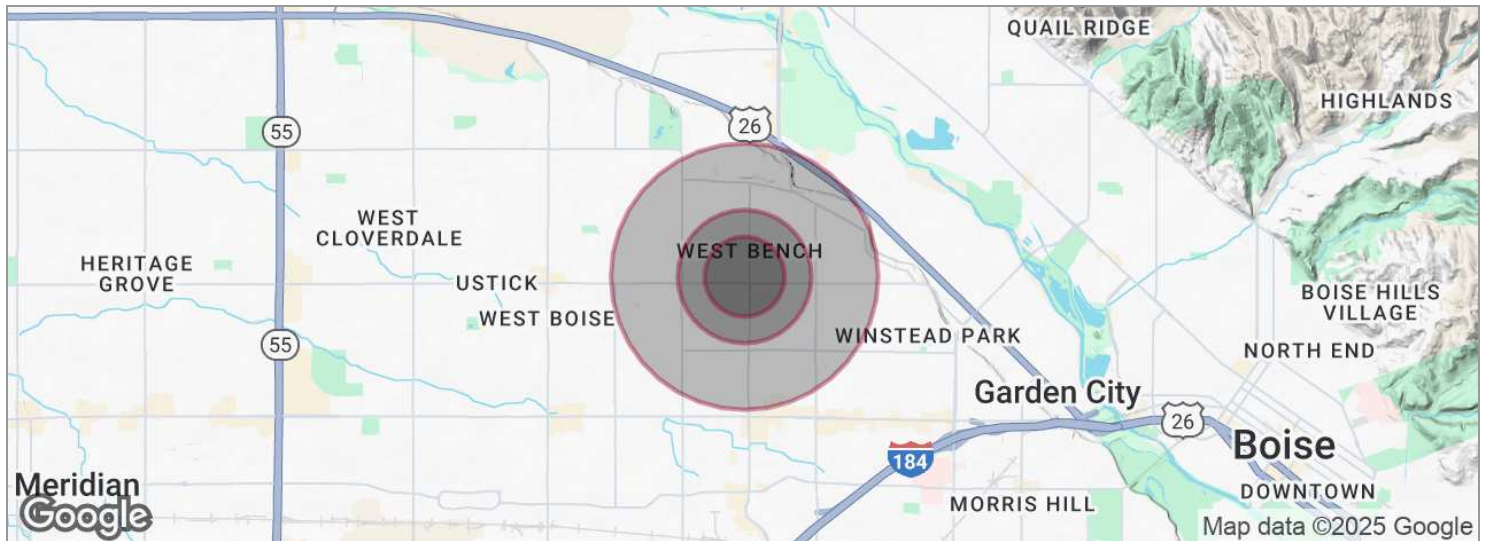
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,062	4,110	15,415
Median age	41	41	42
Median age (Male)	39	40	40
Median age (Female)	43	43	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	411	1,613	6,184
# of persons per HH	2.6	2.5	2.5
Average HH income	\$97,494	\$95,854	\$93,139
Average house value	\$436,565	\$423,485	\$416,658

*Demographic data derived from 2020 ACS - US Census

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