

MEDICAL/SPA/OFFICE SPACE FOR LEASE

1759 S. MILLENNIUM WAY, MERIDIAN, ID 83642



OFFERING SUMMARY

AVAILABLE SF:	2,080 SF
LEASE RATE:	\$19.50 SF/yr (MG)
LOT SIZE:	0.12 Acres
YEAR BUILT:	2005
BUILDING SIZE:	2,080 SF
ZONING:	L-O
MARKET:	Meridian
SUBMARKET:	South Meridian

PROPERTY OVERVIEW

This space is situated in Sage Crest Business Center, a seven (7) building office complex. An excellent location for Professional and Medical Offices, this space is located in one of the fastest growing areas of the Boise Valley. Office, Retail and high school within walking distance.

PROPERTY HIGHLIGHTS

- Ideal space for medical office or spa and/or office space for real estate, law firm, CPA or financial service office space.
- Spacious entry/waiting area with an abundance of natural light from large windows.
- Subdivided into 4 spaces, used as an office, consultation room, exam room and conference room, with reception/waiting area and space for cubicles.
- Flagstone exterior with wood accents and covered portico at the front entrance.
- Ample parking, 40 spaces, for all visitors.
- Easy access to I-84 and downtown Boise. Close to St. Luke's hospital on Eagle Rd.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

CHRIS NOVAK
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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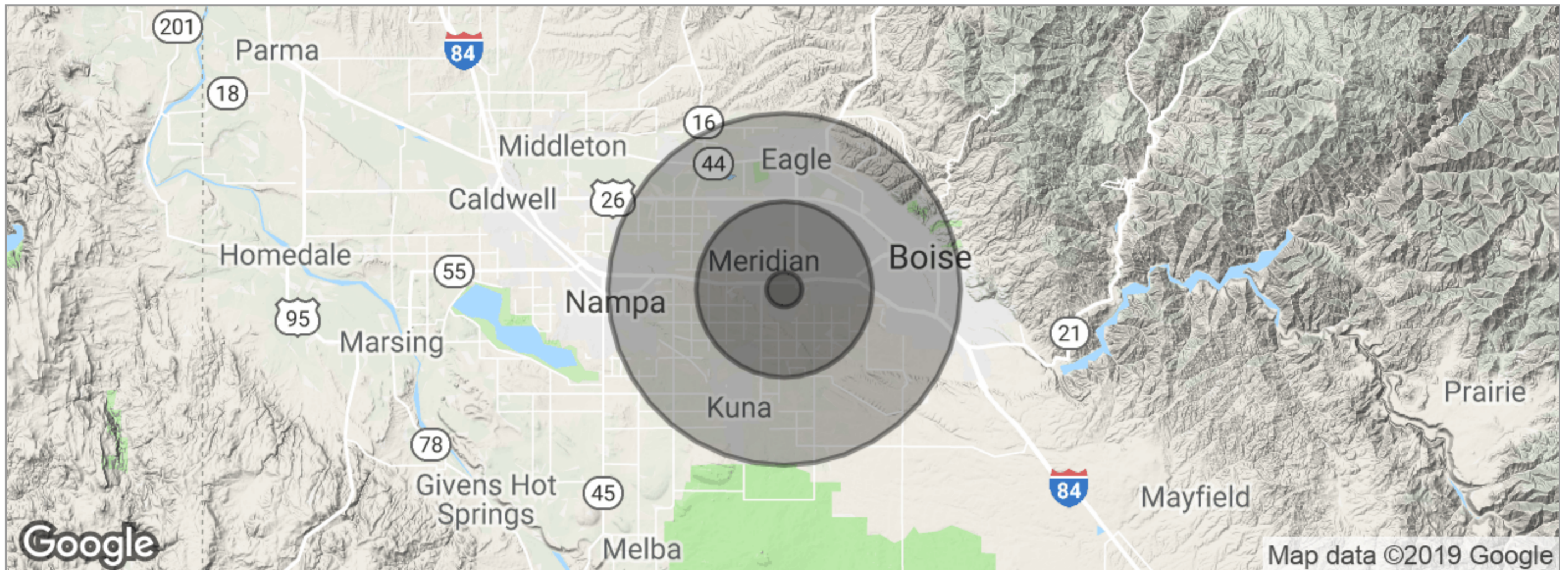
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,853	130,875	388,397
Median age	34.3	33.5	34.6
Median age (male)	34.4	33.1	34.2
Median age (Female)	34.1	34.1	35.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,012	46,567	145,117
# of persons per HH	2.8	2.8	2.7
Average HH income	\$82,738	\$74,869	\$70,299
Average house value	\$274,866	\$231,956	\$235,536

* Demographic data derived from 2010 US Census

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