

**FOR SALE  
OR LEASE**

## 3224 N MAPLE GROVE ROAD

NEC USTICK RD & MAPLE GROVE RD | BOISE, ID 83704



### PROPERTY INFORMATION

**Property Type:** Office — Medical/Dental  
**Building Size:** 4,040 SF (existing)

### AVAILABLE SPACE

SIZE	LEASE	SALE
4,040 sf	\$9.75/PsF NNN	\$110/PsF — \$440,400

### HIGHLIGHTS

- » Turn-key dental office located on heavily traveled Ustick & Maple Grove
- » On-site parking
- » Great visibility
- » Signage available
- » Adjacent pad also available for future development



**SCOTT FEIGNER**  
208 493 5107  
scott.feighner@colliers.com

**LEW MANGLOS, MBA, CCIM, SIOR**  
208 472 2841  
lew.manglos@colliers.com

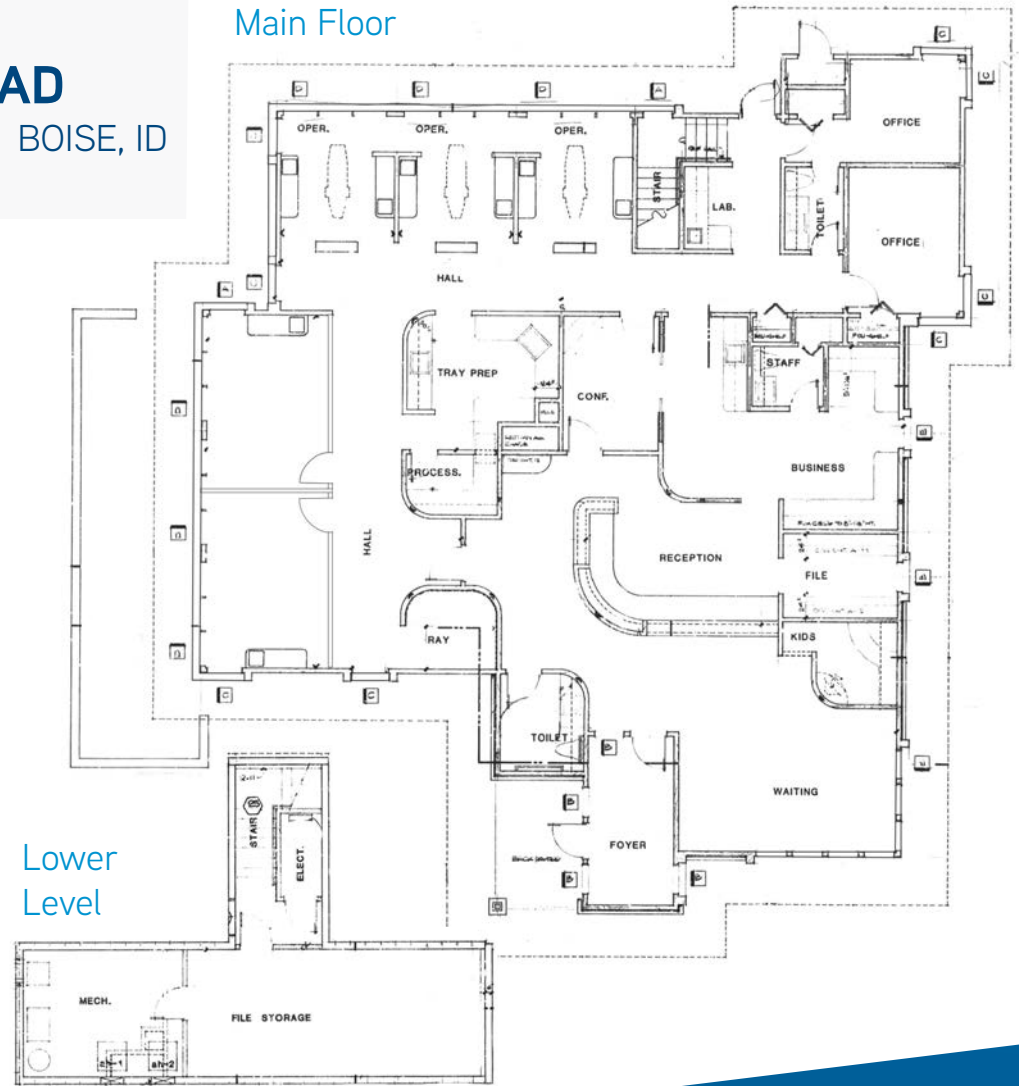
**FOR SALE  
OR LEASE**

# 3224 N MAPLE GROVE ROAD

NEC USTICK RD & MAPLE GROVE RD | BOISE, ID



Main Floor



Lower Level



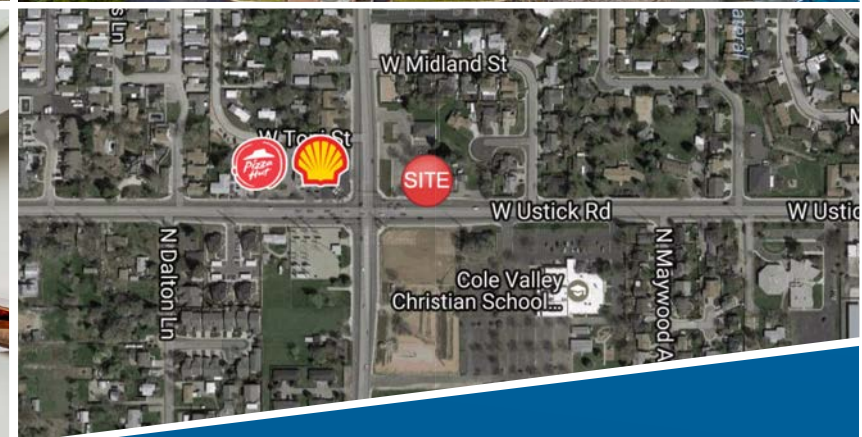
**SCOTT FEIGNER**  
208 493 5107  
scott.feighner@colliers.com

**LEW MANGLOS, MBA, CCIM, SIOR**  
208 472 2841  
lew.manglos@colliers.com

**FOR SALE  
OR LEASE**

# 3224 N MAPLE GROVE ROAD

NEC USTICK RD & MAPLE GROVE RD | BOISE, ID



**SCOTT FEIGNER**  
208 493 5107  
scott.feighner@colliers.com

**LEW MANGLOS, MBA, CCIM, SIOR**  
208 472 2841  
lew.manglos@colliers.com